

**STATION
SQUARE**

METROTOWN REDEFINED

OFFICE SPACE





BEING PART OF STATION SQUARE MEANS
BEING PART OF SOMETHING BIG. IT'S
A NEW DOWNTOWN FOR METROTOWN.

CONNECTIVITY

Station Square is centrally located in Metro Vancouver and offers the convenience of being located on transit, allowing a short 20 minute commute from any major centre in the Lower Mainland. Accessibility and connectivity is a key feature of this prime location.

A VIBRANT STREETScape

Station Square's significance is largely attributed to the pedestrian-friendly streetscape, reminiscent of a vibrant European promenade. The community has grown to appreciate the variety of shops, restaurants, and services offered in this unique urban setting, and will soon benefit from additional retail with the completion of the development.

AMENITIES

Station Square offers exciting and convenient choices for dining, socializing, and shopping for employees. Station Square office premises provide unmatched amenities and services steps from the door.



CLOSE PROXIMITY
TO SKYTRAIN



EXTENSIVE
NATURAL LIGHT



END-OF-TRIP
FACILITIES



AMENITY RICH
ENVIRONMENT



SECURE BICYCLE
STORAGE



CLOSE PROXIMITY
TO CHILDCARE



PET FRIENDLY
OFFICES



SECURE AND SAFE
ENVIRONMENT



ELECTRIC
VEHICLE PARKING



6060 SILVER AVENUE

Site 2/3

BUILDING CLASS

A

POSSESSION DATE

Q3-2018

TOTAL OFFICE AREA

52,804 SF

TYPICAL FLOOR

26,000 SF

ASKING RATE

Contact Listing Agents

ADDITIONAL RENT

\$17.50 PSF/PA

PARKING STALLS

1,150

1 A CENTRAL TRANSIT HUB

Direct access to the Metrotown SkyTrain Station and bus network means you can effortlessly reach all corners of the Lower Mainland

4 STATION SQUARE SHOPPING CENTRE

You'll appreciate the over 50 shops and services that are directly outside your front door

7 CRYSTAL MALL

The largest Chinese-Asian mall in Burnaby offers a variety of shops and services, and a popular food court

2 BOB PRITTE METROTOWN PUBLIC LIBRARY

The words and stories of the world are at your fingertips at this comprehensive library

5 SILVER AVENUE

The energetic main artery of Station Square is a pedestrian-friendly hub of boutiques, restaurants, art installations, social spaces, and everyday essentials like grocers and banks

8 RESTAURANT ROW

Enjoy a diverse selection of dining establishments directly in Station Square, such as Cactus Club Cafe and Earls Kitchen + Bar

3 TRANSPORTATION NETWORK

Stay connected to Burnaby and neighbouring communities with easy access to major roads and highways

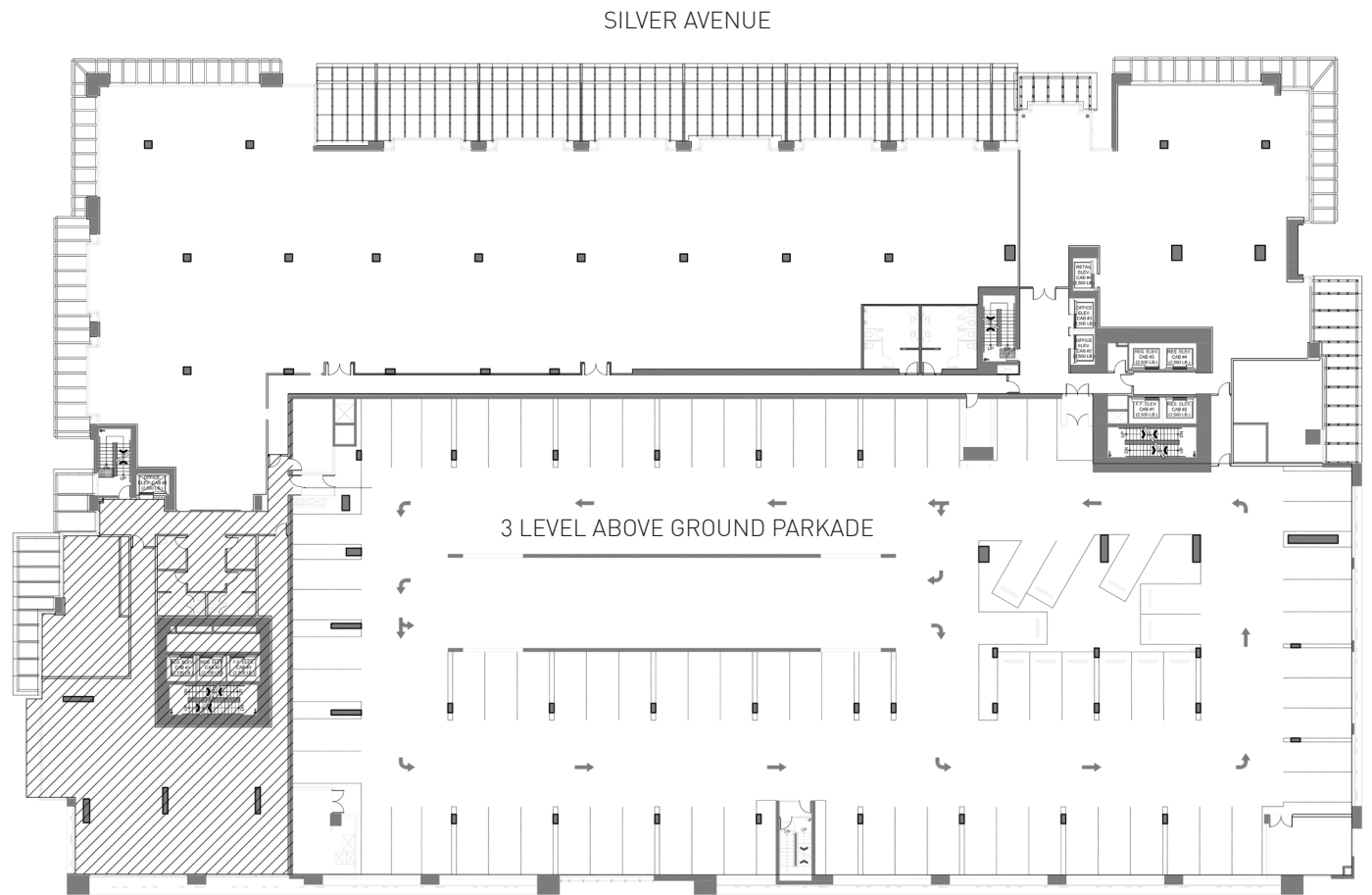
6 METROPOLIS AT METROTOWN

Over 450 shops and services in B.C.'s largest shopping centre are connected to Station Square - find everything you need or want, just a few steps away

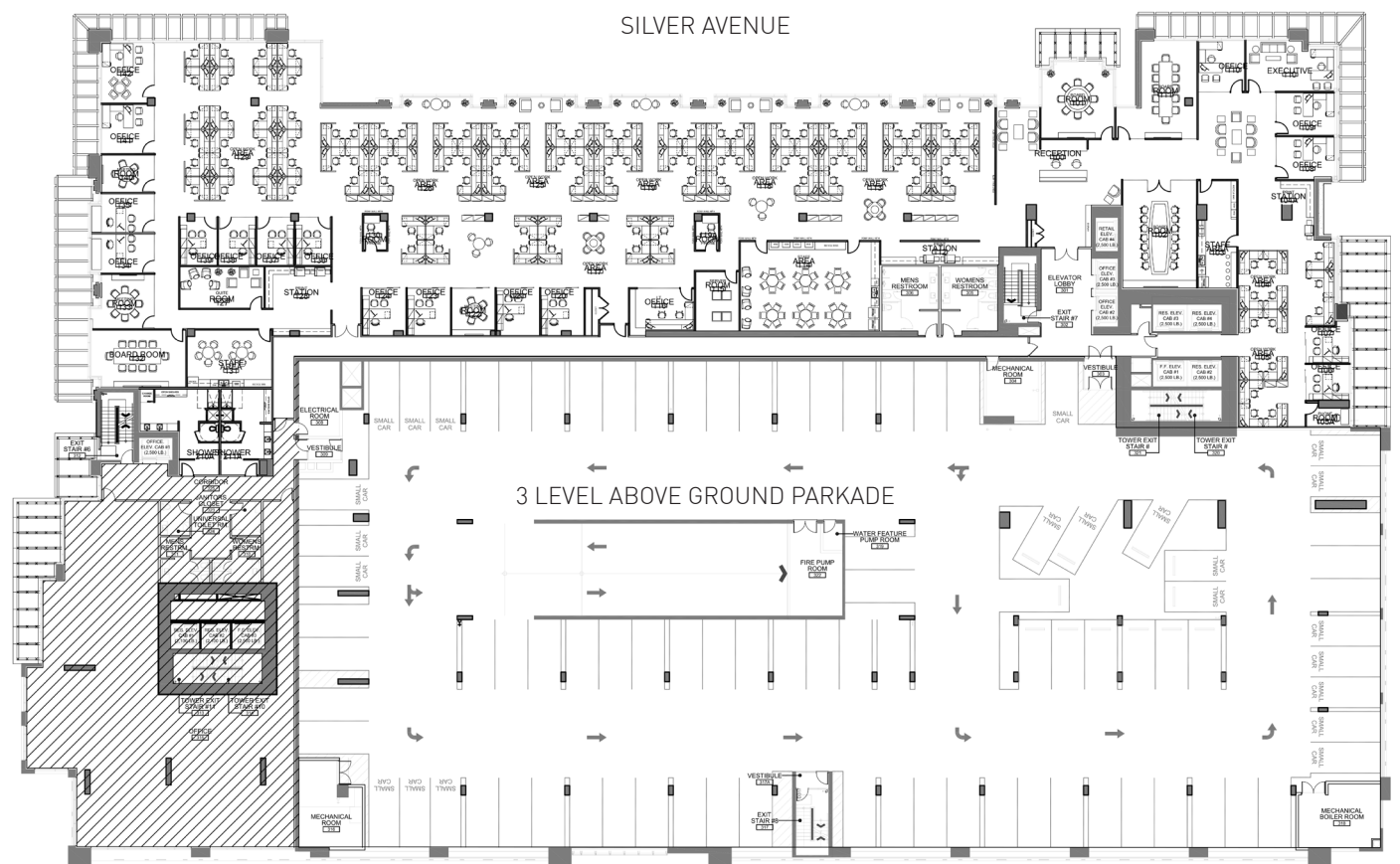
9 KINGSWAY RETAIL

The gateway to Burnaby from Vancouver is lined with a variety of shops and services, from banking to beauty, along with restaurants offering international cuisines

2ND FLOOR
25,984 SF



3RD FLOOR
26,820 SF



* Conceptual Space Plan

**STATION
SQUARE**

**DOWNTOWN
METROTOWN**

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ANTHEM PROPERTIES

Founded 26 years ago, Anthem is a team of 300 people driven by creativity, passion and direct communication. Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 190 residential, commercial and retail projects with an aggregate value of approximately \$5 billion.

Our growing residential portfolio includes more than 10,000 homes that are complete, in design or currently under construction, from master planned mixed-use residential and multi-family, to townhome and single-family communities. We own, co-own and manage 6.2 million square feet of retail, industrial, residential rental and office space across Western North America, and our expertise in land acquisition runs deep—between Anthem and Anthem United, we currently hold over 5,000 acres of land across Western North America. Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.

Anthem 

BEEDIE LIVING

Founded in 1954 by Keith Beedie and now under the direction of his son Ryan, Beedie Development Group remains a family-owned and operated real estate development company and a well-respected name in British Columbia business.

The company specializes in the design, construction and management of industrial buildings across BC and Alberta, and is the largest private industrial landlord and developer in Western Canada. Recent efforts have been focused on innovative residential and mixed-use projects. In its over 60-year history, Beedie Development Group has played a key role in the development of more than 500 industrial buildings throughout Metro Vancouver, Calgary and Airdrie totaling over 21 million square feet. The firm also owns and manages over 10 million square feet of space.

In 2011, the company launched Beedie Living to lead its large-scale residential and mixed-use projects, including several high profile developments in Burnaby, West Coquitlam, Richmond and Vancouver.

Beedie | Living

The developer (Station Square 6060 Silver Avenue) reserves the right to make changes and modifications to the information contained herein. Maps, views, photography and renderings are representational only and are not necessarily accurate, and final design, construction and features may differ. Floor plans, layouts, finishes, prices and availability are subject to change without notice. This is not an offering for sale as an offering can only be made after the filing of a disclosure statement, and only in jurisdictions where qualified in accordance with applicable local laws. E. & O. E.

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