
AVISON YOUNG

For Lease

SOLO District - Phase 3

4402 Skyline Drive
Burnaby, BC

Build your vision in
the heart of Burnaby's
Brentwood neighbourhood
with shell-condition office
space and turnkey delivery
options available

Glenn Gardner*

Principal
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**Glenn Gardner Personal Real Estate Corporation*

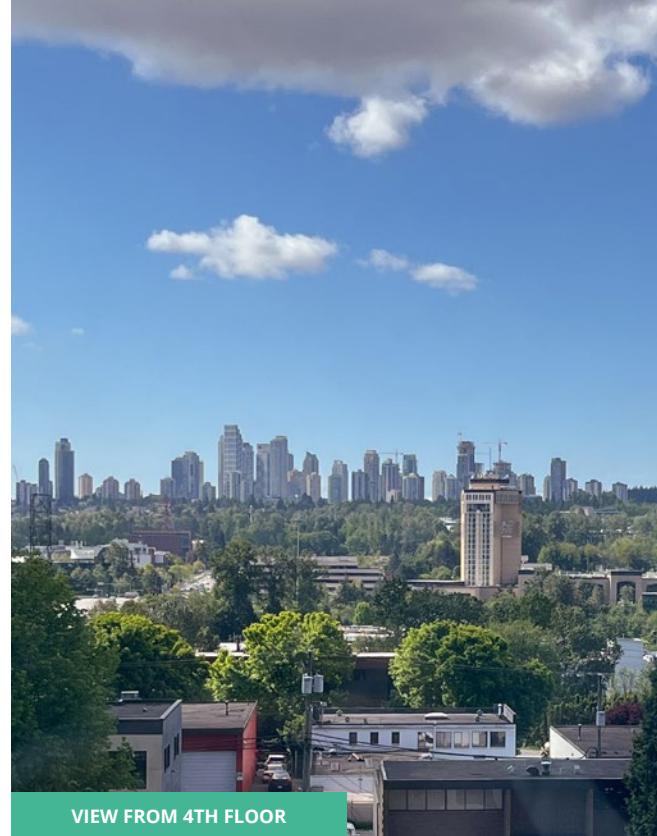
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Office space for lease

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



VIEW FROM 4TH FLOOR



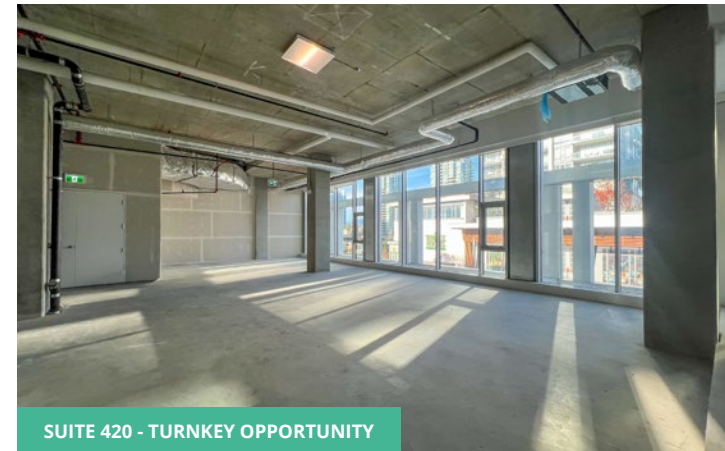
TURNKEYS AVAILABLE



END-OF-TRIP FACILITIES



SUITE 420 - TURNKEY OPPORTUNITY



SUITE 420 - TURNKEY OPPORTUNITY



SUITE 440 - TURNKEY OPPORTUNITY



SUITE 440 - TURNKEY OPPORTUNITY

Property details

4TH FLOOR

Suite 420 - 3,308 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

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.



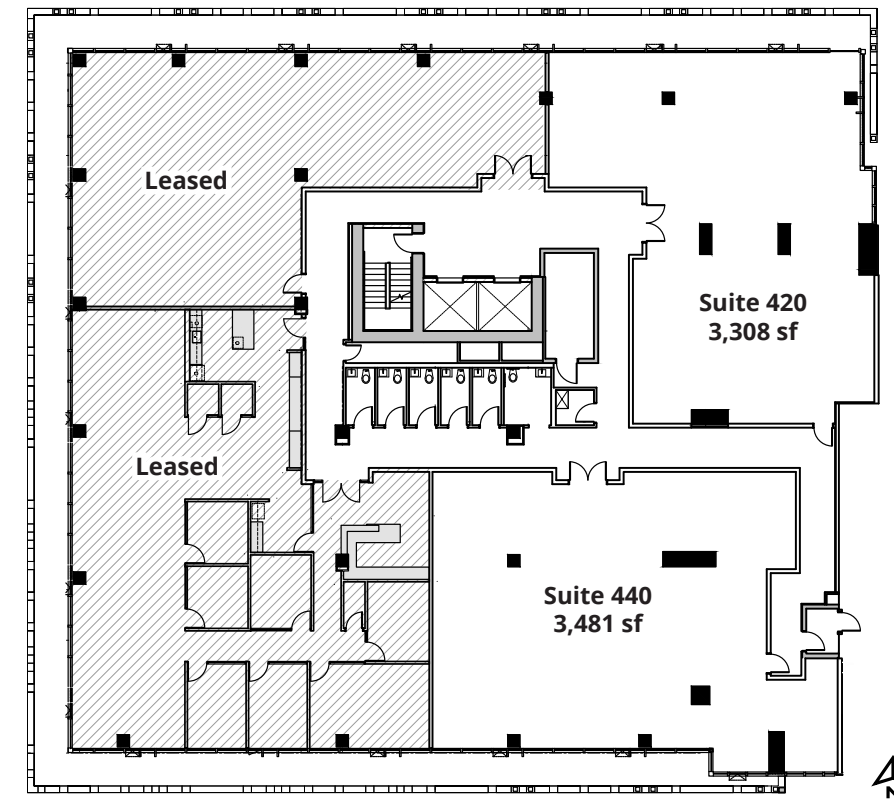
BRAND NEW COMMON AREA

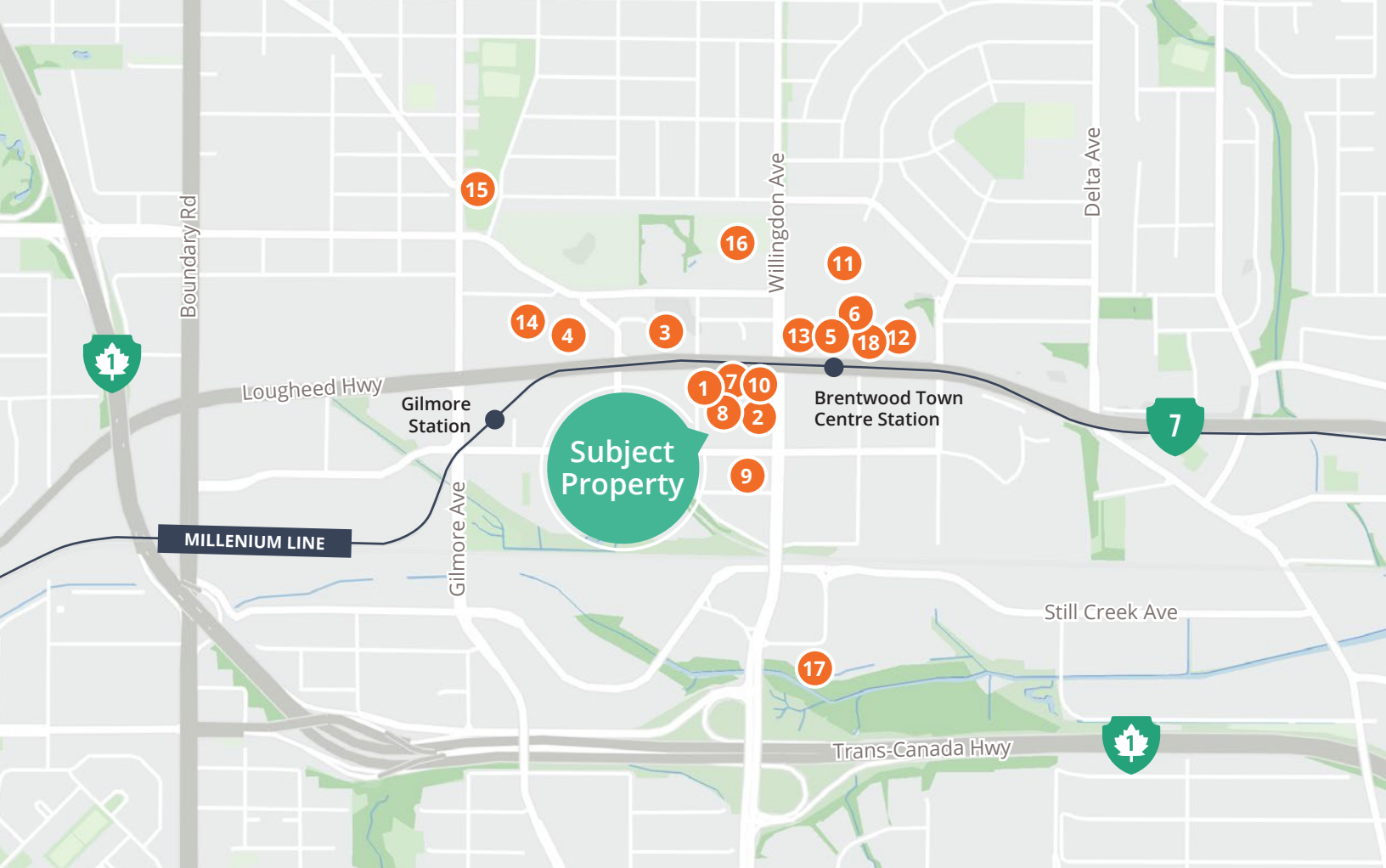
Property highlights

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

Landlord turnkey packages available





 **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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