

FOR LEASE

5696 IMPERIAL STREET

Prime Burnaby Commercial Space Opportunity



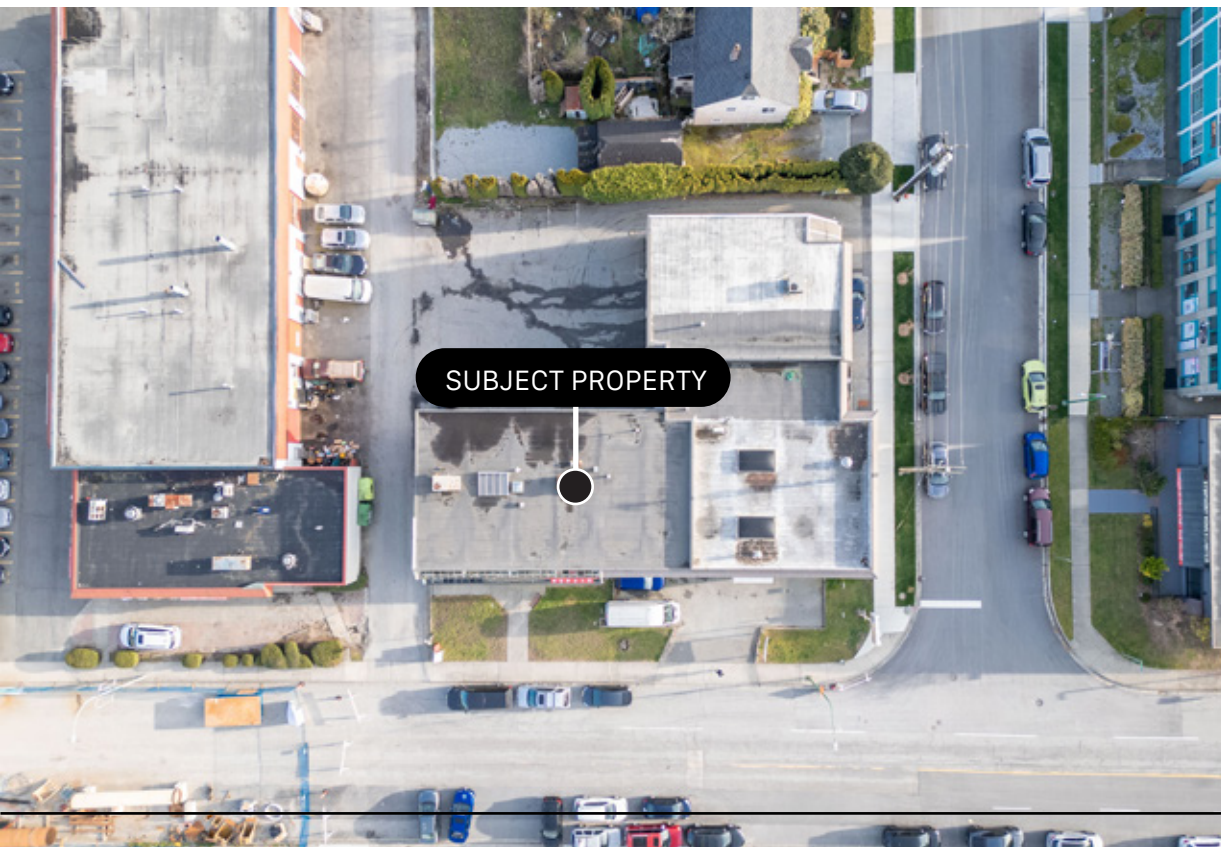


the opportunity

A well-positioned opportunity to lease a functional ground-floor unit in an M4 zoned building in South Burnaby, offering approximately 1,423 square feet of fully enclosed space on a single level. The unit features a practical layout with a welcoming entry, prominent window display area, multiple private work or office rooms, and two washrooms, making it well suited for a range of light industrial and service-based operators. With 8-foot ceilings and extensive glazing along the façade, the space benefits from strong natural light and visibility within an active industrial corridor.

Located on Imperial Street, the property sits within an established M4 pocket surrounded by a mix of complementary light industrial, service, and trade businesses. Just minutes from Metrotown, Burnaby's designated regional city centre, tenants benefit from immediate access to shops, restaurants, cafés, and everyday amenities, as well as convenient transit connections via the SkyTrain. With direct access to major arterials including Kingsway and Boundary Road, the location offers seamless connectivity to Vancouver, New Westminster, and the broader Metro Vancouver region—providing a practical and accessible base for both employees and customers.





the features



1,423 SF (approx.) ground-floor unit in a Burnaby M4 (Special Industrial) zoned building



Functional multi-room layout with entry, window display area, and private workrooms



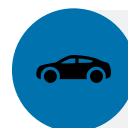
Abundant natural light from extensive storefront glazing



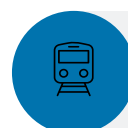
2 private washrooms



8' ceiling height throughout

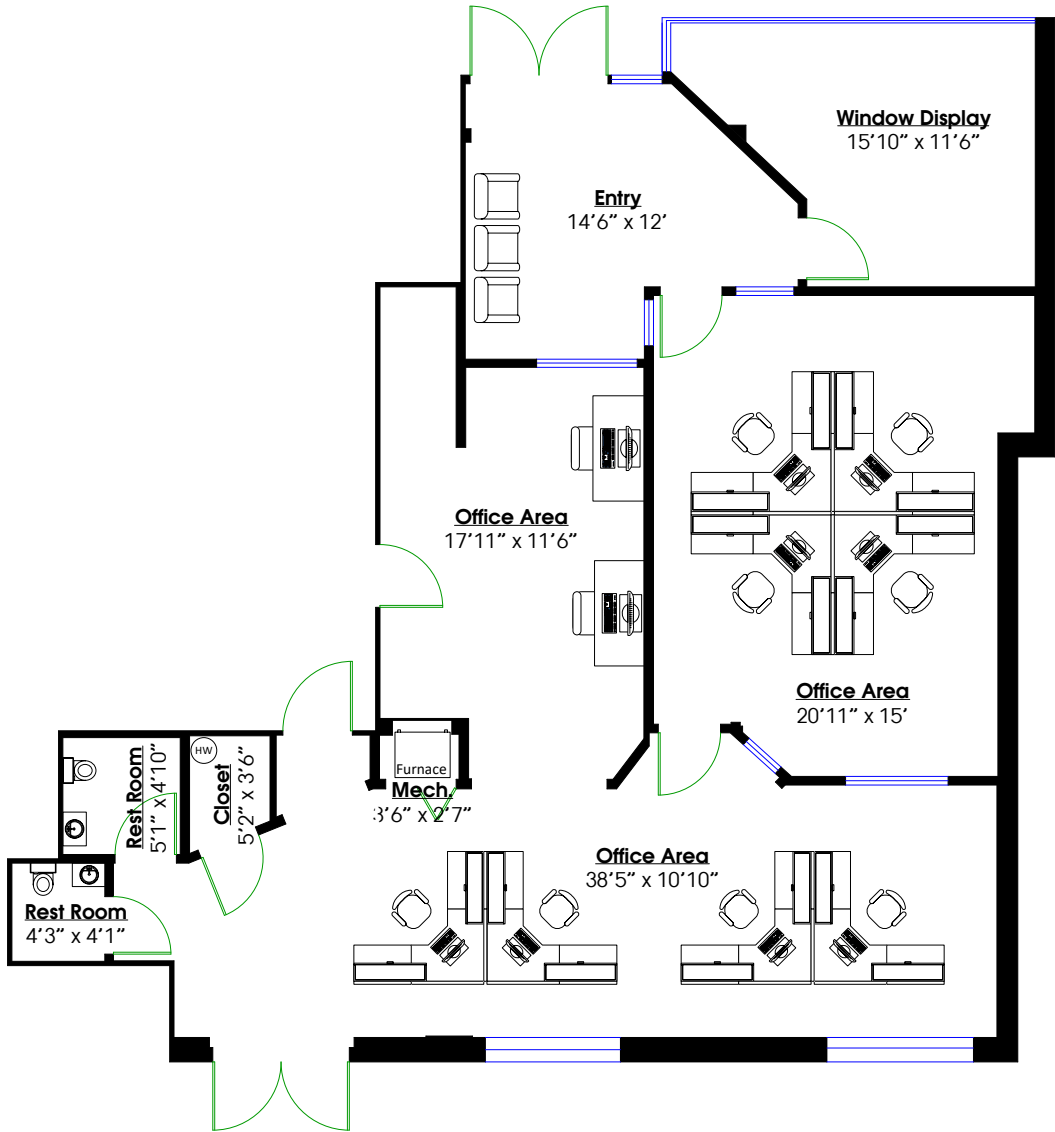


Excellent access to Kingsway, Boundary Road, and Highway 1



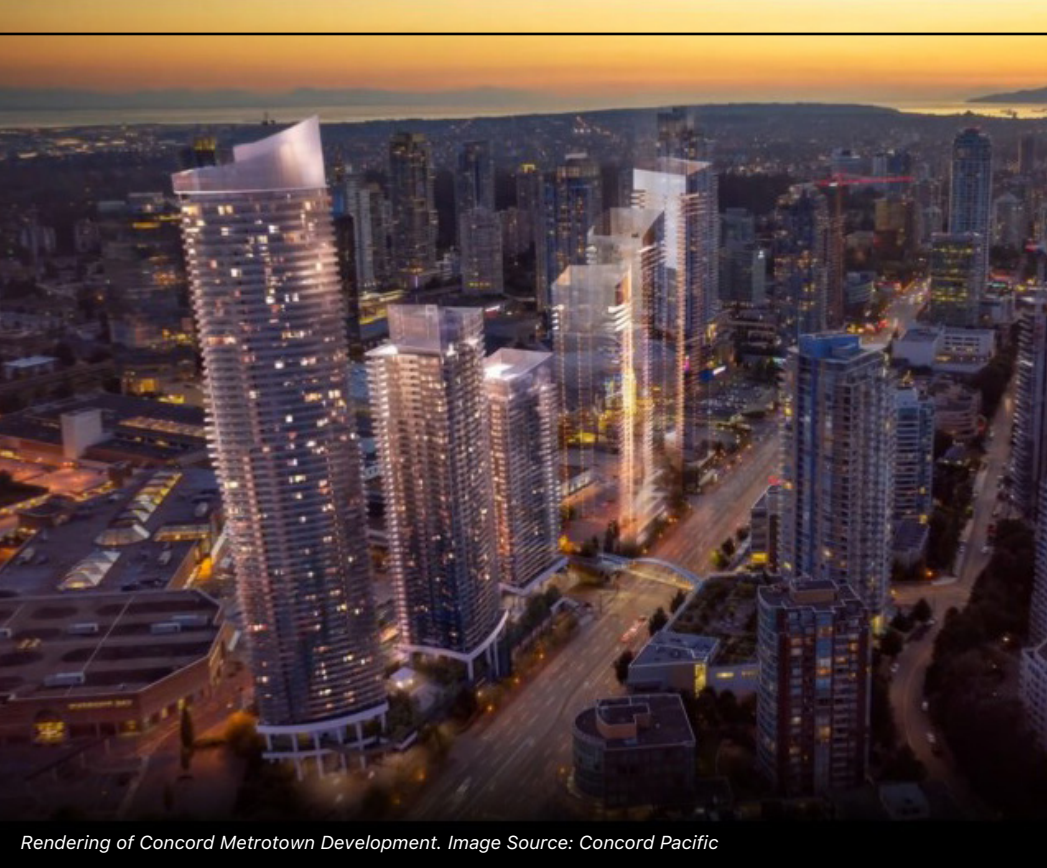
10 min walk from Royal Oak skytrain station

FLOORPLANS & SALIENT FACTS



SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY:
1,423 SF (Approx.)	\$26.00 PSFPA	\$8.47 (2026 est.)	\$4,136.40/month + GST	M4 (Special Industrial District)	Immediately

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST.
*Floor plan may not be 100% accurate and is subject to verification.



Rendering of Concord Metrotown Development. Image Source: Concord Pacific



Rendering showing Concord Metrotown in context of redevelopment of Metropolis at Metrotown shopping centre and creation of downtown Burnaby. Image Source: Concord Pacific

future growth & connectivity

A location designed for accessibility, convenience, and everyday connection.

Metrotown continues to evolve as Burnaby's emerging downtown, supported by significant mixed use development and long term city planning. Major projects such as Concord Metrotown are introducing substantial residential density, new retail offerings, and expanded public spaces, while ongoing planning around the future redevelopment of Metrotown Mall further reinforces the area's transition toward a more intense and modernized urban core.

Guided by the City of Burnaby's long range planning framework, including Burnaby 2050, the Metrotown area is being shaped into one of British Columbia's most diverse and vital economic and residential hubs. Plans include new parks and plazas, a future convention centre, performing arts and cultural facilities, and approximately 1.7 million square feet of new office, civic, and education space, alongside a reimagined shopping district anchored by pedestrian oriented streets, retail, dining, and active transportation connections.

This growth is further energized by the success of Station Square, one of North America's most accomplished master planned communities, and Anthem's continued investment in Metrotown through multiple future communal phases. With multiple SkyTrain stations, strong regional road access, and a rapidly expanding population base, Metrotown is positioned to rival downtown Vancouver in scale and energy, offering tenants and businesses a rare opportunity to establish a presence in what is becoming the true downtown centre of Burnaby.



Metropolis at Metrotown



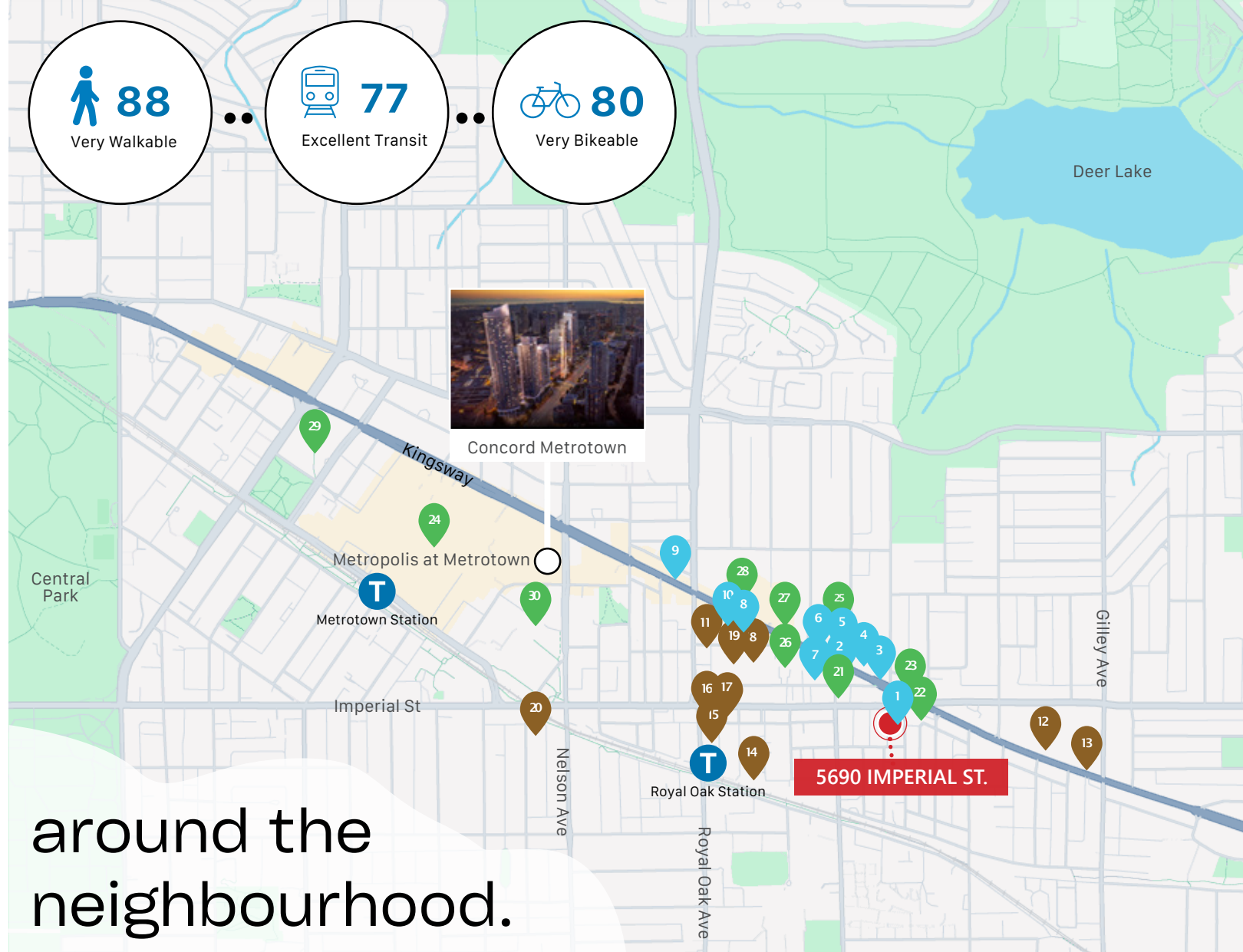
Deer Lake



La Forêt Café



Dolar Shop Hot Pot



Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com