

SL 15 - 4279 DAWSON STREET, BURNABY

BRAND NEW SHELL OFFICE AT AKIMBO

**FOR
SALE**



MAJOR PRICE ADJUSTMENT
NOW \$599,000 | ONLY \$885/SF



BRENTWOOD TOWN CENTRE STATION

SUBJECT PROPERTY

GILMORE STATION

LOUGHEED HWY



WILLIAM | WRIGHT

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FOR SALE
SECOND FLOOR STRATA OFFICE

Exciting opportunity to acquire an office unit at Akimbo, located at 4279 Dawson Street in the heart of Brentwood’s newly developed “High Street.” Located just steps from both Gilmore and Brentwood SkyTrain Stations, this prime location offers unbeatable accessibility. It’s also close to major bus routes, The Amazing Brentwood Mall, Whole Foods, Costco, restaurants, cafés, and more. Akimbo features 24-hour concierge service and is surrounded by a vibrant mix of retail and residential developments, making it an ideal choice for businesses looking to establish themselves in one of Burnaby’s fastest-growing communities.

- FEATURES**
- 1 Southwest facing offices with the least amount of structural columns
 - 2 Substantial windows with the bottom 2'-3' covered by the exterior façade for privacy
 - 3 Steps away from Brentwood Town Centre



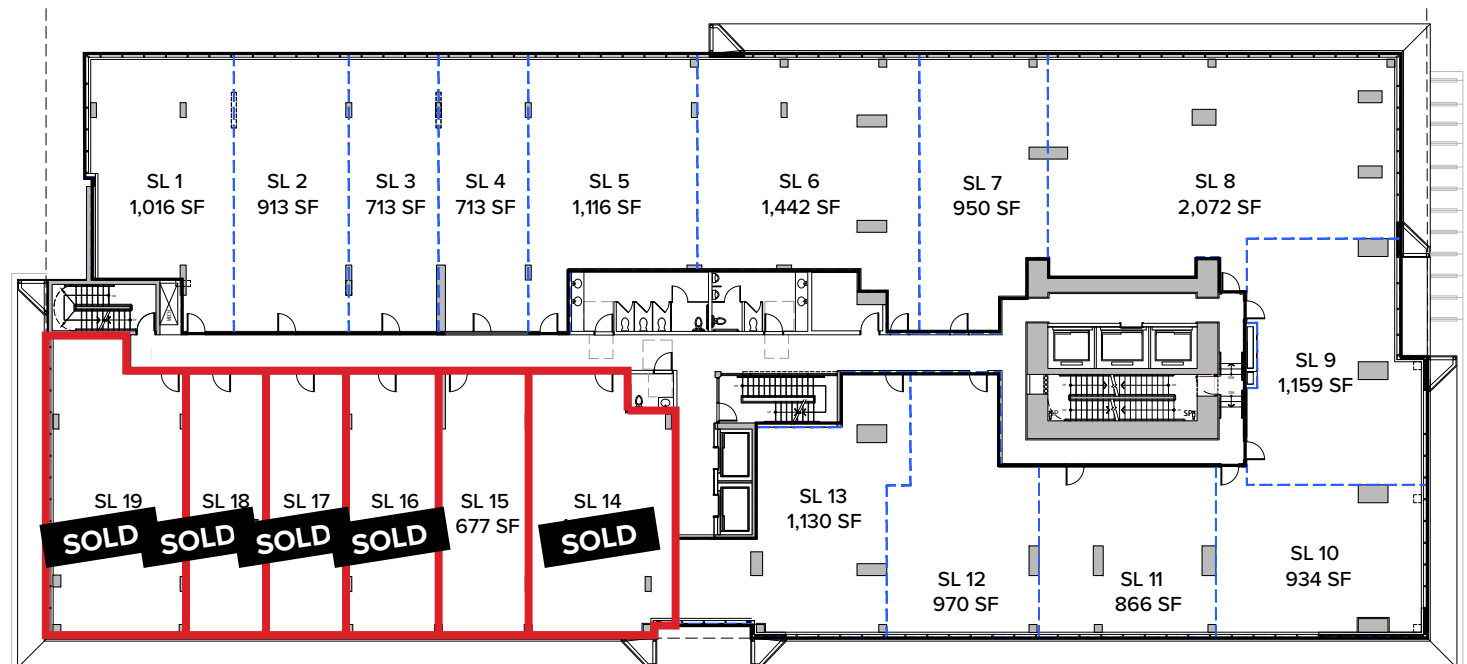
SALIENT FACTS

UNIT SIZE
+/- 677 SQFT

GENERAL PARKING
25 commercial spots

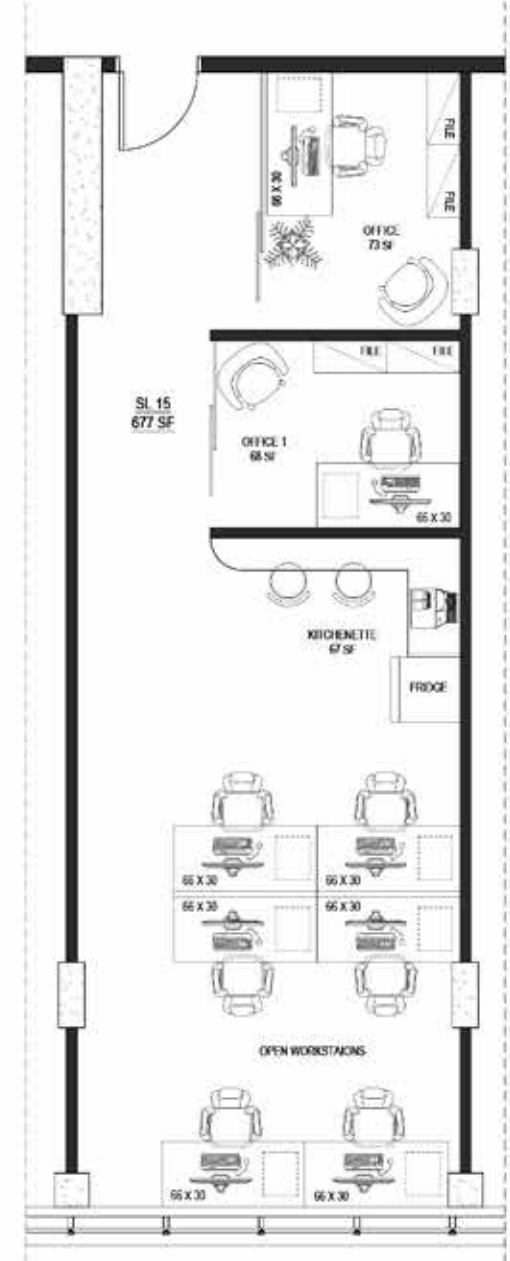
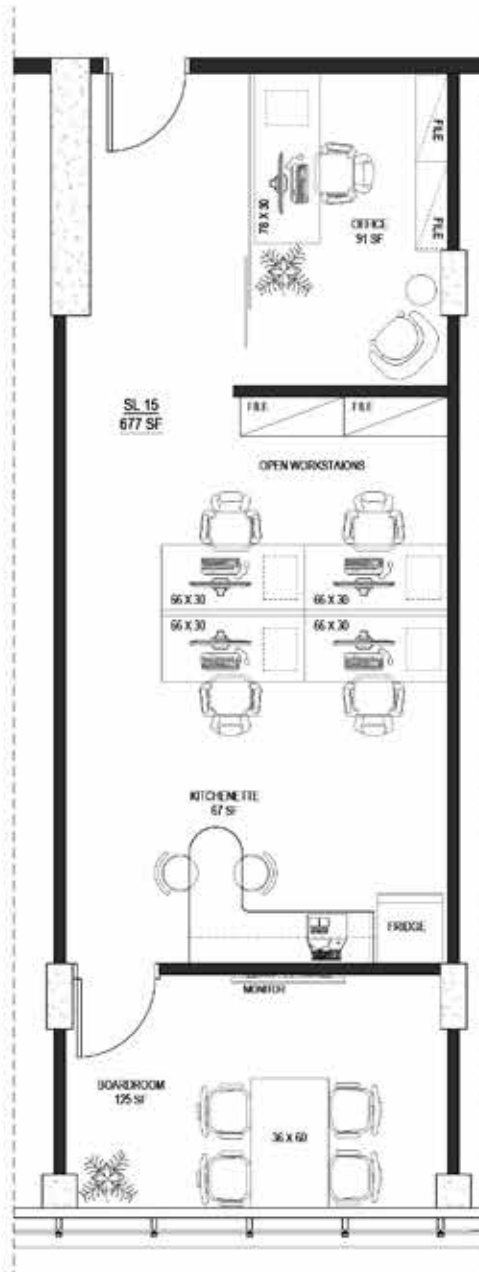
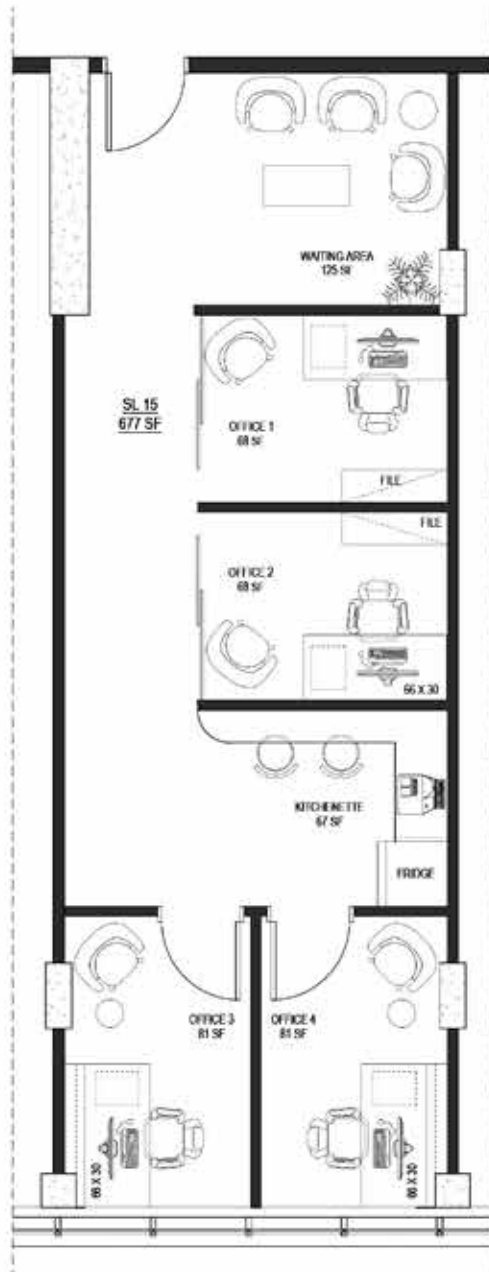
**DEDICATED
UNIT PARKING**
1 EV Charging Ready Stall

PRICE
\$599,000



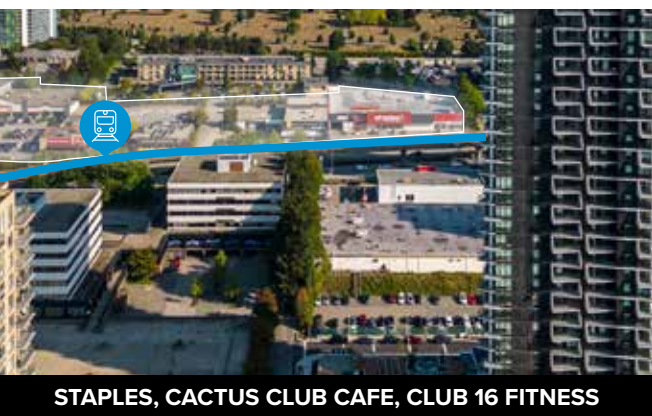
POTENTIAL CONFIGURATIONS

FLEXIBLE SPACE LAYOUTS





HOME DEPOT



STAPLES, CACTUS CLUB CAFE, CLUB 16 FITNESS



BRENTWOOD TOWN CENTRE

LOCATION



BRENTWOOD TOWN CENTRE

MILLENNIUM LINE

BRENTWOOD TOWN CENTRE STATION

LOUGHEED HWY

GILMORE STATION

SUBJECT PROPERTY

79
EXCELLENT
TRANSIT

77
VERY
BIKEABLE

72
VERY
WALKABLE

Brentwood Town Centre in Burnaby is a vibrant urban hub, seamlessly blending modernity with convenience. Its diverse retail, dining, and entertainment options make it a sought-after destination for residents, businesses, and visitors. The shopping complex offers high-end boutiques, renowned brands, and specialty stores. Culinary enthusiasts can savor global cuisines at the numerous restaurants and cafes. The area's business district thrives with office spaces and corporate headquarters, contributing to economic vibrancy. Excellent transportation links, including the SkyTrain station, enhance accessibility throughout Metro Vancouver. Thoughtfully designed parks and walkable streets provide leisure and community engagement. The mix of modern condos, townhouses, and single-family homes appeals to a diverse demographic seeking urban living with suburban tranquility. Brentwood Town Centre's contemporary charm, accessibility, and sophistication create an exceptional urban experience for residents and businesses alike.



TRANSIT

Brentwood Town Centre boasts excellent transit options, including the SkyTrain station connecting to Downtown Vancouver and other areas. A well-connected bus network and bike lanes further enhance accessibility. Proximity to major roads like Lougheed Highway and Highway 1 makes commuting convenient for residents and visitors alike.

FOR MORE INFORMATION CONTACT

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