



OFFICE FOR LEASE
IMPROVED 1,159 SF
IN THE HEART OF
BRENTWOOD

AKIMBO
209-4279 Dawson Street
Burnaby, BC



ARJEN HEED
Senior Associate
604.416.5583
arjen@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Opportunity to lease improved office space in the new mixed-use development Akimbo, within the rapidly evolving Brentwood, one of Metro Vancouver's most desirable and complete neighbourhoods.

- Boutique concrete tower rising 40 storeys, with a podium containing retail at grade and two levels of office space.
- Located 2-blocks from Gilmore Skytrain Station and 3-blocks from Brentwood Town Centre Skytrain Station.
- Adjacent to major mixed-use developments including Gilmore Place, Amazing Brentwood, and Solo District.
- Within a 1 km radius of thousands of residential units have been recently completed or are under construction, with many more planned.
- The Brentwood Town Centre area experienced a 27.1% population increase between 2014 and 2023.



1,159 SF
IMPROVED
OFFICE SPACE

DETAILS

✚ <u>Size:</u> 1,159 SF	✚ <u>Available:</u> Immediately
✚ <u>Base Rent:</u> Contact Listing Agent	✚ <u>Parking:</u> 1 underground reserved stall
✚ <u>Additional Rent:</u> Estimated at \$17.35 PSF	✚ <u>Zoning:</u> Comprehensive Development (CD) permitting C3 Commercial Uses
✚ <u>Improvements:</u> 2 offices, kitchenette and open plan	✚ <u>End of Trip Facilities:</u> Shower, change rooms, and bicycle lockers

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2022 Population	12,323	49,068	292,011
2027 Populations Projections	15,260	54,511	315,340
2022 Average HH Income	\$111,077	\$110,082	\$108,927
2027 Average HH Income Projections	\$133,772	\$130,109	\$127,986

CONTACT

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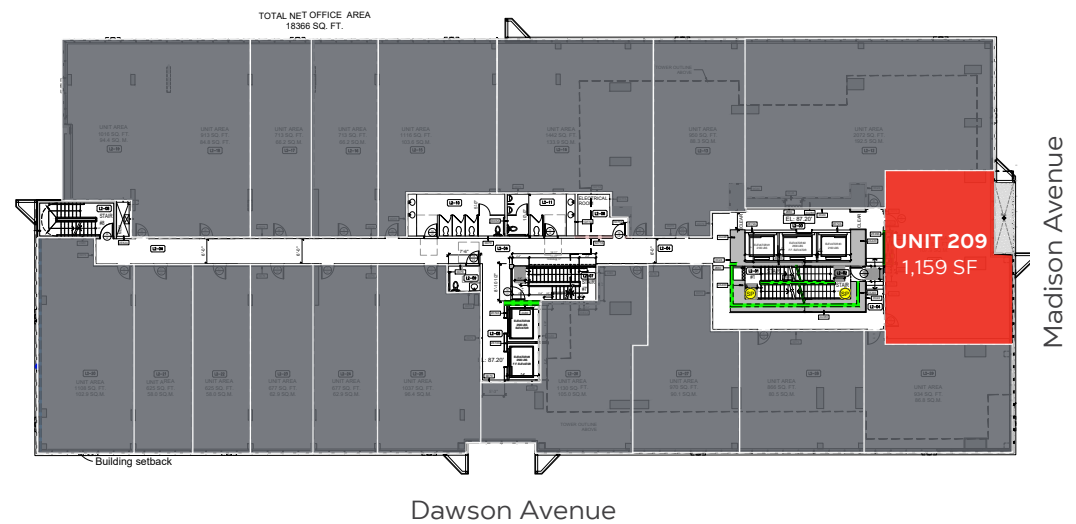
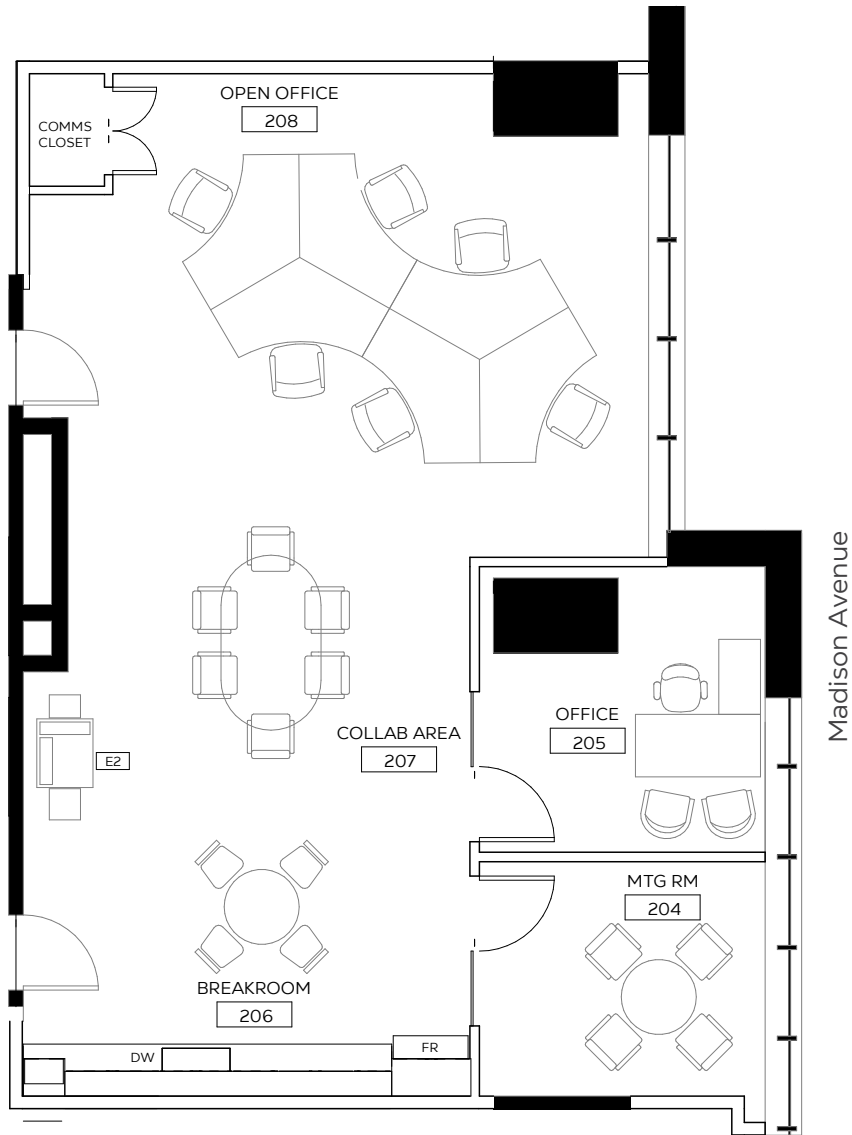
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FLOOR PLAN



THE NEIGHBOURHOOD

Akimbo will soon become one of Brentwood's most architecturally significant towers. Located four minutes from Gilmore Station and eight minutes from Brentwood Station, this site will be one of the largest towers in the cluster growing around this transit hub. Having Whole Foods, restaurants, services, and Brentwood Mall a few blocks away, this location, is the epitome of convenience. Akimbo will contain 350 homes, two floors of office space, and ground-floor retail space.

