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# AVISON YOUNG

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## For Lease

### **SOLO District - Phase 3**

4402 Skyline Drive  
Burnaby, BC

### **SHOW SUITE COMPLETE!**

Final brand new A class  
office space available  
at SOLO District with  
turnkey options available  
from 3,308 sf and up

#### **Glenn Gardner\***

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*\*Glenn Gardner Personal Real Estate Corporation*

#### **Stephanie Yeargin**

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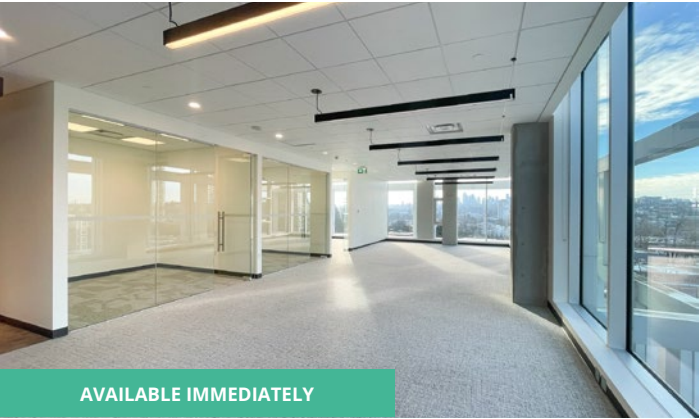


Location

SOLO District offers tenants convenient access to all kinds of shops, services, restaurants and transit within walking distance of the property. Conveniently situated in the heart of Burnaby's Brentwood neighbourhood, just off the corner of Lougheed Highway and Willingdon Avenue, SOLO District serves as a self-sufficient ecosystem where prospective tenants have everything they need at their feet and excellent access from all parts of Metro Vancouver via close by major arterial routes.

Property highlights

-  Convenient SkyTrain access
-  Retail at grade
-  Office podium with residential above



Property details

**4TH FLOOR**  
Suite 420 – 3,308 sf  
Suite 430 – 3,481 sf  
Suite 440 – 4,481 sf  
*\*Inquire about turnkey options*

**AVAILABLE**  
Immediately










**NET RENT**  
Please contact listing agents

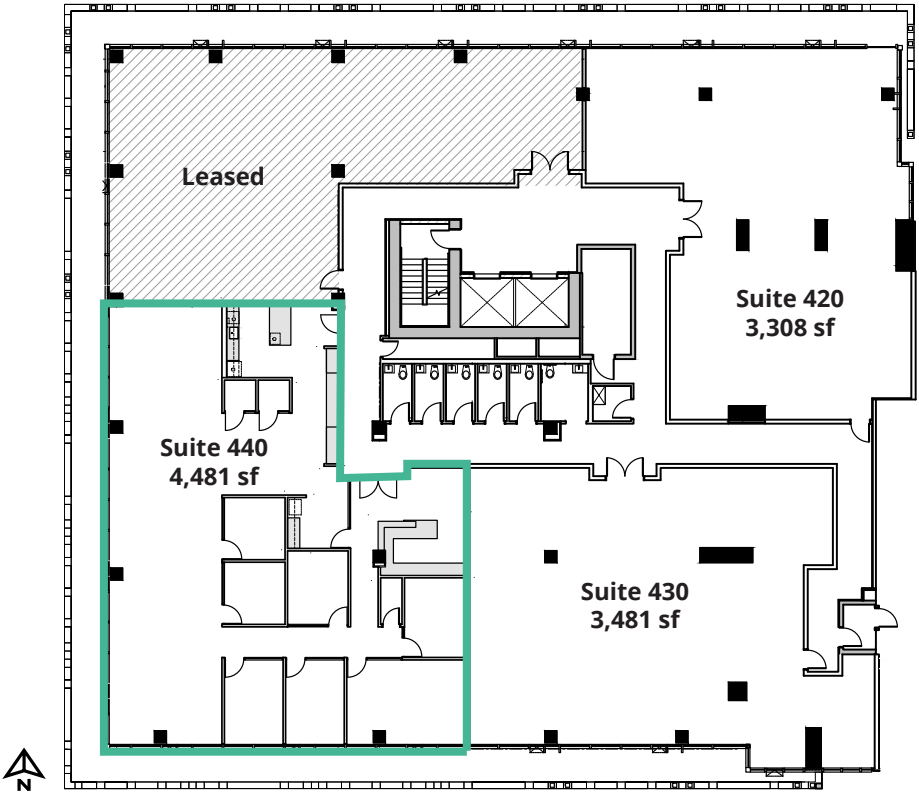
**ADDITIONAL RENT**  
\$19.60 psf (2025 estimate)

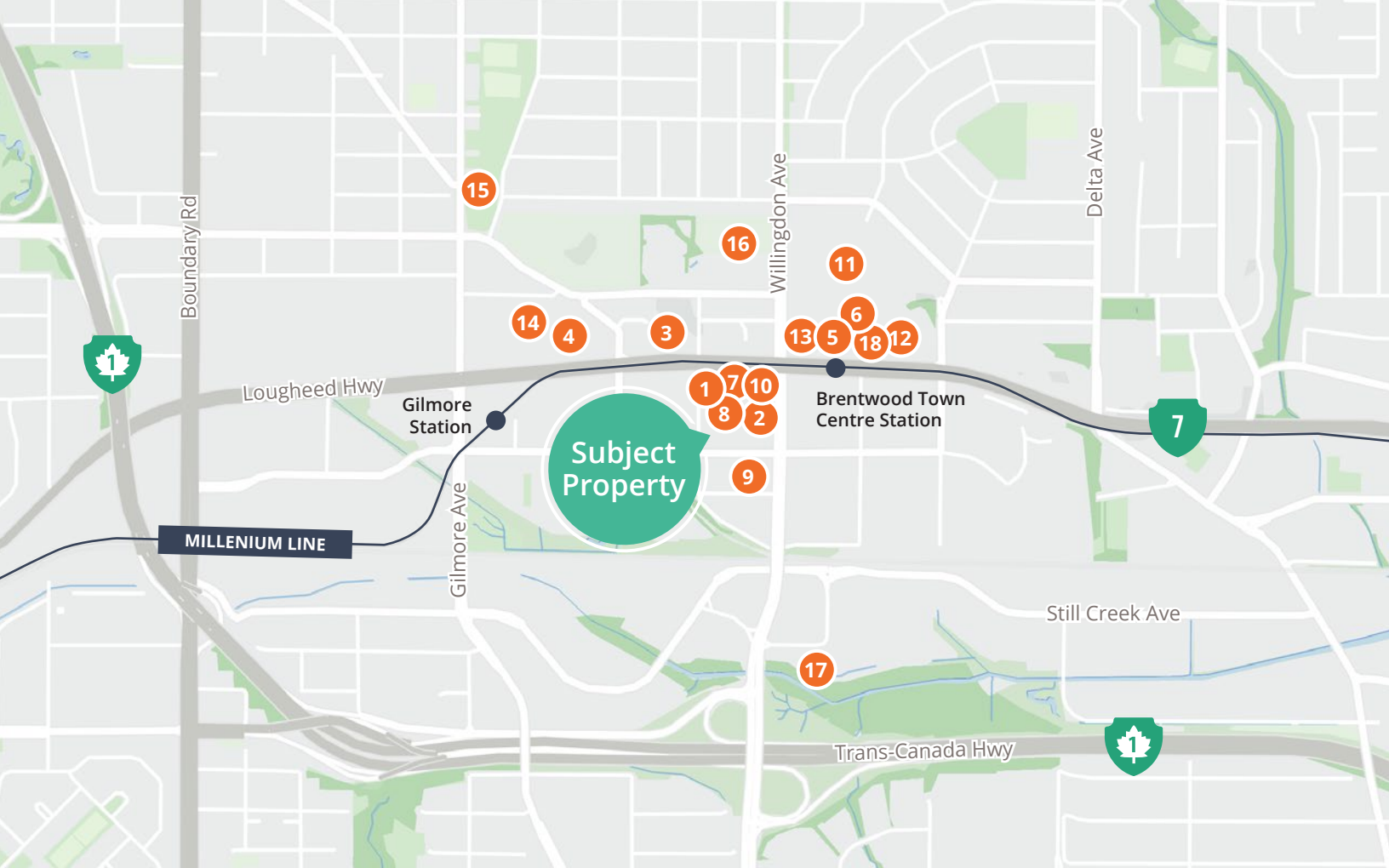
**PARKING**  
1 stall per 500 sf leased at prevailing rates  
18 visitor stalls available for use



Suite 440 highlights

-  Reception & waiting area
-  Five (5) offices
-  Open area
-  Boardroom
-  Meeting room
-  Two (2) phone booths
-  Kitchen
-  Copy/print room
-  IT closet





 **86** Walk Score  
"Very Walkable"

 **76** Transit Score  
"Excellent Transit"

 **77** Bike Score  
"Very Bikable"

## Nearby amenities

- |                         |   |  |
|-------------------------|---|--|
| 1. Whole Foods Market   | 7. Shoppers Drug Mart                         | 13. RBC Royal Bank                     |
| 2. BCLIQUOR Solo        | 8. Starbucks                                  | 14. Club16 Trevor Linden Fitness       |
| 3. JOEY Burnaby         | 9. F45 Training Burnaby West                  | 15. Willingdon Heights Dog Park        |
| 4. Cactus Club Cafe     | 10. Trinity Physiotherapy, Sport and Wellness | 16. Beth Israel Memorial Park          |
| 5. Starbucks            | 11. The Amazing Brentwood                     | 17. The Keg Steakhouse + Bar - Burnaby |
| 6. Earl's Kitchen + Bar | 12. Scotiabank                                | 18. OEB Breakfast Co.                  |

## Contact for more information

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