

Colliers

Office Space For Lease | **Phase 3**

# Solo District

4402 Skyline Drive, Burnaby, BC

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Anchored By:

**BC LIQUORSTORES**



**SHOPPERS**  
DRUG MART

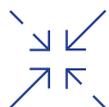
Developed By:



Accelerating success.

# Opportunity

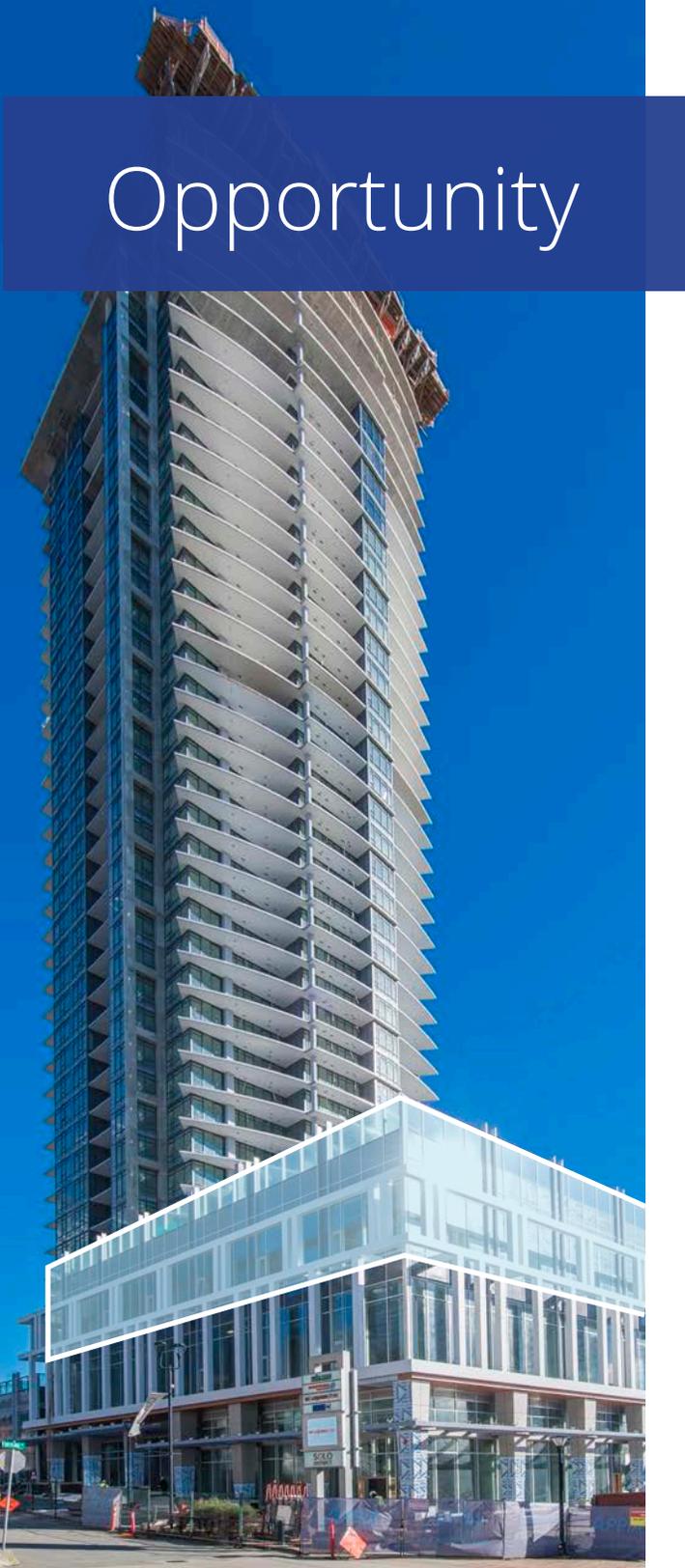
High profile 4th floor office space in the core of the Brentwood Town Centre offering floor to ceiling windows and views of Metrotown



## Salient Facts

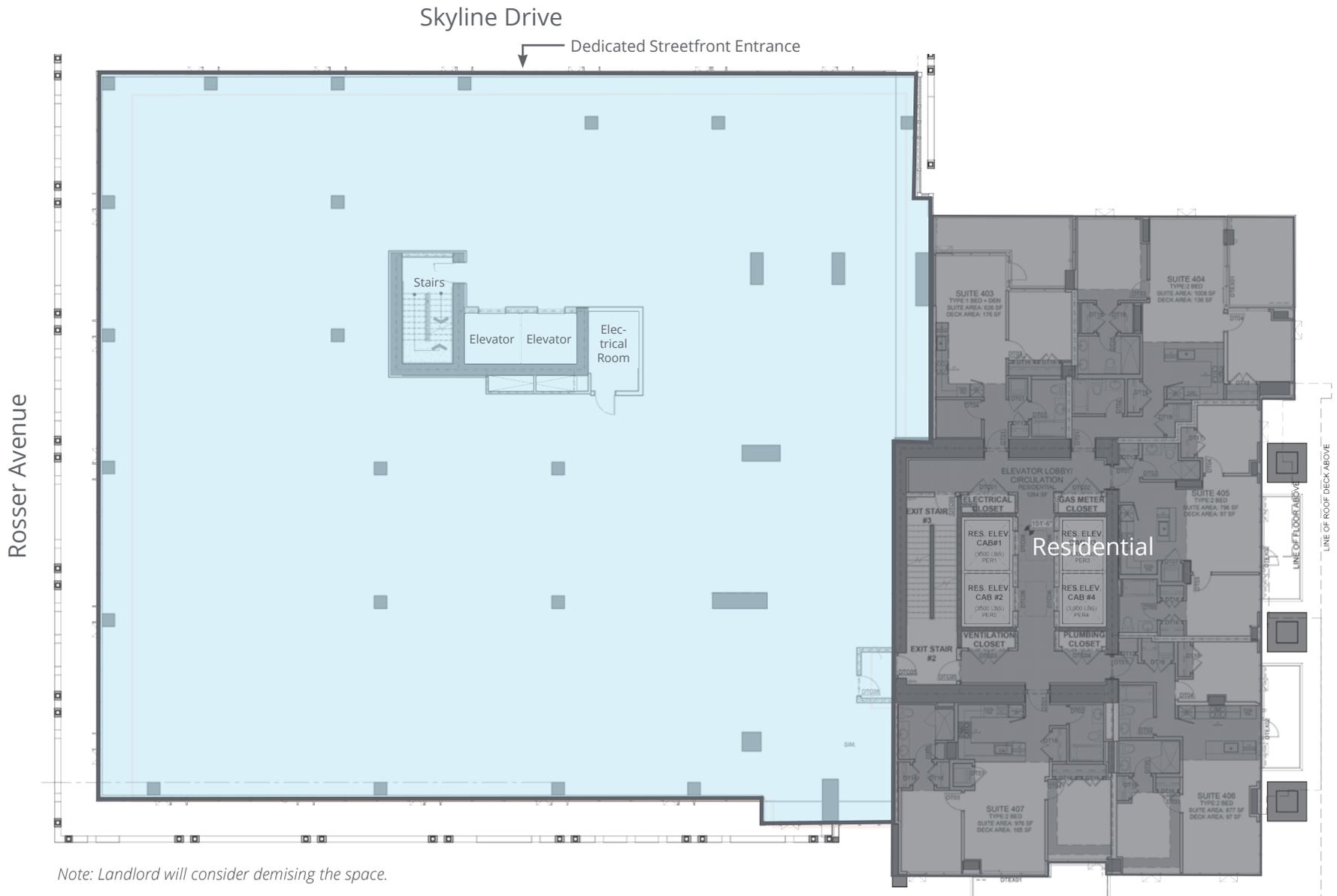
<b>Municipal Address</b>	4402 Skyline Drive, Burnaby	
<b>Project Scale</b>	Retail:	Over 120,000 SF
	Office:	Over 230,000 SF
	Residential:	Over 1,400 suites
<b>Rentable Available Area</b>	4th Floor:	15,754 SF
<b>Parking</b>	Both surface and subsurface parking 1 Stall: 500 SF	
<b>Access/Egress</b>	Willington Avenue, Southbound:	Right in; right out
	Lougheed Highway, Eastbound:	Right in; right out at Rosser Avenue
	Rosser Avenue:	All directional
<b>Ceiling Height</b>	9 to 18 feet (approx.)	
<b>Asking Base Rate</b>	Please contact listing agent	
<b>Additional Rent (2022)</b>	Please contact listing agent	

*Note: New listing. All information approximate and to be confirmed.*





# Site Plan - 4th Floor



Note: Landlord will consider demising the space.



# Aerial - Solo District



Phase 3 Complete

Phase 2 Complete

Phase 1 Complete

Downtown Vancouver

save on foods

WHOLE FOODS MARKET

SHOPPERS DRUG MART

Amazing Brentwood

4th Floor Office

BC LIQUORSTORE

Lougheed Hwy

Brentwood Skytrain Station

Rosser Avenue

CLAUDIO'S RESTAURANT



Phase 4 Featuring Under Construction Retail, Office and Residential

Skyline Dr

Grosvenor Brentwood

Willington Ave





# Location Overview

Solo District is strategically located at the south west corner of Willingdon Avenue and Lougheed Highway. This high exposure intersection enjoys close proximity to the Brentwood SkyTrain Station and a regional shopping centre - the Amazing Brentwood Town Centre. The Trade Area based on 2021 estimates is as follows:

Drive Time*	Population	Number of Households	Average Household Income
7-Minute	105,906	39,344	\$115,822.99
12-Minute	389,246	148,797	\$109,534.64
17-Minute	875,320	342,173	\$115,920.90
City of Burnaby	265,924	100,146	\$110,343.76

\*Demographics obtained by Environics



# Project

Solo District is the newest offering by Jim Bosa's Appia Development, renowned for building high quality projects throughout Metro Vancouver. When complete, the project will offer:

## Shopping Centre Component



Currently, 120,000 square feet anchored by Whole Foods, a Signature BC Liquor Store and Shoppers Drug Mart.

## Office Component



Over 230,000 square feet of office space. Existing tenants include: Yellow Pages, Capcom, CMW Insurance and Regus.

## Residential Component



4 high density towers with over 1,400 residential units, on-site.





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