

**305 - 4885 KINGSWAY, BURNABY**  
MEDICAL OFFICE SPACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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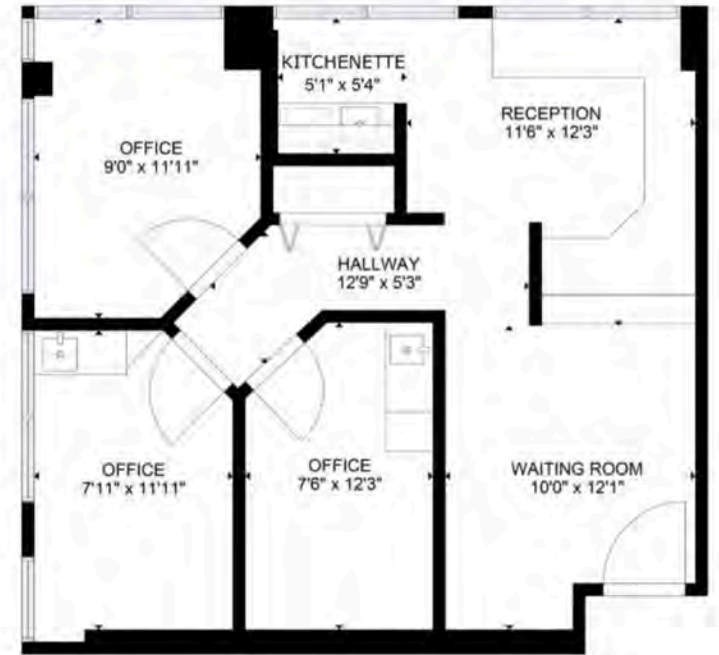
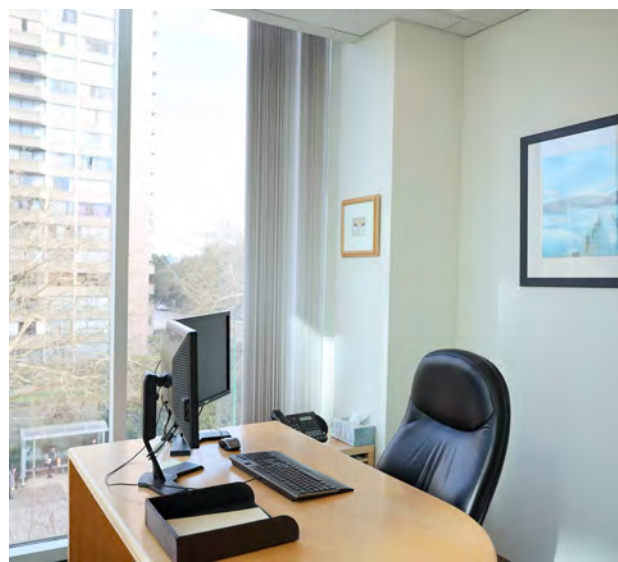
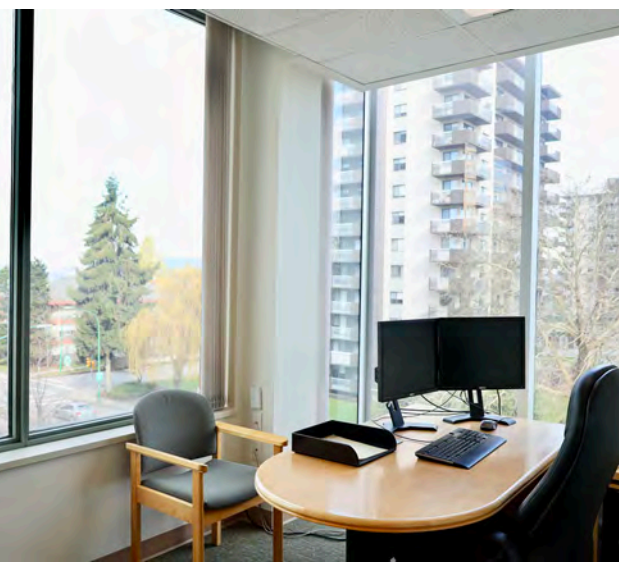
Opportunity to lease approximately 699 square feet of a nicely finished turn-key medical clinic located in the Newmark building at the intersection of Kingsway and Nelson, across the street from Metrotown Mall. The space features a reception and waiting area, two treatment rooms, an office, a kitchenette, and washroom. The interior boasts a modern clean design and large architectural windows that provide abundant natural light. Situated in a central location, the property capitalizes on the thriving local community's foot traffic and proximity to nearby retailers, surrounding residential neighbourhoods, and Metrotown Skytrain Station. This unit presents a promising area for business professionals or service providers.

## PROPERTY HIGHLIGHTS

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-  Corner unit with lots of natural light
-  Two exam/practitioner rooms with sinks
-  Fully improved as a medical clinic
-  Central location with easy access to transit and many amenities
-  Secured parkade & storage





Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

<b>Size</b>	± 699 SQFT
<b>Parking</b>	2 Stall
<b>Zoning</b>	CD
<b>Basic Rent</b>	\$35.00/FT
<b>Additional Rent</b>	\$27.00/FT
<b>Monthly Rent</b>	\$3,611.15 + GST





## LOCATION

Situated in the heart of Burnaby, nestled along Kingsway, one of Burnaby's main thoroughfares, the area boasts high visibility and exposure, offering convenience and accessibility to both residents and businesses alike. Within walking distance, residents and employees have access to a wide array of amenities, including Metrotown Mall, restaurants, cafes, banks, and recreational facilities. The property benefits from easy access to major transportation routes, including Highway 1, making it convenient for commuters and visitors. Furthermore, the location is well-served by public transit options, including bus routes and the Metrotown Skytrain Station, enhancing connectivity to surrounding neighborhoods and downtown Vancouver.

## FOR MORE INFORMATION CONTACT

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