



Boardroom



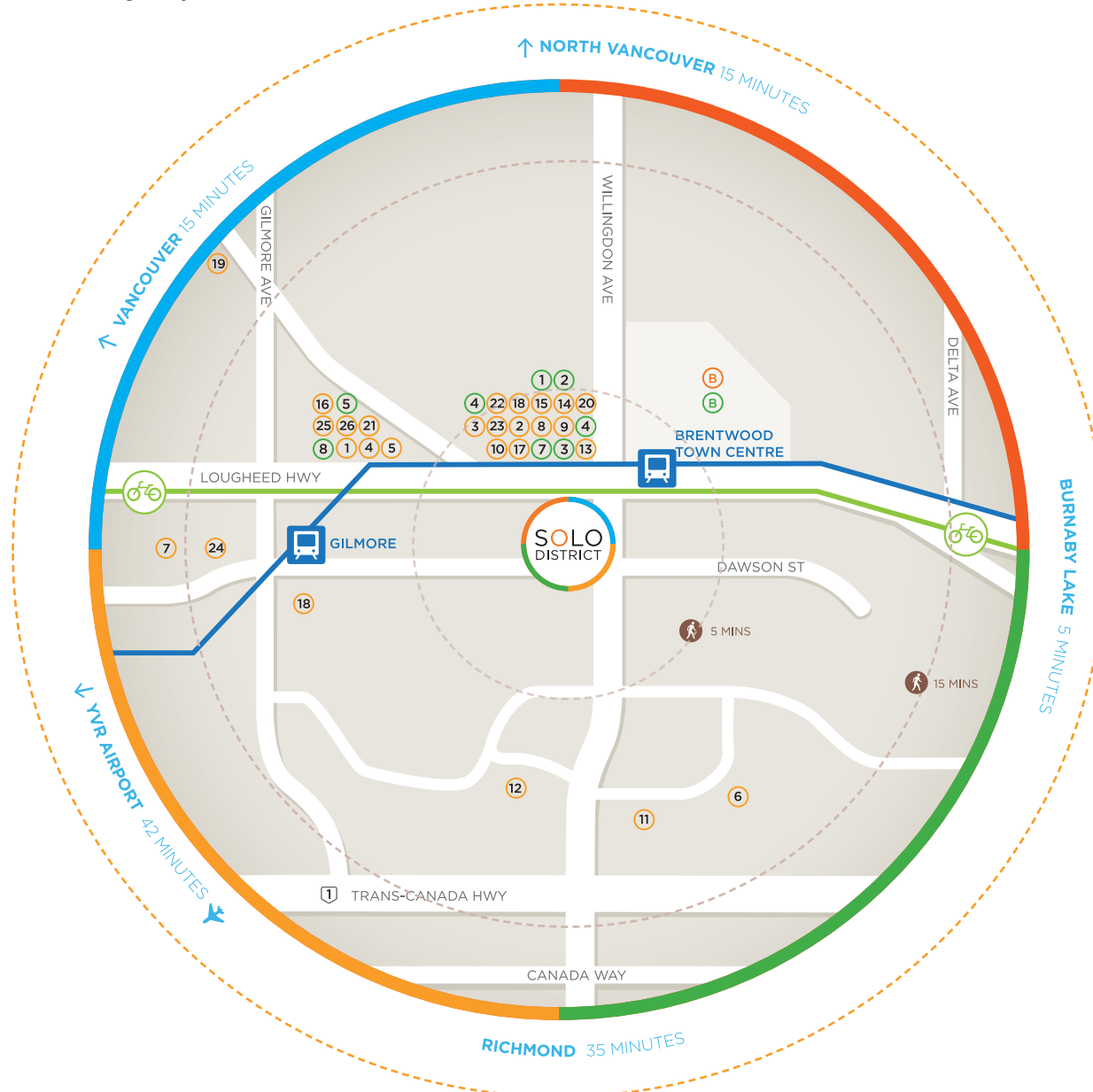
Gym with Outdoor Sports Court and Seating Area



Shopping Plaza, Common Area and Courtyard

#### AMENITIES & SERVICES

- Whole Foods, Shoppers Drug Mart and BC Liquor Store located on site
- Steps from the Brentwood SkyTrain Station
- 4 minutes from Highway 1
- 42 restaurants within 2 blocks
- 5 bank branches within 2 blocks.



#### FOR LEASING INFORMATION, CONTACT

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[solodistrictoffice.com](http://solodistrictoffice.com)



#### SOLO AMENITIES

Shoppers Drug Mart  
Whole Foods Market  
BCAA Office  
BC Liquor Store  
SOLO Dental  
Ricky's Cafe  
Stripped Wax Bar  
Uncle Fathi's Pizza

#### SKYTRAIN

With Brentwood Station steps away, the SkyTrain can take you to: Waterfront Station—20 minutes, King George Station—28 minutes and YVR—42 minutes.

#### BUS

In addition to SkyTrain access at Brentwood, buses arrive and depart to the local community.

#### DINING & GROCERIES

- 1 Boston Pizza
- 2 Bottle Jockey
- 3 Brown's Social House
- 4 Cactus Club
- 5 Church's Chicken
- 6 Costco
- 7 Earl's
- 8 Fatburger
- 9 Fire Pots Hot Pot
- 10 Joey Burnaby
- 11 The Keg
- 12 McDonald's
- 13 Miki Sushi
- 14 Panago Pizza
- 15 Pita Pit
- 16 White Spot
- 17 Save-On-Foods
- 18 Starbucks
- 19 Steamworks
- 20 Subway
- 21 Sushi Garden
- 22 Sushi Yoi
- 23 Swift Gelato & Coffee

- 24 Swiss Chalet
- 25 Tim Horton's
- 26 Tivoli's Restaurant at the Executive Inn

#### BRENTWOOD MALL

- A&W
- Bronco Belle BBQ
- David's Tea
- DQ Orange Julius
- Edo Japan
- Ichimi Sushi
- Jimmy The Greek
- Koryo Korean BBQ
- Manchu Wok
- MM Muffins
- Pita King
- Quizno's
- Roasty Jack
- Starbucks
- Taco Time
- Thai Pearl
- Tim Hortons

#### SERVICES

- 1 30 Minute Hit Circuit for women
- 2 GVC Credit Union
- 3 HSBC
- 4 TD Bank
- 5 Staples
- 6 Steve Nash Sports Club
- 7 Vancity
- 8 Winners

#### BRENTWOOD MALL

- Alpha Dental
- BMO
- Branigan's Hairstylists
- Brava Hair Salon & Spa
- Brentwood Dental Clinic
- Brentwood Medical Clinic
- CBC
- Instant Tailoring
- London Drugs
- Post Office
- ProfessionNAIL
- Regis Hairstylists
- Scotiabank
- Sears

Offering the Highest Value Office Space in Metro Vancouver

# SOLO<sup>TM</sup> DISTRICT OFFICE





SOLO DISTRICT OFFICE

The Offices at SOLO District is a LEED-certified building with a breadth of amenities, in an exceptional location with competitive pricing. The result is exceptional value.



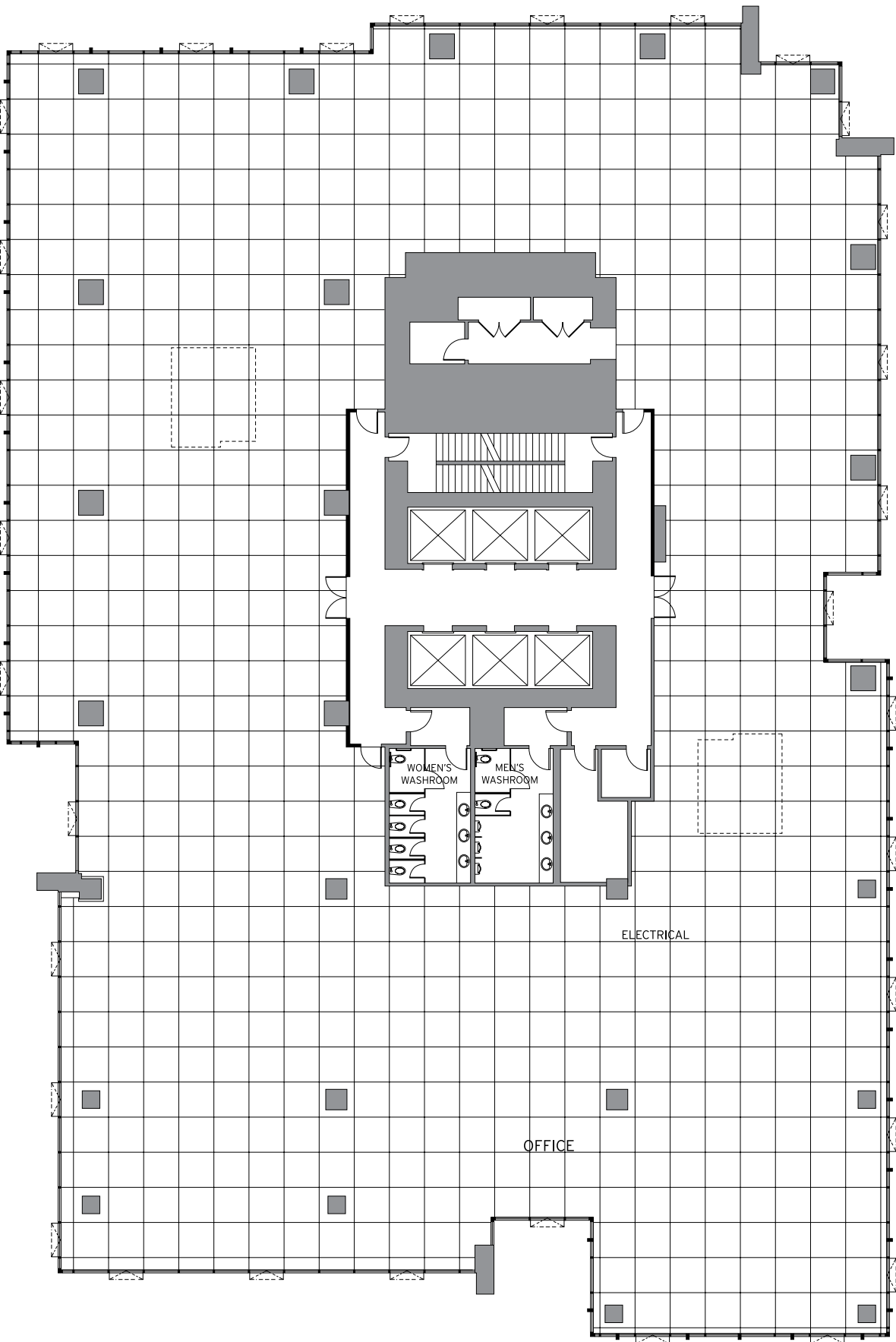
SOLO DISTRICT - OVERVIEW

Solo District is the newest offering by Jim Bosa’s Appia Development, renowned for building office space, retail stores and residences of lasting value where people want to work and live. Located South of Lougheed Highway and West of Willingdon Avenue, SOLO is a mixed-use complex that will redefine the North Burnaby workplace, lifestyle and skyline.

Phase 1 is complete. Phase 2, which includes the office space, will be ready for occupancy in mid 2016. When complete, the development will offer:

- 1,400 high-end condominiums
- 230,000 square feet of contemporary office space
- 100,000 square feet of retail space.

FOR LEASE:  
OFFICE PREMISE  
10,000 – 230,000 sq ft



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- Floorplates from 14,000 to 20,000 square feet
- Rectangular floorplates with a central core
- 6 high-speed elevators serving 12 floors
- Core to window line depths of 25 to 40 feet
- Windows that open

Your Office Leasing. Simplified.

SPECIFICATIONS

- EFFICIENCY** Floorplates of 20,000 square feet allow for greater capacity and space efficiency. Core depths of 25 to 40 feet ensure that partial floor users have access to a window line and natural light.
- SUSTAINABILITY** SOLO District Office is pursuing a LEED-CS Platinum (core & shell) designation to ensure the highest level of sustainability and environmental quality. LEED is the Leadership in Energy and Environmental Design (LEED) /Green Building Rating System for the core and shell of a building. LEED promotes sustainable site development, water efficiency, energy efficiency, materials selection and indoor environmental quality.
- SPACE PLANNING** Large, rectangular shaped office floors with a central core and wide column spacing means that the workplace can be planned efficiently to better suit the office tenant’s specific needs. Logical locations for internal staircases have been planned for each floor in the event that a multi-floor tenant of 40,000–200,000 square feet wishes to interconnect floors.
- ELEVATORS** 6 high speed passenger elevators will ensure that vertical transportation to the 12 office floors will be fast and efficient with minimal wait times.
- WINDOWS** SOLO District Office will be clad with floor to ceiling Low-E glazing providing ample natural daylight and excellent views as well as minimizing heat gain and increasing comfort during warmer temperatures.
- CEILING HEIGHTS** 9’–6” ceiling heights from floor to the underside of the ceiling grid. 11’ from floor to underside of ceiling deck.
- MECHANICAL & ELECTRICAL** State of the art building systems will ensure tenants are safe and comfortable including a variable refrigerant flow (VRF) HVAC system allowing for zoned capabilities on each floor.
- PARKING** For those not travelling to work by transit there will be an ample amount of secured underground parking available at a ratio of 2 stalls per 1,000 square feet.
- BIKE LOCK-UP END OF TRIP FACILITY** For office patrons who cycle to work, there will be an end-of-trip facility complete with bike storage, showers, lockers and change rooms.
- FITNESS** A large and well equipped fitness facility is being planned in conjunction with a 3rd level outdoor sport court/recreation area.
- OUTDOOR COMMON AREA** Office tenants will have access to the 3rd floor common area sports court and fully landscaped deck with outdoor seating areas.

PROJECT SUMMARY

- BUILDING SIZE** 230,000 square feet Class ‘A’ Office
- CIVIC ADDRESS** 2025 Willingdon Avenue, Burnaby BC
- FLOOR SIZES** 14,000 - 20,000 square feet, each
- OFFICE FLOORS** 12 (levels 3–14)
- TIMING** Ready for fixturing in Spring 2016
- PARKING** Secured parking @ 2 stalls per 1,000 sf
- SUSTAINABILITY** LEED-CS Platinum (target or equivalent)
- SOLO DISTRICT** Residential – 1,400 residential units in 4 towers  
Retail – 100,000 + square feet including Whole Foods Market  
Office – 230,000 square feet of office over 12 floors
- SKYTRAIN** Brentwood SkyTrain Station just steps away at Lougheed and Willingdon (Millennium Line)
- LEASE RATES** Contact Mark Trepp at (604) 805-5431
- TENANT IMPROVEMENT ALLOWANCE** Negotiable
- OPERATING COSTS & TAXES** \$13.50 psfpa (estimate for 2016)

**SIGNAGE AND BRANDING** Larger tenants have an opportunity for naming and branding rights and the installation of two prominent signs on the exterior of the building.

**DEVELOPER** Appia Development. Jim Bosa, President