

Solo District Phase 3

4th Floor
Office Space
For Lease in
Solo District

4402 Skyline Drive, Burnaby B.C.



Rob Chasmar
Personal Real Estate Corporation
Senior Vice President
+1 604 661 0822
rob.chasmar@colliers.com

Accelerating success.



Property 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.

Available Space 4th Floor | 4402 Skyline Drive, Burnaby

Rentable Area: 15,754 SF

Availability: Immediately

Condition: Shell condition ready for tenant improvements

Ceiling Height: 15 feet exposed ceilings

Net Rent: Please Contact Listing Agents

Additional Rent (2023): \$18.13 PSF per annum

Parking: 1 stall per 500 SF leased
Both surface and subsurface parking

Transit: 4 minute walk to Brentwood Town Centre SkyTrain Station

Project Scale: Retail: Over 120,000 SF
Office: Over 230,000 SF
Residential: Over 1,400 suites



Key Highlights



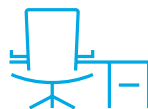
4 minute walk to Brentwood Town Centre SkyTrain Station



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



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



Over 230,000 square feet of office space. Existing tenants include: Parkland Fuels, CMW Insurance, Skybox and Regus.



Aerial - Solo District



Office Tenants



CapriCMW

Retail Anchors

BC LIQUORSTORES

**SHOPPERS
DRUG MART**



save on foods



Bike
Score
77



Walk
Score
81

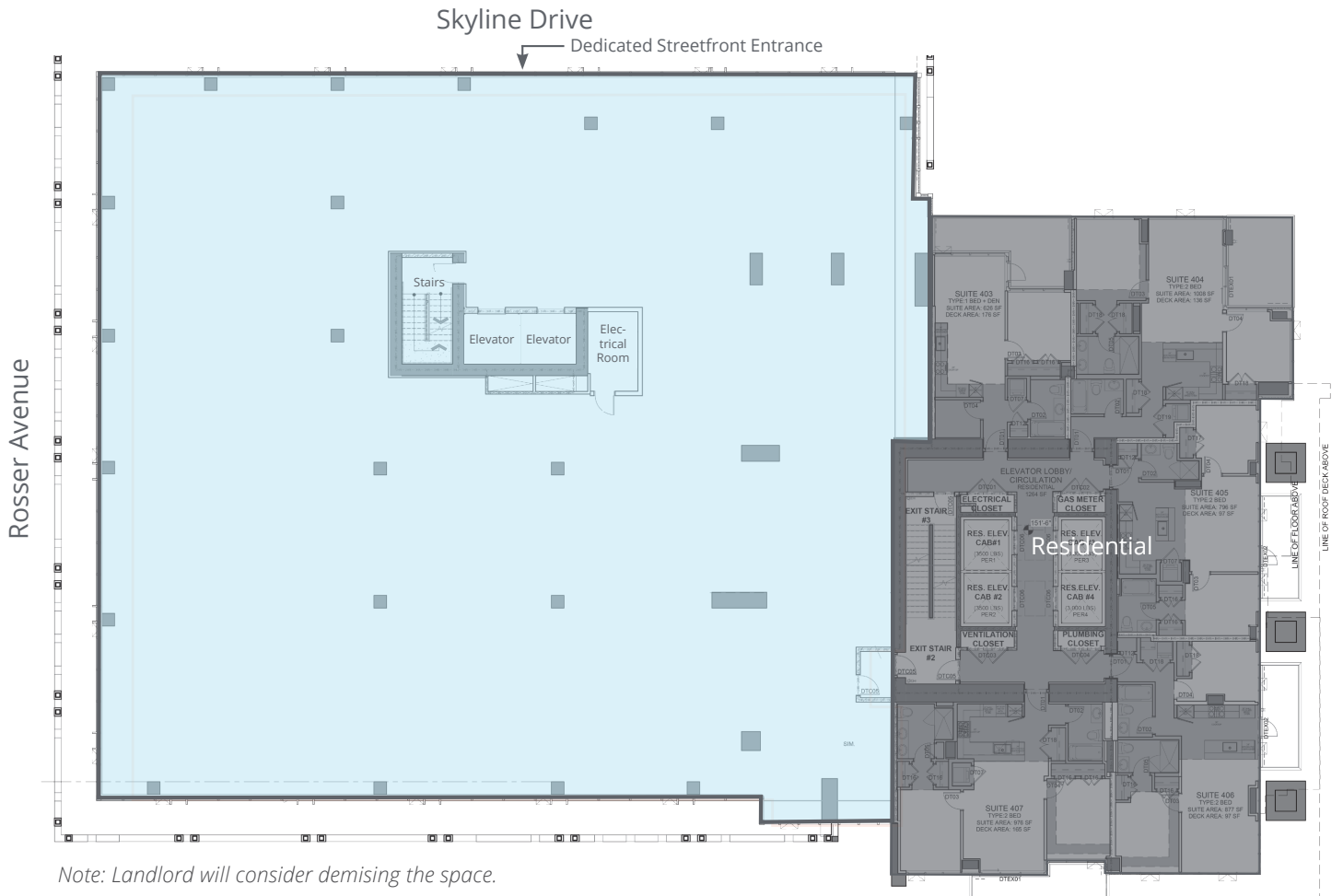


Transit
Score
77

Other Retailers

- The Juice Truck
- BCAA
- G&F Financial Group
- Pho d'lite
- Ricky's Café
- Starbucks
- Stripped Wax Bar
- SOLO Dental
- KOKO Nail & Lash Bar
- Uncle Fatih's Pizza
- Claudio's Ristorante
- Saku
- Kumon Learning
- Wellness Clinic (opening soon)

Site Plan



Suite Features

15,754 SF available

- Two elevators servicing two office floors
- 15' exposed concrete ceilings
- Floor to ceiling opening windows
- Views of Metrotown
- Steps from Brentwood Town Centre and Brentwood SkyTrain Station
- 120,000 SF of retail tenants located in the complex





SOLO District Phase 4 | 4402 Skyline Drive, Burnaby B.C.

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