
AVISON YOUNG

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*

Principal

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**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin

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Office space for lease




Solo District - Phase 3
4402 Skyline Drive, Burnaby, BC



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 – 4,481 sf

Suite 440 – 3,481 sf

**Inquire about turnkey options*

AVAILABLE

Immediately

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$18.41 psf (2025 estimate)










PARKING

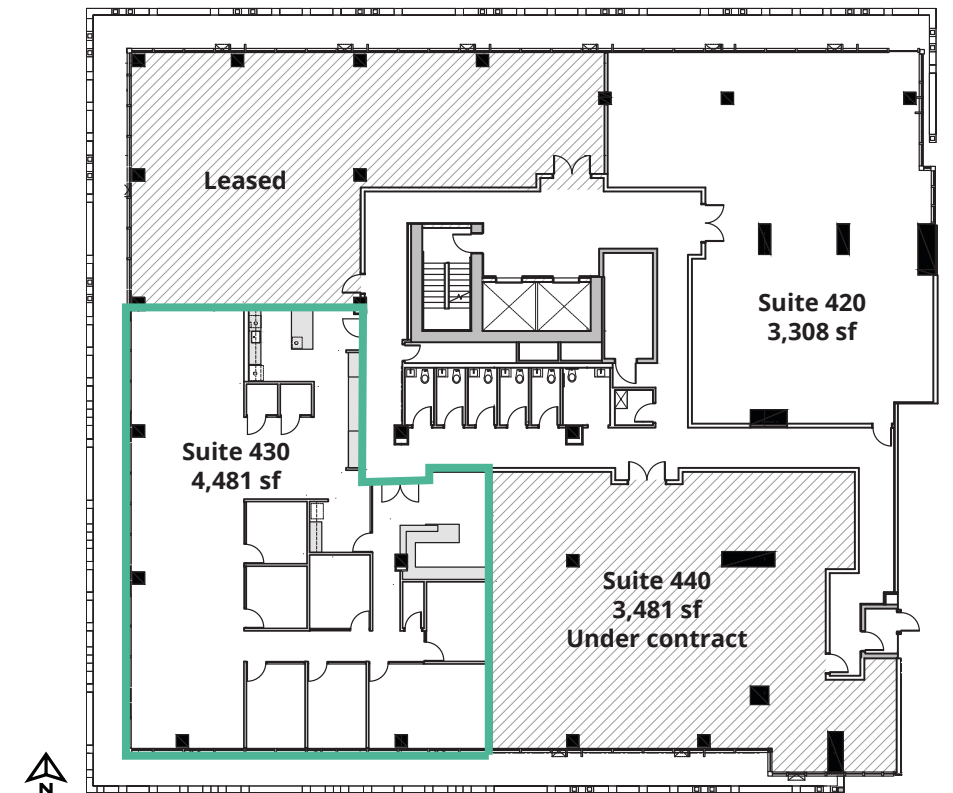
1 stall per 500 sf leased at prevailing rates

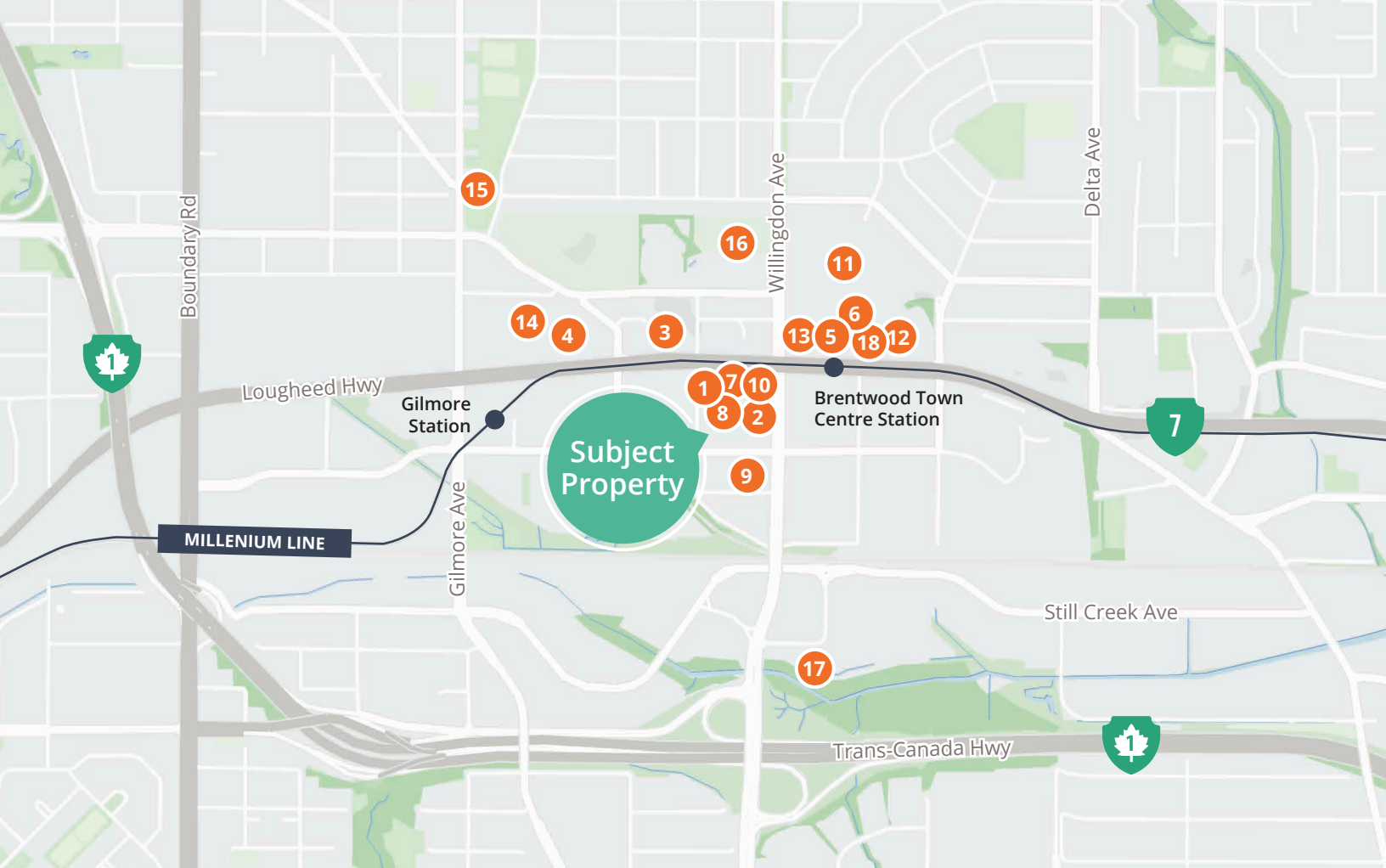
18 visitor stalls available for use



Suite 430 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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