



FOR LEASE

PROSPERO CENTRE

4361 KINGSWAY, BURNABY, B.C.

LOCATION & ZONING

The property is ideally located half a block west of Willingdon Avenue on the north side of Kingsway, which is the major arterial route in the Metrotown area, providing access through Burnaby from New Westminster to the east and Vancouver to the west. Both Paterson and Metrotown skytrain stations are within walking distance.

The metrotown area is vibrant with new high-rise residential and commercial development in the vicinity. The zoning is CD (C-3) (General Commercial District).

LOCATION



TENANTS

Anchor tenants:

- Earl's on Kingsway
- Kinko's

AVAILABLE SPACES & LEASE RATE

Unit	Rentable Area	Gross Lease Rate
A portion of the 2nd floor (can be subdividable into smaller units)	4,694 sq.ft. approx.	\$25.00 per sq.ft. (\$9,779 /month plus H.S.T. \$1,173.50 = \$10,952.50)

FEATURES

The available office space on the second floor consists of multiple private / open offices, conference rooms, copy room and storage. It is currently occupied by an accounting firm and is accessible by elevator and stair from the lobby. Features include a large patio space and great views of the northshore mountains. There is good quality existing improvements in place with air-conditioning facility.

PARKING

Ample parking (some secured stalls) both underground and on grade level are available on a monthly and hourly basis.

For further information, please contact:

Beng Gunn
(604) 699 -3480

PROSPERO INTERNATIONAL REALTY INC.

517 - 1177 WEST HASTINGS STREET,
VANCOUVER, BC V6E 2K3
TEL: (604) 669-7733 FAX: (604) 669-2921
WWW.PROSPERO.CA

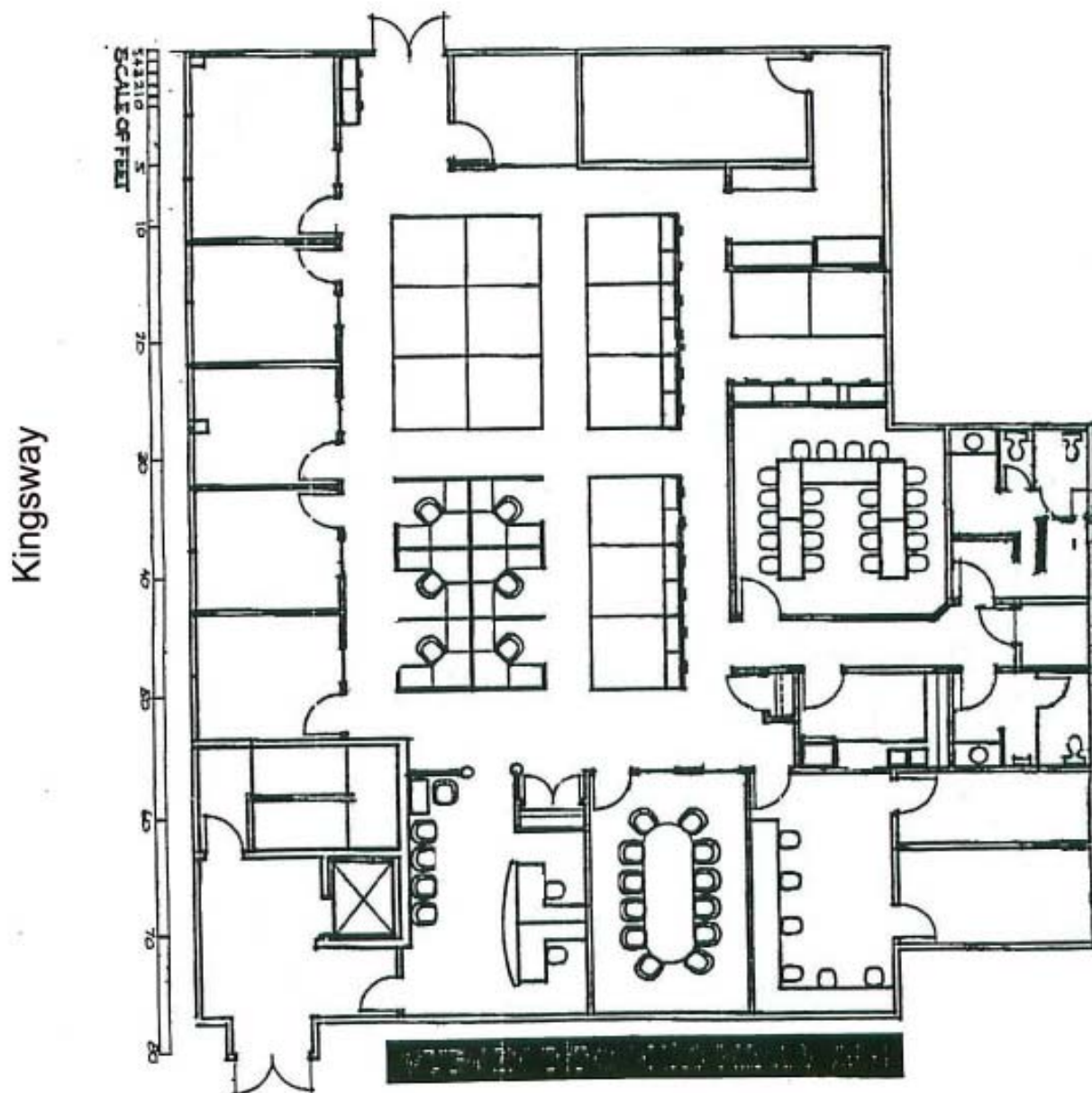
JAN 2011



FOR LEASE

PROSPERO CENTRE

4361 KINGSWAY, BURNABY, B.C.



Floor Plan