

FOR SUBLEASE

Macdonald
COMMERCIAL

4805 KINGSWAY

Burnaby, BC

Premium Education Facility/Office Space for sublease in Metrotown, Burnaby



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***Personal Real Estate Corporation | Macdonald Commercial Real Estate Services Ltd.**

4805 KINGSWAY

BURNABY, BC

OPPORTUNITY

4805 Kingsway is located in the heart of Burnaby's Metrotown district, one of Metro Vancouver's most established and transit-connected urban centres. This premier space spans 33,554 square feet as the centrepiece of a landmark mixed-use development, linked directly to Metropolis at Metrotown via a covered, overhead pedestrian walkway, giving tenants seamless access to shopping, dining, and daily amenities without stepping outside.

A fully improved 31,947 SF office space on the second floor, with an additional 1,607 SF of loading/storage space on the ground floor, offers a ready-to-occupy setting well suited to a wide range of users. Combined with the building's profile and unmatched transit access, this is a distinctive opportunity to establish a premium presence in one of Burnaby's most dynamic and sought-after commercial nodes.

LOCATION

Positioned along the high-exposure Kingsway corridor, the building offers outstanding visibility and connectivity, just steps from SkyTrain, major bus routes, and Kingsway's arterial road access. Surrounded by Metropolis at Metrotown, high-density residential towers, and a steady flow of daily foot traffic, the location consistently draws demand from professional, institutional, and educational users alike. Its central position between Vancouver and the surrounding municipalities makes it a well-recognized, easily accessible address for businesses seeking strong regional reach.



SALIENT DETAILS

CIVIC ADDRESS

4805 Kingsway, Burnaby, BC V5H 4T6

PROPERTY TYPE

Mixed-use

RENTABLE AREA

Ground Floor: 1,607 SF

Second Floor: 31,947 SF

Total: 33,554 SF

PARKING

Reserved parking available in the sub-grade parkade at market rates. Ample hourly pay parking on site.

AVAILABILITY

September 1st, 2026

SUBLEASE EXPIRY

September 29th, 2030

SUBLEASE TERMS

Contact Agent



PROPERTY HIGHLIGHTS

GREAT KINGSWAY EXPOSURE

Highly visible northeast corner of Kingsway and McMurray Avenue, directly across from Metropolis at Metrotown, the largest mall in British Columbia.

CONVENIENT TRANSIT

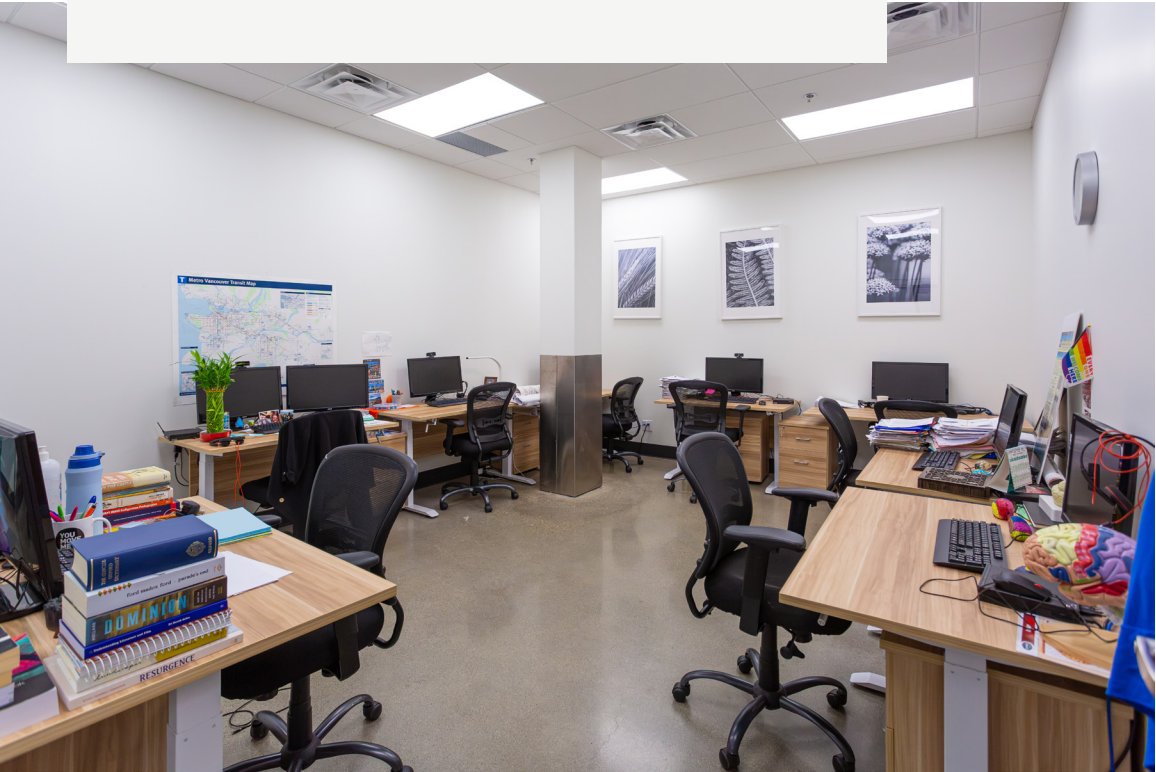
Steps to Metrotown SkyTrain station and bus loop, with multiple bus lines.

FULLY IMPROVED EDUCATION FACILITY

Newly and fully improved facility with the highest standard, including a grand lobby and reception, generous staff offices, boardroom and kitchenette/lounge area with ample natural light, a spacious yet quiet library, biology and computer labs, and 17 classrooms, some separated by foldable walls that can easily be converted into a large conference room if necessary. The facility also includes a private freight elevator, washrooms, and other multipurpose/flexible rooms and areas. A truly turnkey opportunity.

AMENITY-RICH FACILITY

Overhead pedestrian walkway connecting to 450 stores and restaurants at Metropolis. Excellent nearby amenities include cafes, shops, banks, clinics, fitness studios, and dining options.



FLOOR PLAN



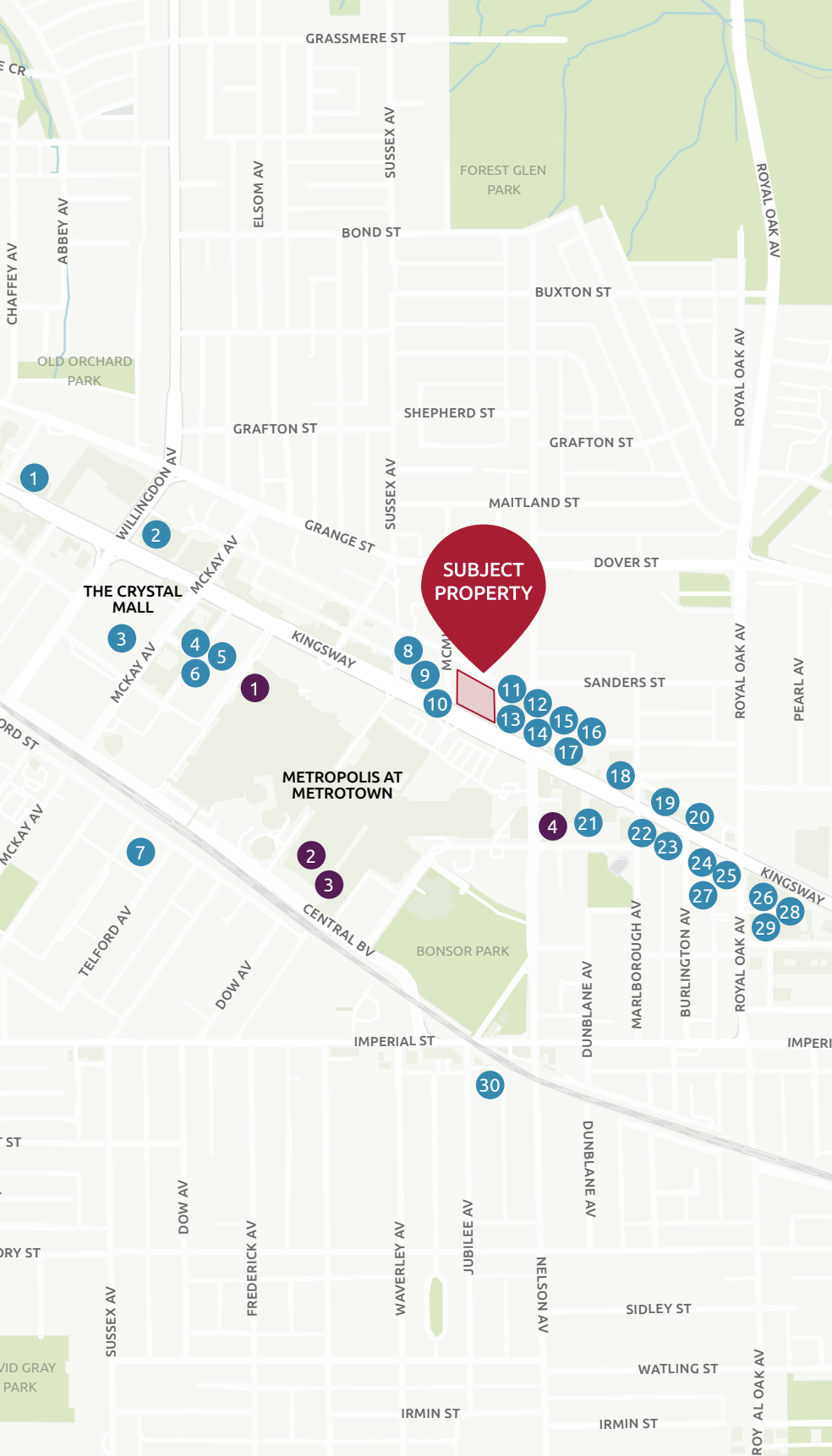
NEARBY AMENITIES

● RESTAURANTS & CAFES

1. CHOCHO Hot Pot
2. Trattoria by Italian Kitchen
3. Time & Place Kitchen | Bar
4. Kokoro Tokyo Mazesoba
5. Earls Kitchen + Bar
6. Cactus Club Cafe
7. Coffee Loft
8. Mui Garden Restaurant
9. Ha Cafe
10. Happy Lamb Hot Pot
11. Starbucks Coffee Company
12. Pot Empire
13. Zhangliang Malatang
14. Bun Cha Ca Hoang Yen
15. ChongQing
16. 2025 Cafe
17. Obanhmi
18. NamPo Rice Bowl
19. Jang Mo Jib
20. The Meat Up BBQ
21. Single V Coffee
22. Bonbon Coffee
23. KFC
24. Sushi Oyama
25. SunTea Kingsway
26. Meetrice Noodles
27. 1003 Brunch & Dessert
28. Boiling Point
29. Kamamarui Ramen & Don
30. La Foret Jubilee

● SHOPPING & SERVICES

1. Superstore
2. T&T Supermarket
3. Walmart Supercentre
4. London Drugs



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