



FOR SUBLEASE

# METROTOWER 1

19<sup>TH</sup> & 17<sup>TH</sup> FLOORS

9,339 - 20,137 SF

2 PLUG & PLAY FLOORS AT 4710 KINGSWAY



**VIEW FULL IMAGE GALLERY**

<https://clients.hornell.me/4710kingswaymetrotower1>



FOR SUBLEASE

# METROTOWER 1

19<sup>TH</sup> & 17<sup>TH</sup> FLOORS

9,339 - 20,137 SF

2 PLUG & PLAY FLOORS AT 4710 KINGSWAY

## THE OPPORTUNITY

Metrotower 1 is directly connected to British Columbia's largest shopping centre, Metropolis at Metrotown, offering hundreds of shops, a multitude of restaurants, theaters, services, and daycare facilities, and the **Metrotown Skytrain Station**, all within walking distance. This iconic landmark is situated in the heart of Metro Vancouver's bustling business district, known for its modern architecture, impressive scale, and prime location. The tower is strategically positioned to maximize natural light, offering stunning views of the city, mountains, and the nearby Central Park.

## AVAILABLE AREA

19th floor: 10,798 sf

17th floor: 9,339 sf

**Total: 20,137 sf**

\*Floors can be leased contiguous or separately

## SUBLEASE TERM

December 30, 2029

## ADDITIONAL RENT

\$21.88 psf/pa (2024 estimate)

## ASKING RENT

Please contact agents

## AVAILABILITY

Immediate

## PARKING

40 dedicated stalls in the Metrotower Parkade  
4 hours of free visitor parking at Metropolis at Metrotown



## SPACE FEATURES

- High quality improvements, fully plug & play (furnished and equipped)
- Efficient layout comprised of mostly open plan space, breakout rooms, and team-based sections
- Very bright, good access to natural light throughout all work areas
- 360 Degree Expansive Views

## BUILDING AMENITIES

- Fitness facility
- End-of-trip facility
- Bike storage
- Conference facilities
- On-site management
- 24-hour security
- On-site car wash
- Outdoor plaza / green space
- Direct access to Metropolis at Metrotown
- Direct Access to Metrotown Skytrain Station

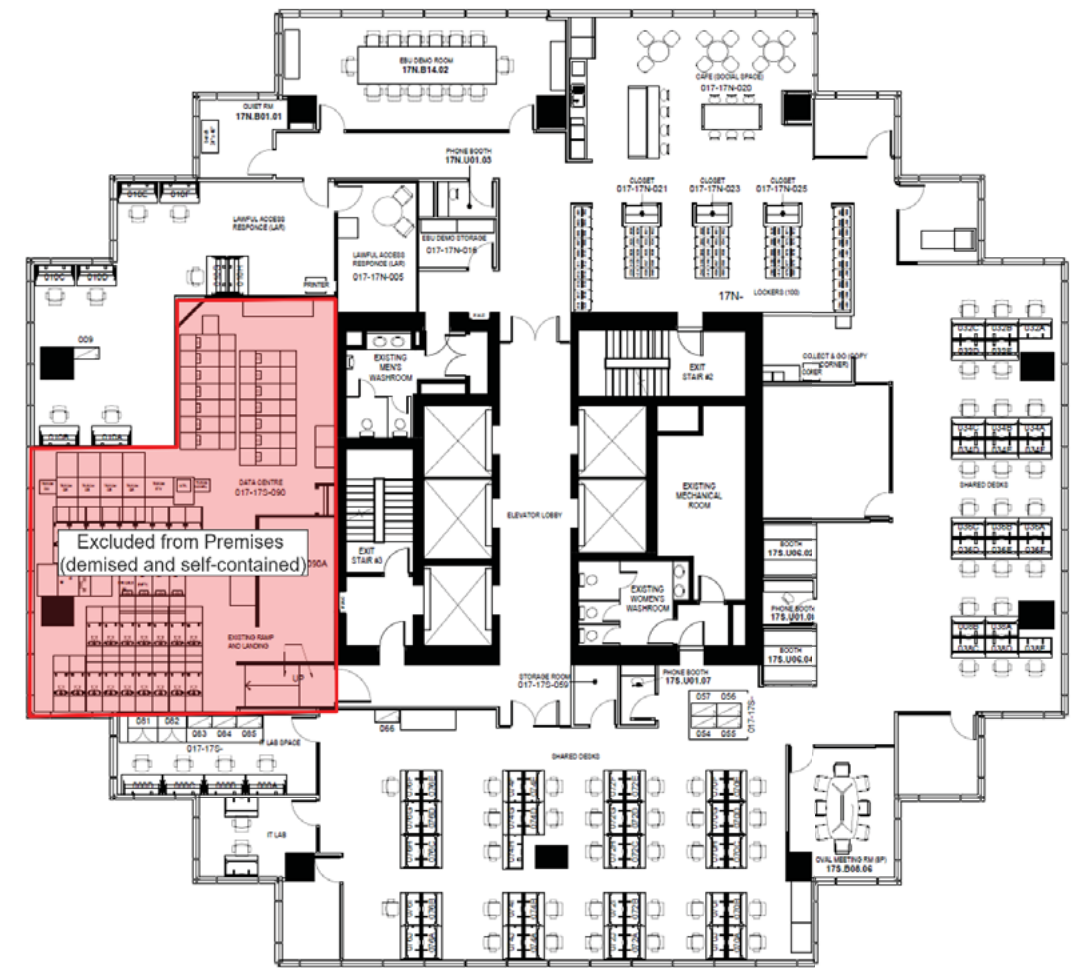




## 17<sup>TH</sup> FLOOR

### UNIT FEATURES

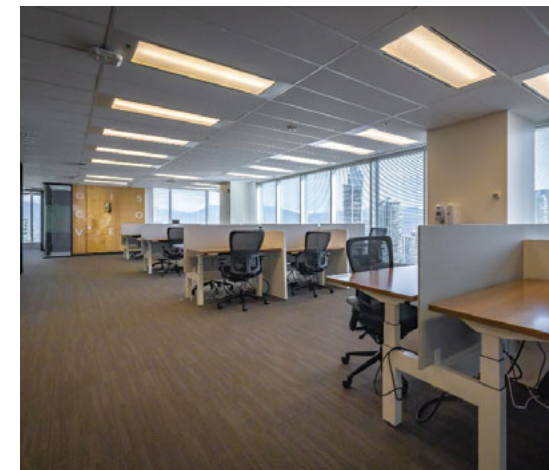
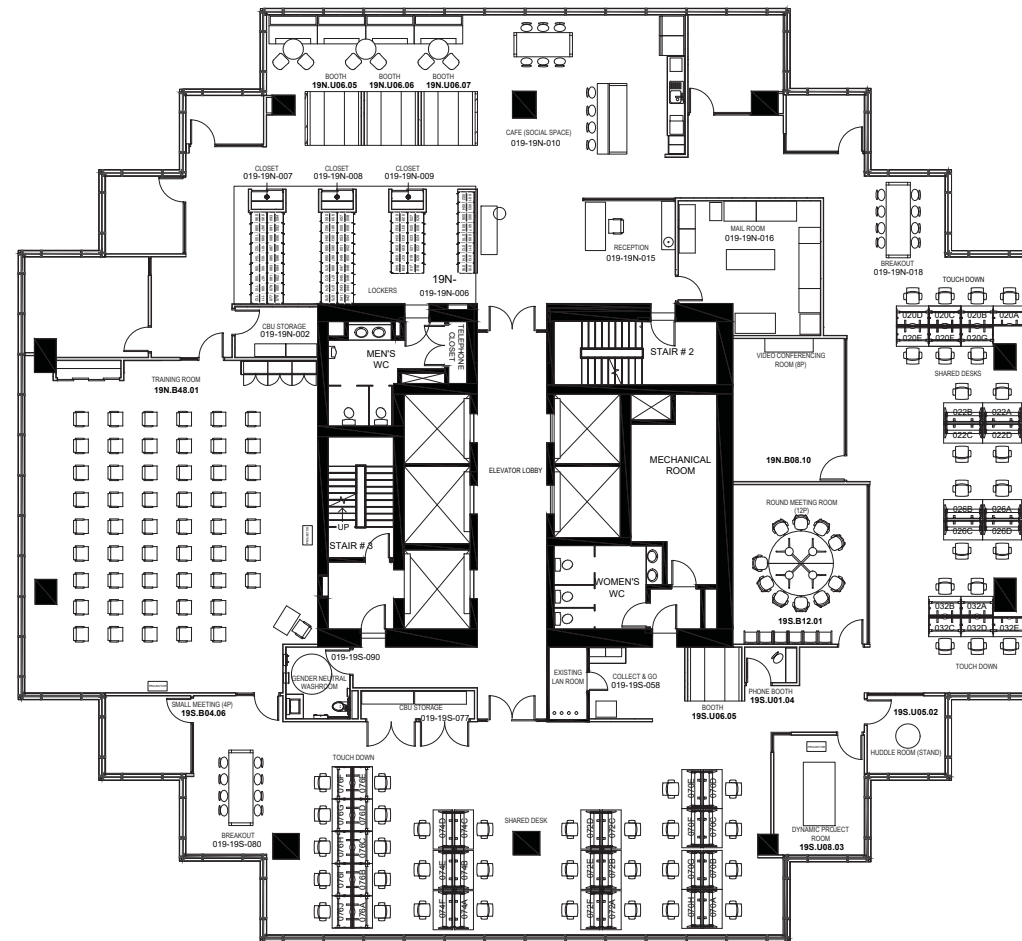
- 68 workstations
- 11 meeting/breakout rooms
- 1 large training/all-hands room
- Touchdown/meeting areas
- Numerous call booths
- High-quality café/lounge
- Cubbies for hoteling setup



## 19<sup>TH</sup> FLOOR

### UNIT FEATURES

- 48 workstations
- 13 meeting/breakout rooms
- 1 large training/all-hands room
- Touchdown/meeting areas
- Welcoming reception
- High-quality café/lounge
- Gender neutral washroom
- Cubbies for hoteling setup





NORTH SHORE

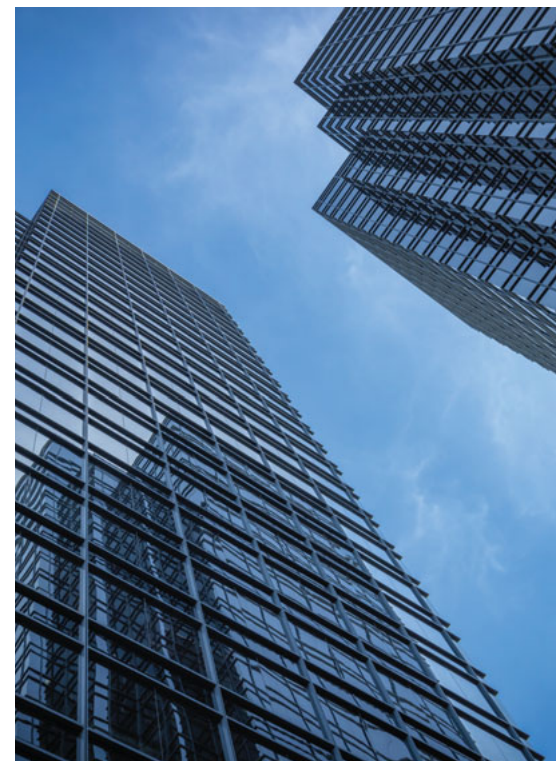
BRENTWOOD



METROTOWN STATION T

EXPO LINE

METROPOLIS AT METROTOWN



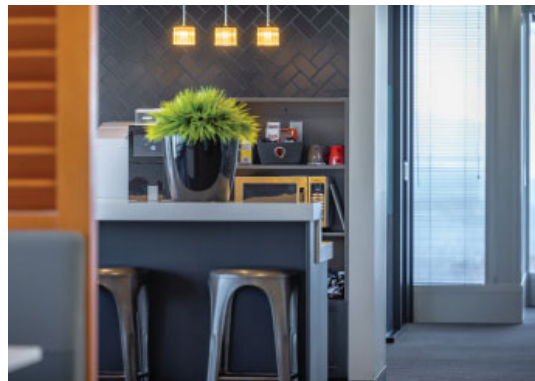
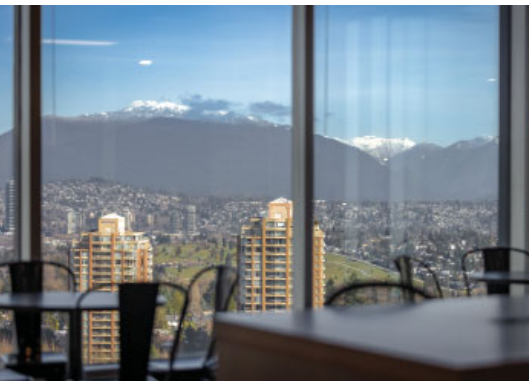
FOR SUBLEASE

# METROTOWER 1

19<sup>TH</sup> & 17<sup>TH</sup> FLOORS

9,339 - 20,137 SF

2 PLUG & PLAY FLOORS AT 4710 KINGSWAY



## JORDAN CORBETT

Senior Associate  
604 640 5815  
jordan.corbett@cushwake.com

## BART CORBETT

Vice Chair, Tenant Advisory Group  
604 640 5881  
bart.corbett@cushwake.com



Suite 700 - 700 West Georgia Street  
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1  
604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.