



# CENTRAL PARK PLACE

4555 Kingsway  
Burnaby, BC

FOR LEASE

A premium class A office building in the heart of Metrotown with flexible size options available

AVISON  
YOUNG

bosa  
properties



# CENTRAL PARK PLACE

## BUILDING FEATURES & AMENITIES

Central Park Place is an 18-storey class A office tower centrally located in an amenity-rich area of Burnaby's Metrotown neighborhood. The building was constructed by Bosa Properties in 2000 and features on-site building management staff, ample tenant amenities, monthly and visitor parking and common area modernizations underway.

-  3,500 sf fitness facility
-  End-of-trip shower facilities & lockers
-  Outdoor patio
-  Secure bike storage
-  Abundant underground parking (1 stall per 600 sf leased) & visitor parking
-  Panoramic city & mountain views
-  Bright floor-to-ceiling windows on all floors

## PROPERTY HIGHLIGHTS

**AREA**  
Flexible size options up to 34,388 sf

**AVAILABLE**  
Refer to floor plans

**LEASE RATE**  
Contact listing brokers

**OPERATING COSTS & TAXES**  
\$18.40 psf (2025 estimate)

# SHOW UP & PLUG IN

LET US TURNKEY YOUR NEXT OFFICE!



Bosa Properties' preferred contractor, Axiom Builders, understands the importance of teamwork, communication, and a realistic project plan to achieve your aesthetic, operational, and budgetary goals for building out an office.

They are experts in all aspects of a successful tenant improvement, from the initial planning of a project through design, documentation, engineering, construction, closeout, and turnover. By ensuring everyone is in the right place, at the right time, and doing the right things, our team will strive to avoid redundancies, rework, and costly mistakes.

We provide valuable insight through all phases and our clients rely on us to meet their expectations.

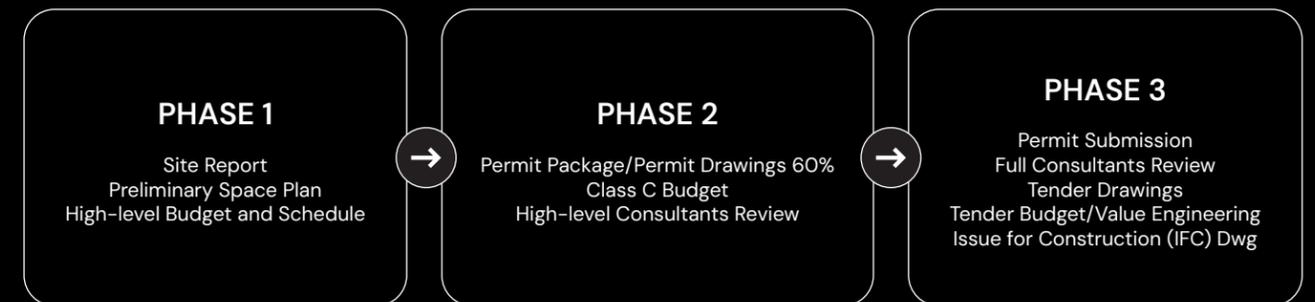
Contact the listing brokers to discuss the turnkey packages available for your business to get up-and-running at Central Park Place.

-  Save Valuable Time
-  Streamline Communication
-  Landlord Approved Consultants and Trades
-  Early Access To Site
-  Professional Project Management

## PRE-CONSTRUCTION

Our team understands the true value of accurate preconstruction data to execute a tenant improvement successfully.

Establishing the constructability of a space based on the clients' business needs is paramount to our process. Axiom Builders' role is to ensure that what is designed will meet your requirements, while remaining within schedule and budget limits.



## CONSTRUCTION

This is our forte. Our highly skilled teams manage a project's day-to-day activities and implement solutions or recovery plans at every turn.

Axiom Builders construction process is driven by our ability to streamline communication between the client, landlord, consultants, and construction management team.

## MOVE MANAGEMENT

Axiom Builders offers options for move management coordination, including furniture procurement and installation.

As your dedicated construction partner, we want to assist you through all construction phases – and then some.

Plus, working with one team, all the way till the end, mitigates the risk of delays and communication errors.



## 6TH FLOOR

11,460 sf\*

Available immediately

\*Flexible demising options available

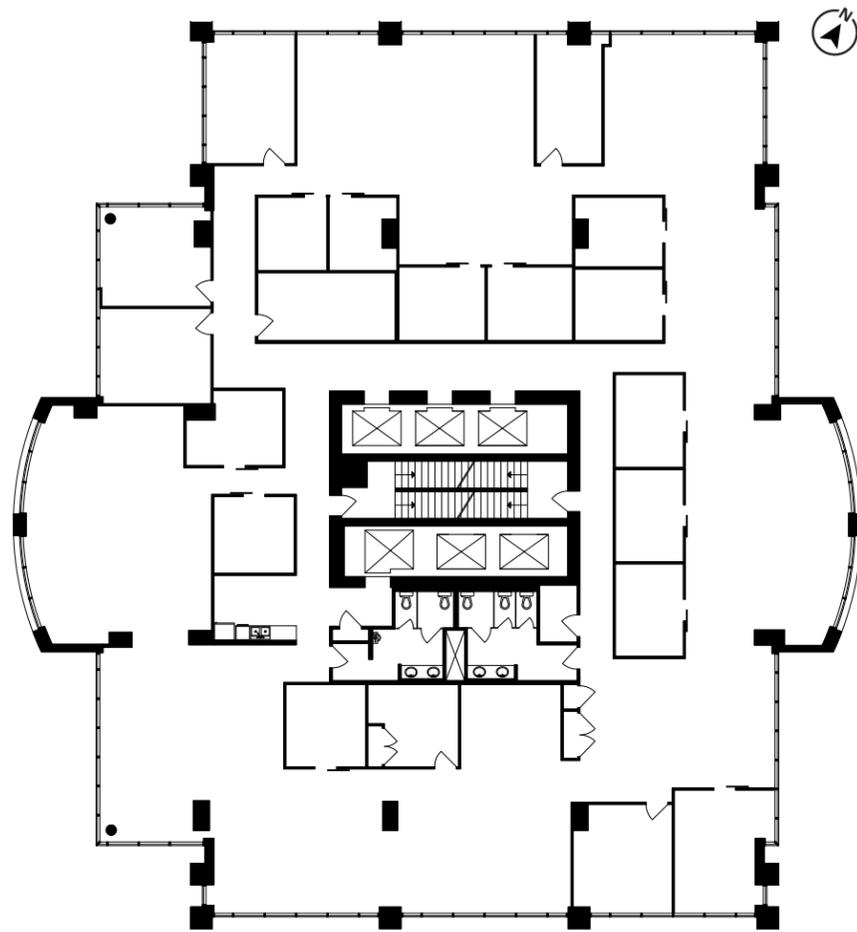
 One (1) boardroom

 Four (4) medium meeting rooms

 Thirteen (13) offices or small meeting rooms

 Open area

 Kitchen

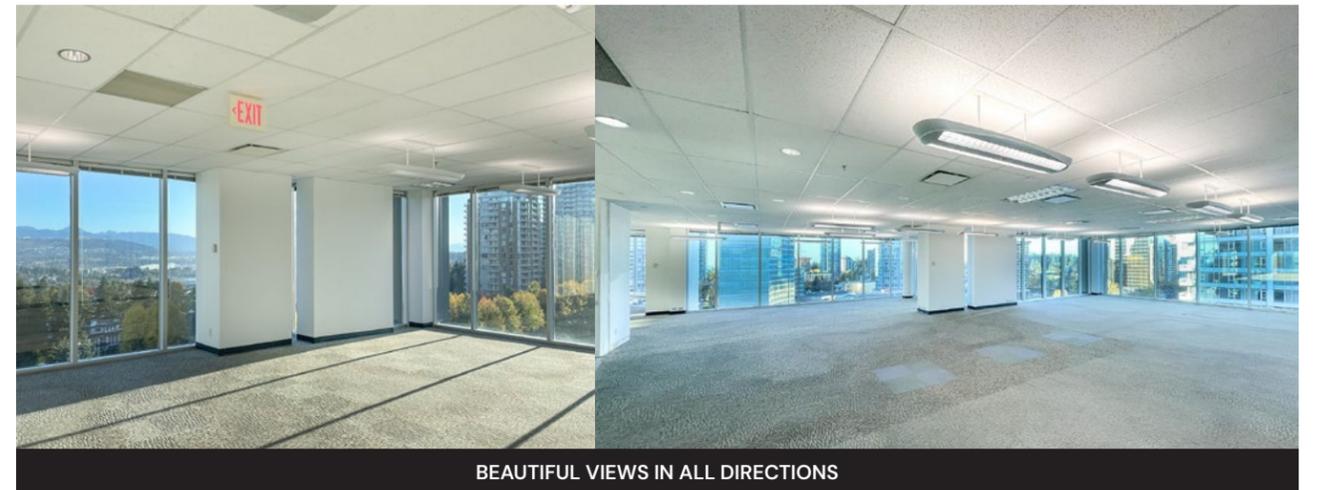
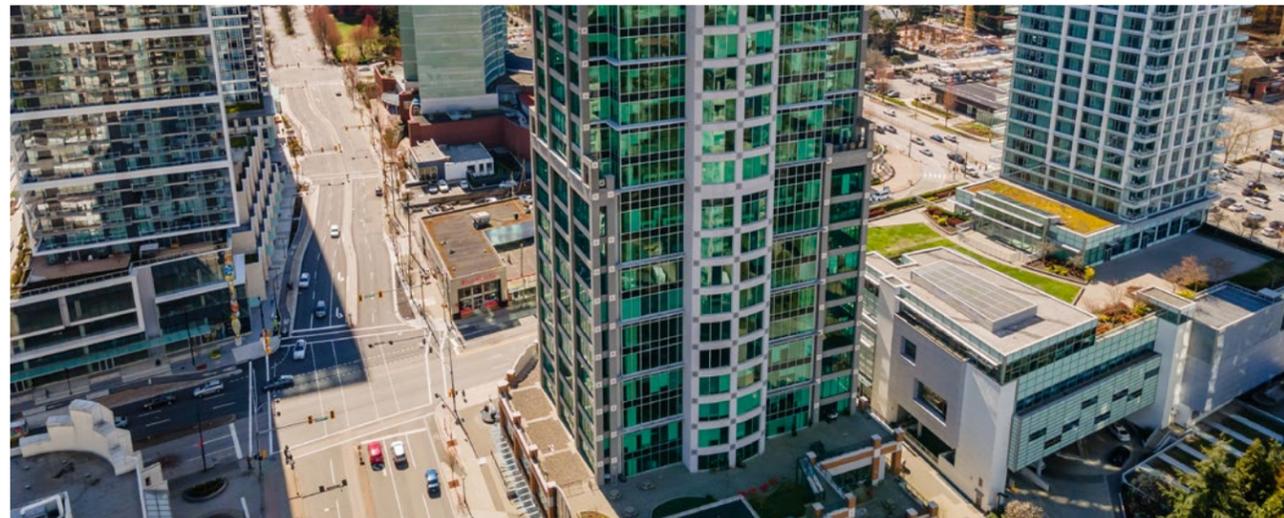
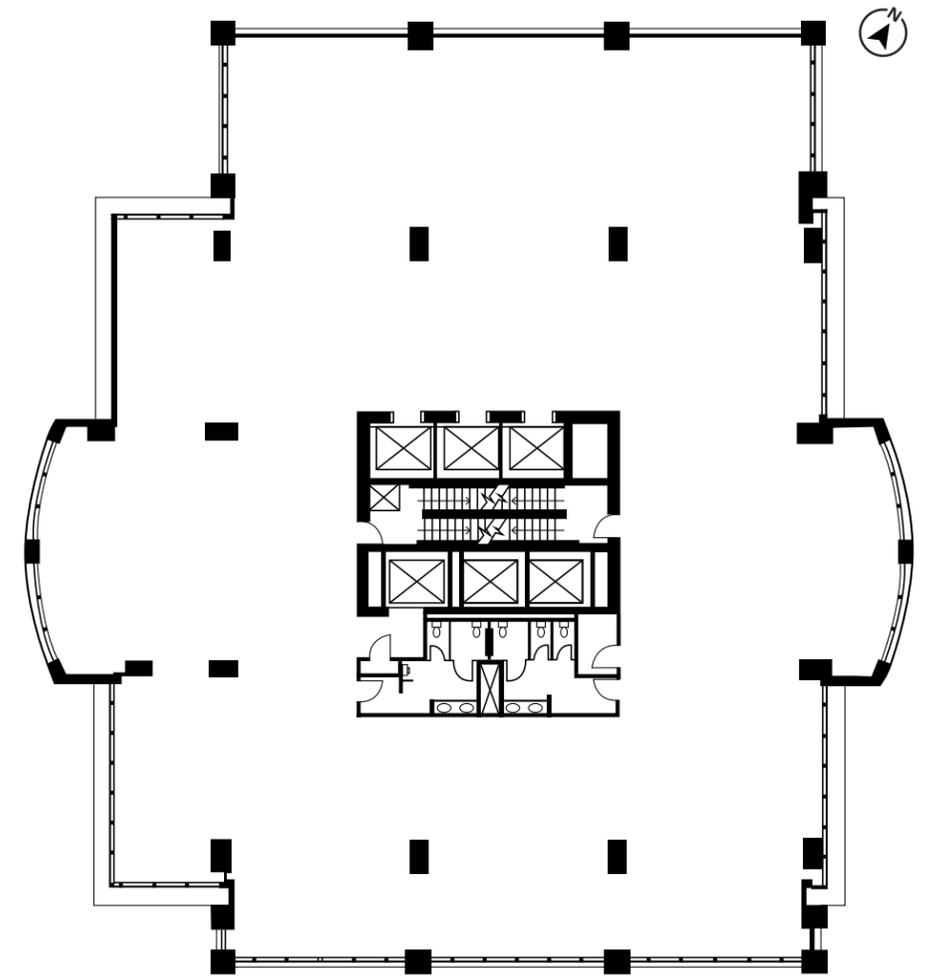


## 8TH FLOOR

11,464 sf

Available immediately

 Warm shell condition with flooring, lighting, window coverings and new paint in place



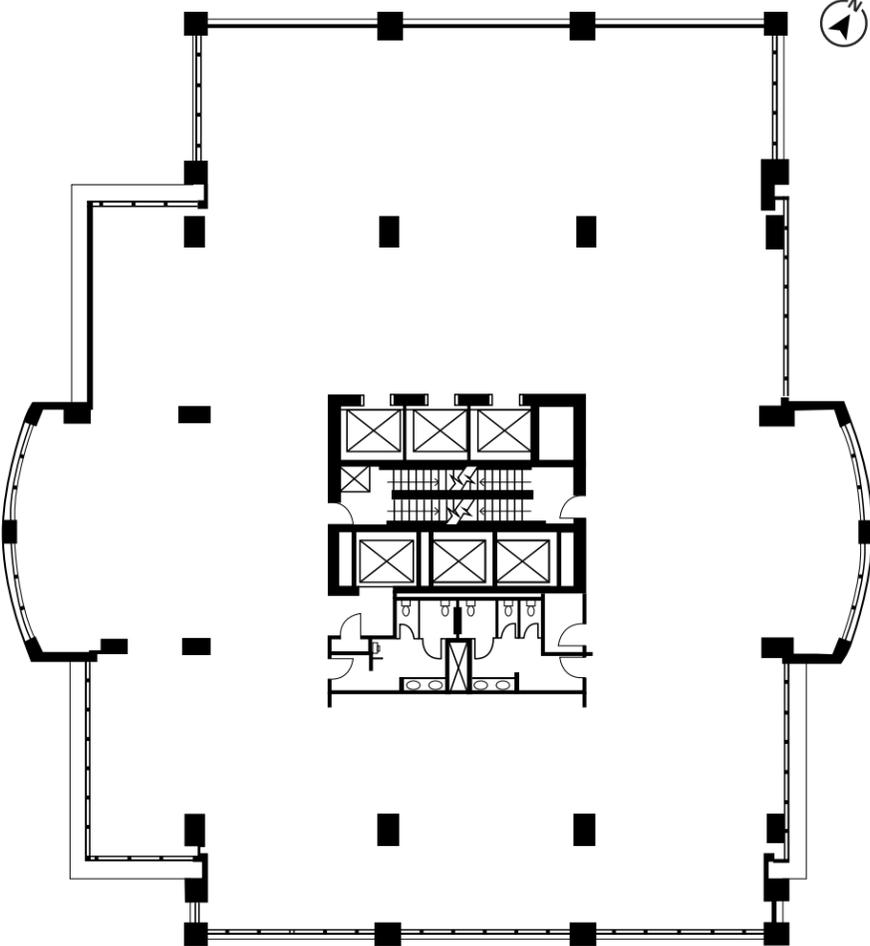
# 10TH FLOOR

11,464 sf

Available immediately

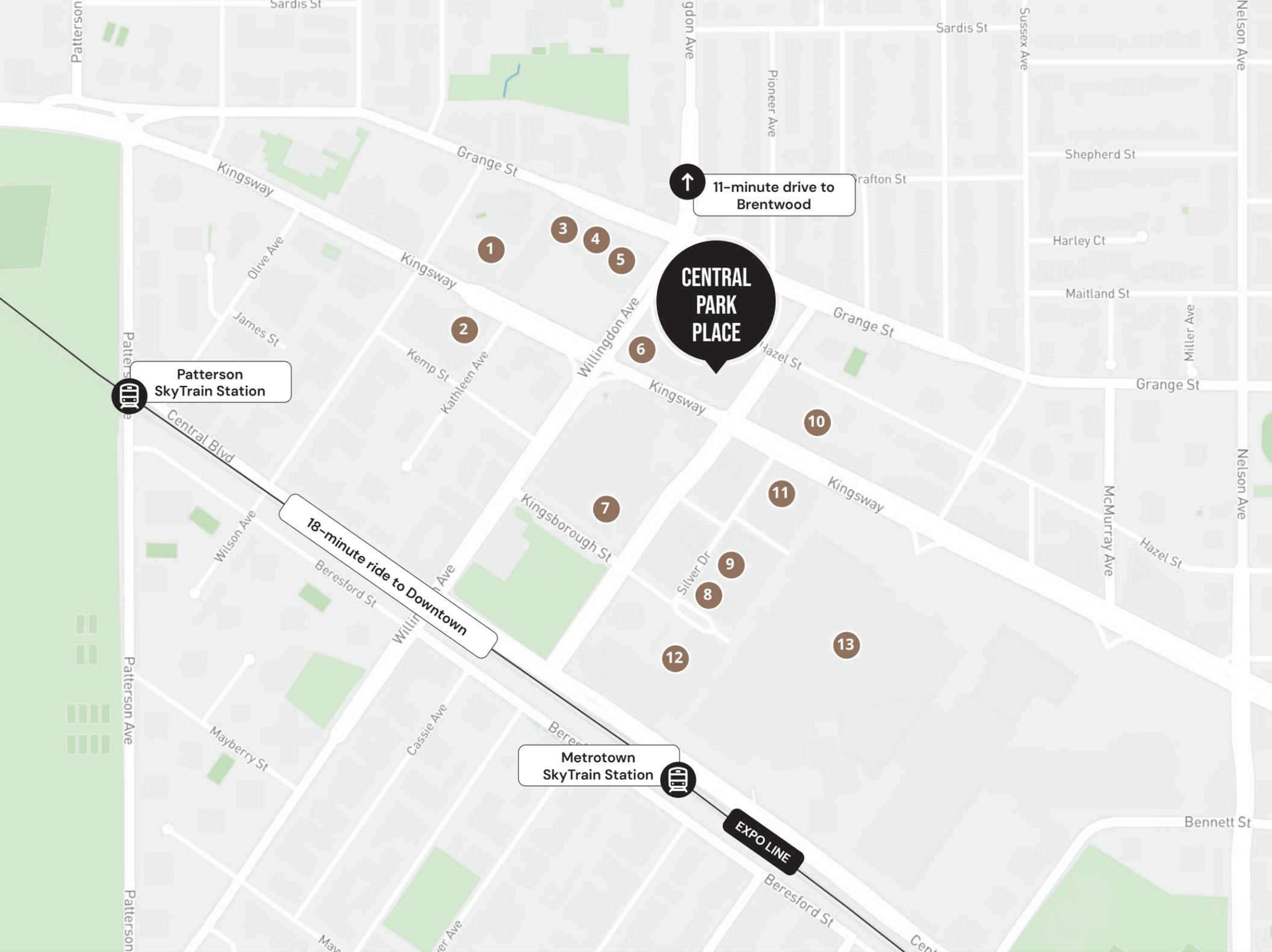


Warm shell condition with flooring, lighting, window coverings and new paint in place



BEAUTIFUL VIEWS IN ALL DIRECTIONS





# LOCATION

The building is prominently located in the heart of Metrotown, one block east of Willingdon Avenue at the corner of Kingsway and Mackay Avenue.

**AREA AMENITIES:** Directly across the street from Metropolis at Metrotown and Station Square, and adjacent to the Sovereign Development which features Element Hotel and Italian Kitchen.

**ACCESS:** 600 metres from the Metrotown SkyTrain station. Drivers have convenient access to Highway 1 via Willingdon Avenue.

**DRIVE TIMES:** Centrally located with an 18-minute drive time to Downtown Vancouver and 20 minutes to Surrey Centre.

PUBLIC TRANSIT TIME	
New Westminster	11 MINUTES
Downtown Vancouver	15 MINUTES
Surrey	20 MINUTES
Coquitlam	30 MINUTES
North Vancouver	35 MINUTES
Richmond	40 MINUTES
Vancouver International Airport	45 MINUTES

- 1. Hon Sushi
- 2. RBC Royal Bank
- 3. BC Liquor Store
- 4. Shoppers Drug Mart
- 5. Save-On-Foods
- 6. Trattoria Burnaby
- 7. Crystal Mall Food Court
- 8. Cactus Club Cafe
- 9. Earls Kitchen + Bar
- 10. Sushi Garden
- 11. TD Canada Trust
- 12. Station Square
- 13. Metropolis at Metrotown

**92** WALKER'S PARADISE  
Daily errands do not require a car

**87** EXCELLENT TRANSIT  
Transit is convenient for most trips

**78** VERY BIKEABLE  
Biking is convenient for most trips



## Contact for more information

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