



Unit 700 - 710 - 7300 Edmonds Street, Burnaby, BC

Modern Office Up to 12,223 SF For Sale or Lease

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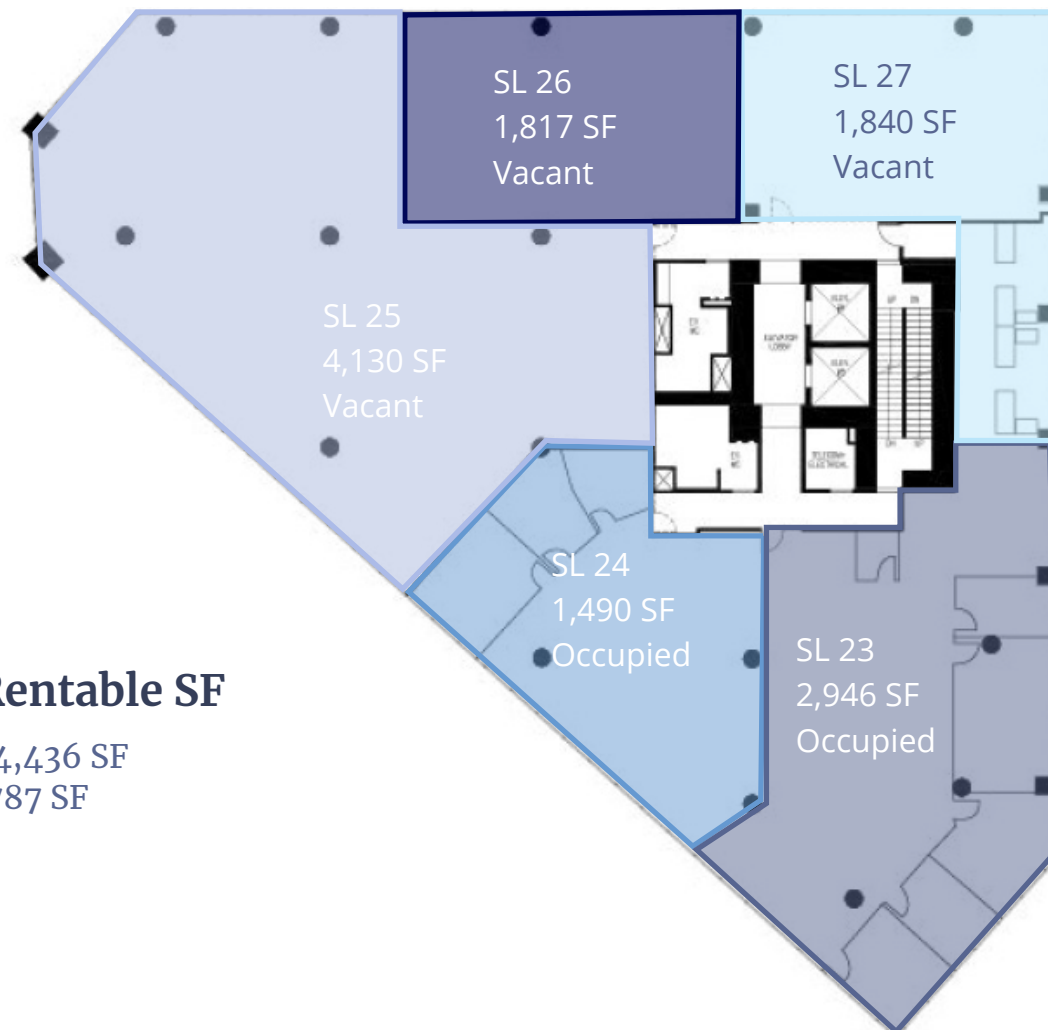
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Property Overview

Civic Address	700 - 710 7300 Edmonds Street, Burnaby BC
Gross Leasable Area	15,053 SF
Property Tax (2025)	\$93,361.81
Strata Fee (2024)	\$6,388.00
Price Per SF	Starting at \$941.00
Lease Rate	Please contact listing agents
Lease Revenue	SL 23 & 24 +/- \$22,000 (gross) per month. Current tenancy in place on 5,800 RSF until August 31, 2027; one (1) - three (3) year option to renew

The property comprises five modern strata office units ranging from approximately 1,489 SF to 4,130 SF, offering exceptional flexibility for a wide range of office users. Whether targeting a smaller, efficient floor plate or a larger, combined layout, the units can be seamlessly assembled to provide up to 12,222 SF of net usable space contiguous, high-quality office space. This adaptability makes the opportunity well-suited for both growing businesses and established operators seeking a customizable footprint.



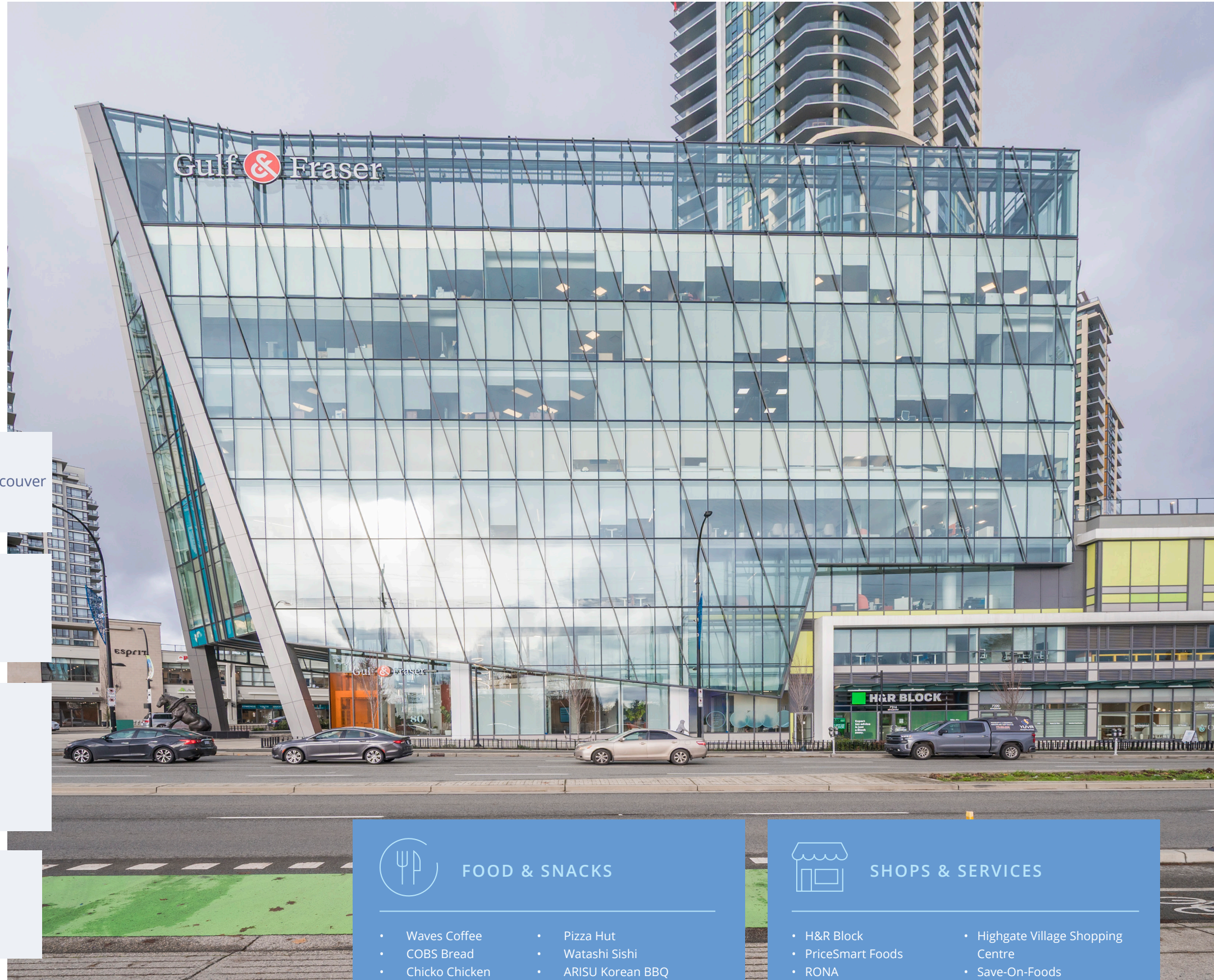
Interior Images



Kings Crossing - Features

Positioned at the intersection of Kingsway and Edmonds, this offering is situated within a vibrant, master-planned district that blends modern office space with a growing mix of residential, retail, and community amenities. The area is designed for walkability and transit connectivity, providing seamless links to Edmonds, Metrotown, and New Westminster SkyTrain stations, along with convenient vehicle access to neighbouring communities.

Tenants benefit from an established commercial corridor featuring grocery options, cafés, restaurants, shops, and essential services, all supported by nearby public amenities such as the Tommy Douglas Library and the Edmonds Community Centre with its full fitness and aquatic facilities. This dynamic setting makes the property an exceptional opportunity for businesses seeking visibility, accessibility, and a strong surrounding consumer base.



Driving Times

- 5 minutes to New Westminister
- 10 minutes to Richmond
- 25 minutes to downtown Vancouver
- 25 minutes to North Shore



On-site Amenities

- Bike storage
- Controlled access
- Security staff
- Underground reserved parking



Features

- HVAC
- Sprinklered
- Window coverings
- Open plenum ceiling
- Floor to ceiling glazing
- Finished washrooms
- Brand new carpet



Exceptional Transit Connections

- Steps away from Edmonds Skytrain Station
- Multiple bus stops along Kingsway



FOOD & SNACKS

- Waves Coffee
- COBS Bread
- Chicko Chicken
- Pho 68
- Pizza Hut
- Watashi Sishi
- ARISU Korean BBQ
- Body Energy Club



SHOPS & SERVICES

- H&R Block
- PriceSmart Foods
- RONA
- Shoppers Drug Mart
- Highgate Village Shopping Centre
- Save-On-Foods



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