

**AVISON
YOUNG**

For Lease

SOLO District - Phase 3

4402 Skyline Drive
Burnaby, BC

Final opportunity to
occupy brand-new, class
A office space in the
heart of Brentwood at
SOLO District - Phase 3

Glenn Gardner*

Principal
604 647 5092
glenn.gardner@avisonyoung.com

**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin

Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com

ONE UNIT REMAINING





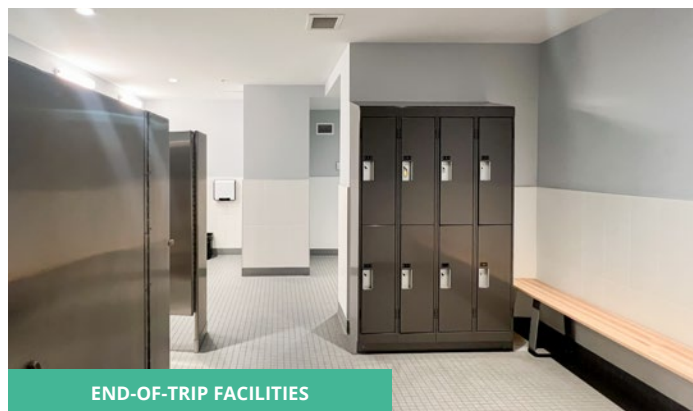
SUITE 420 - UPCOMING SHOW SUITE



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END-OF-TRIP FACILITIES

Property details

4TH FLOOR

Suite 410 - LEASED
Suite 420 - 3,308 sf
Suite 430 - LEASED
Suite 440 - LEASED

AVAILABLE

September 1, 2026

NET RENT

Please contact listing agents

ADDITIONAL RENT

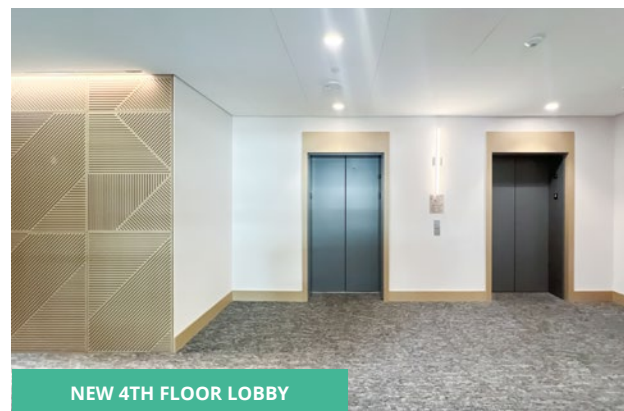
\$15.92 psf (2026 est.)

PARKING

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

Location

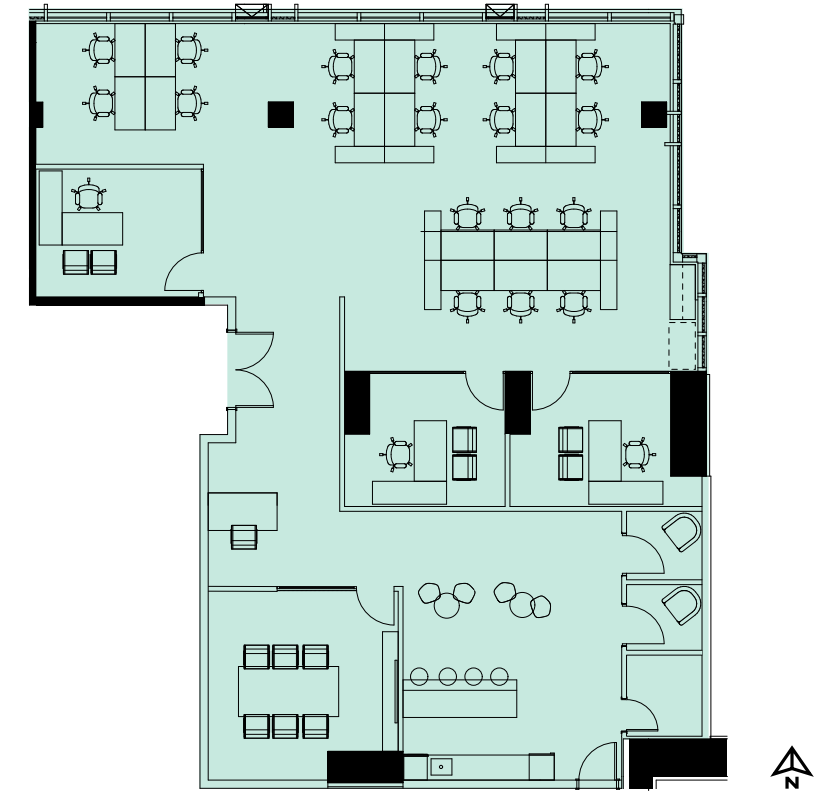
SOLO District offers tenants convenient access to all kinds of shops, services, restaurants and transit within walking distance of the property. Conveniently situated in the heart of Burnaby's Brentwood neighbourhood, just off the corner of Lougheed Highway and Willingdon Avenue, SOLO District serves 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.



NEW 4TH FLOOR LOBBY

SUITE 420: Available September 1, 2026

- Direct elevator exposure
- Three (3) offices
- One (1) boardroom
- Two (2) call rooms
- Kitchen & staff area
- Server room
- Reception
- Open area

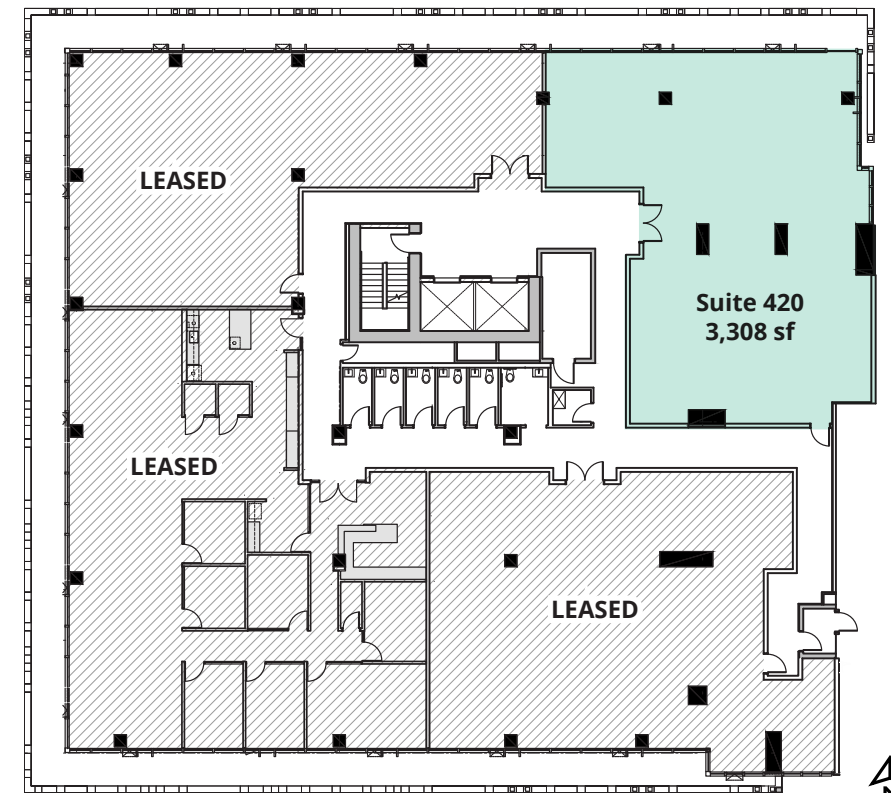


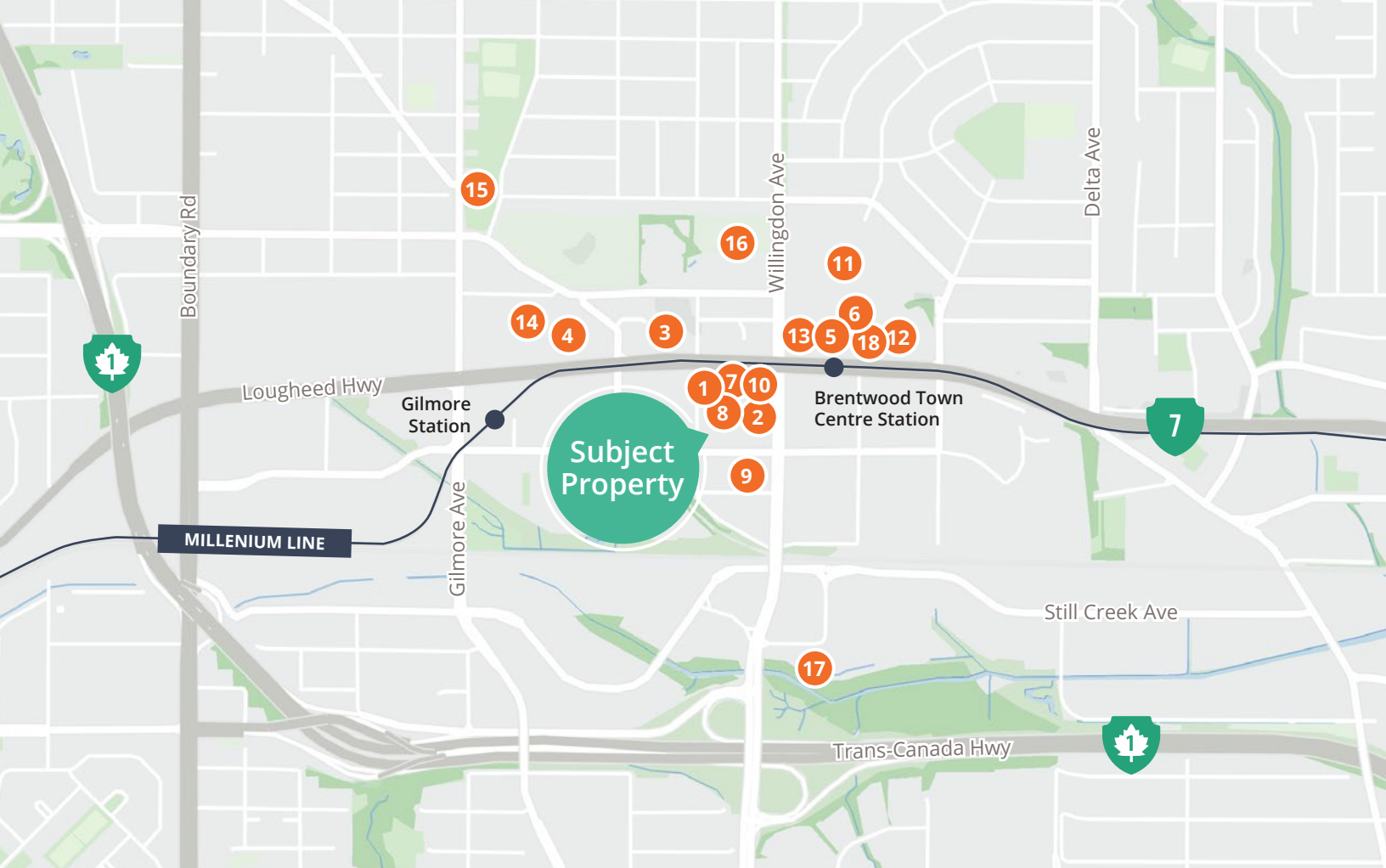
Property highlights

Experience the best of Brentwood with top-tier amenities, dining, shopping and conveniently located transit at your doorstep.

- End-of-trip shower facilities & lockers
- Abundant underground parking
- Bike storage
- Proximity to Brentwood Town Centre and Gilmore SkyTrain stations
- Retail at grade offering direct access to exceptional retailers

One unit remaining for lease!





 **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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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca