

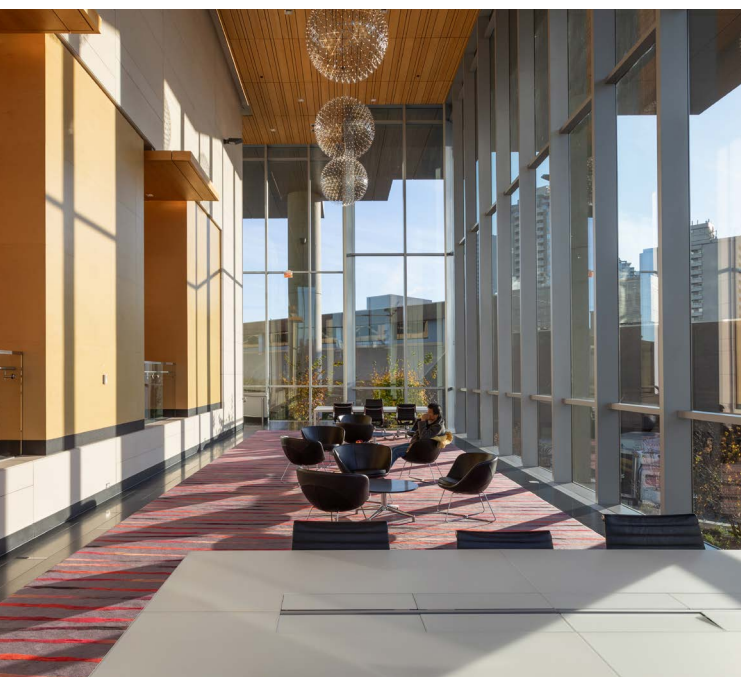
# 4370

KINGSWAY, BURNABY  
FOR SUBLEASE



## THE OPPORTUNITY

This is a rare opportunity to sublease a fully furnished floor in the award winning Metrotower III office building. Completed in 2014, Metrotower III is a LEED Platinum office tower that offers unparalleled amenities with direct access to the Metrotown SkyTrain Station and Metropolis at Metrotown, Canada's third largest mall with over 450 retail shops and services. Metrotower III is centrally located in the middle of the GVRD, allowing easy access to a number of surrounding municipalities by transit, automobile and bicycle.



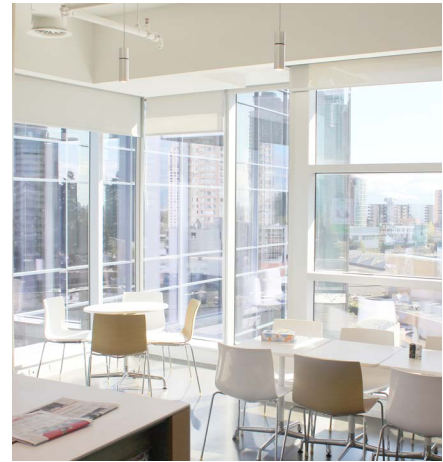
## SALIENT DETAILS

UNIT	7th Floor
AVAILABLE SPACE	16,619 sf
AVAILABILITY	September 1, 2021
SUBLEASE EXPIRY	June 29, 2025
ASKING RATE	Contact Listing Agents
ADDITIONAL RENT	\$19.50 (2020 est.)
FURNITURE	Furniture Available



## THE SPACE

The space features high quality existing improvements in place with top of the line Herman Miller hydraulic sit-to-stand desks and ergonomically mastered office chairs. Each floor is accessible through an interconnected central staircase. The floor offers well appointed lobbies and washrooms.



REMARKABLE  
LOCATION



TRANSIT  
ORIENTED



AMENITY RICH  
ENVIRONMENT

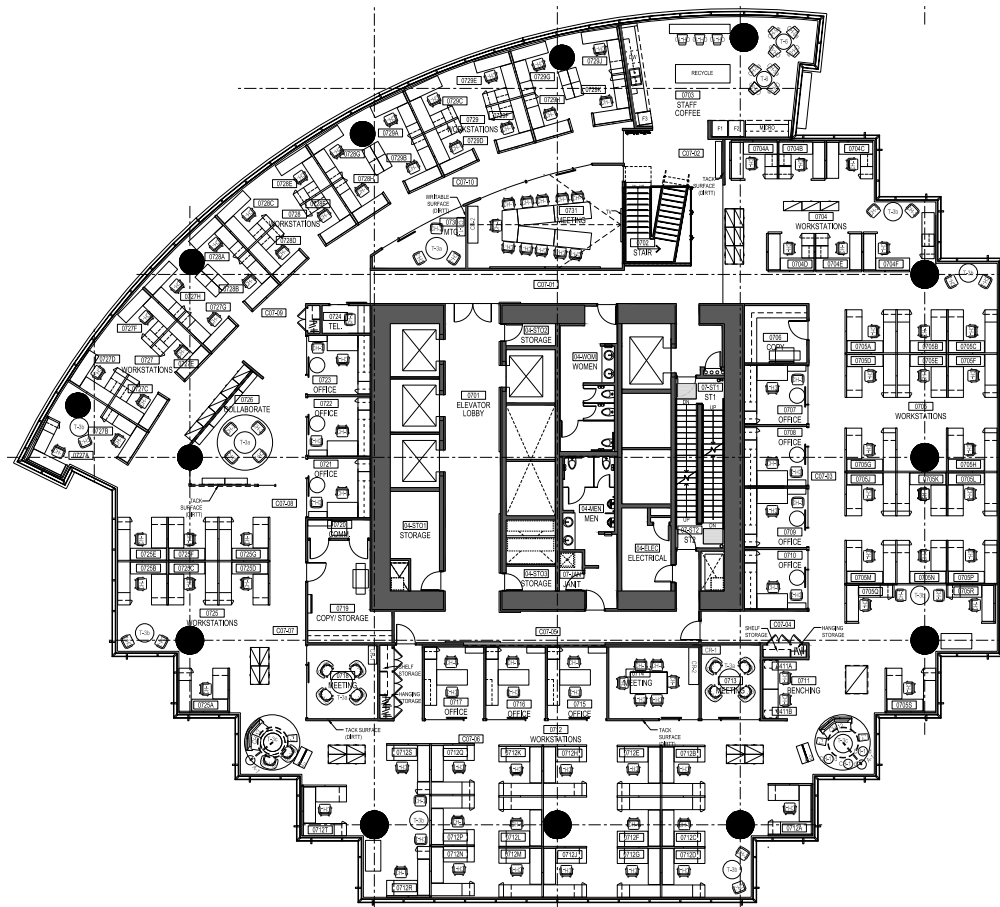


LEED CERTIFIED  
BUILDING





## 7<sup>TH</sup> FLOOR - 16,619 SF



- 85 workstations
- 10 private offices
- Large conference rooms
- 4 small meeting rooms
- 3 collaborative lounges
- Kitchen and staff lounge
- 2 copy/storage rooms







For information, contact  
the listing agents:

**GAVIN REYNOLDS\***

Executive Vice President

+1 604 998 6009

[gavin.reynolds@am.jll.com](mailto:gavin.reynolds@am.jll.com)

**SCOTT MACDONALD\***

Executive Vice President

+1 604 998 6020

[scott.macdonald@am.jll.com](mailto:scott.macdonald@am.jll.com)

\* Personal Real Estate Corporation



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