



SOUTH YARDS

4572 DAWSON STREET
& 4538 DAWSON STREET

Burnaby, BC



OFFICE SPACE FOR LEASE

Anthem  |  JLL

THE BUILDING

South Yards is a diverse and vibrant 8.3 acre master planned, mixed use community located at the gateway to the downtown core of Brentwood in Burnaby. Comprised of 2,567 homes and anchored by over 60,000 square feet of retail and office space and a one acre community park at its core, South Yards integrates the urban, sophisticated and youthful energy of Brentwood with striking architecture, abundant landscaping, immersive indoor and outdoor amenities and inviting public spaces that have been curated to create a community hub centred around connectivity and lifestyle.



BUILDING AMENITIES



BIKE LOCKERS



END-OF-TRIP FACILITIES



SECURE UNDERGROUND PARKING



VIBRANT MIX OF GROUND FLOOR RETAILERS



STEPS AWAY FROM SKYTRAIN



Designed for progressive and active professionals that value accessibility and convenience, South Yards will be the parkside destination of Brentwood, offering refuge and recreation within its inner-community public park and cycling/pedestrian lanes or as the connection to Burnaby's Alaska Street Urban Trail. Situated within a five minute walk of SkyTrain and the impressive and celebrated restaurants, shops, entertainment and services of Brentwood, and conveniently accessible to major road infrastructure including Hwy 1, South Yards empowers engagement and connection both within its community borders and across the greater Lower Mainland.

With Anthem's dedication to building on the success of each residential tower, the experience and value of being a South Yards homeowner, retailer, customer and neighbour will grow with every new phase. South Yards is a proud extension of Anthem's commitment to building great space and progressive communities.

THE LOCATION

Ideally located at the gateway into Burnaby's dynamic Brentwood area, with seamless transportation access via bike, car, foot, and bus, while being just steps away from the Millennium SkyTrain line for effortless regional connectivity.

Office tenants have access to an impressive array of on-site and nearby amenities, including diverse dining options, specialty coffee shops, retail shopping, state-of-the-art fitness facilities, and an extensive selection of additional services that enhance both work-life balance and daily convenience.

DISTANCE TO MAJOR NODES

 **DOWNTOWN VANCOUVER**
16 minutes

 **YVR AIRPORT**
25 minutes

 **SURREY**
26 minutes

 **COQUITLAM CENTRE**
20 minutes

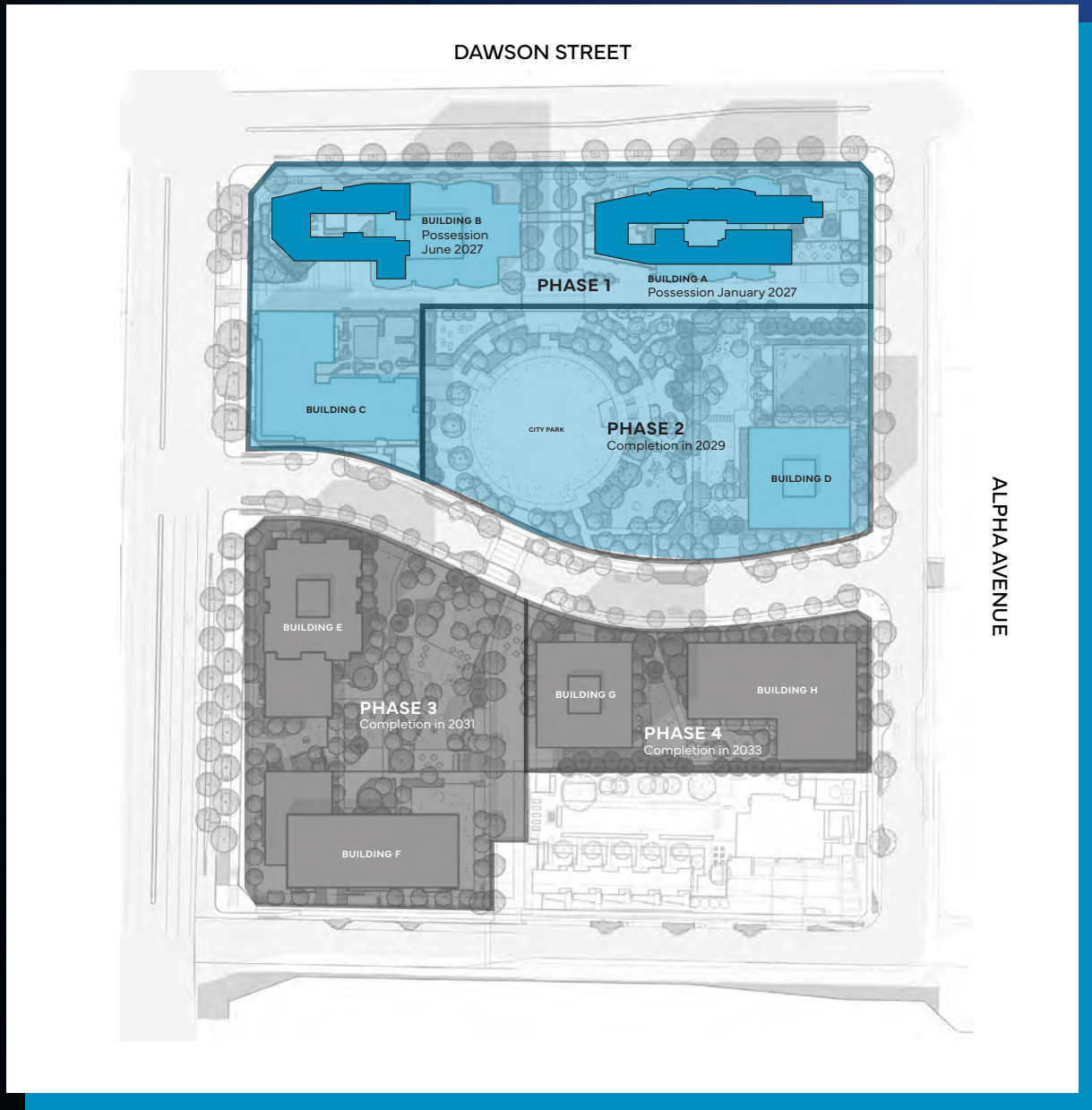
NEARBY RETAIL AMENITIES

- | | | | |
|--------------------------|------------------------|---------------|---------------------|
| 1. The Amazing Brentwood | 4. Tap & Barrel | 8. H&M | 12. Evolve Strength |
| 2. Jinya Ramen Bar | 5. Earls Kitchen + Bar | 9. Golf Town | 13. The Keg |
| 3. OEB Breakfast Co. | 6. Whole Foods | 10. Lululemon | 14. McDonald's |
| | 7. Cineplex | 11. Sephora | |

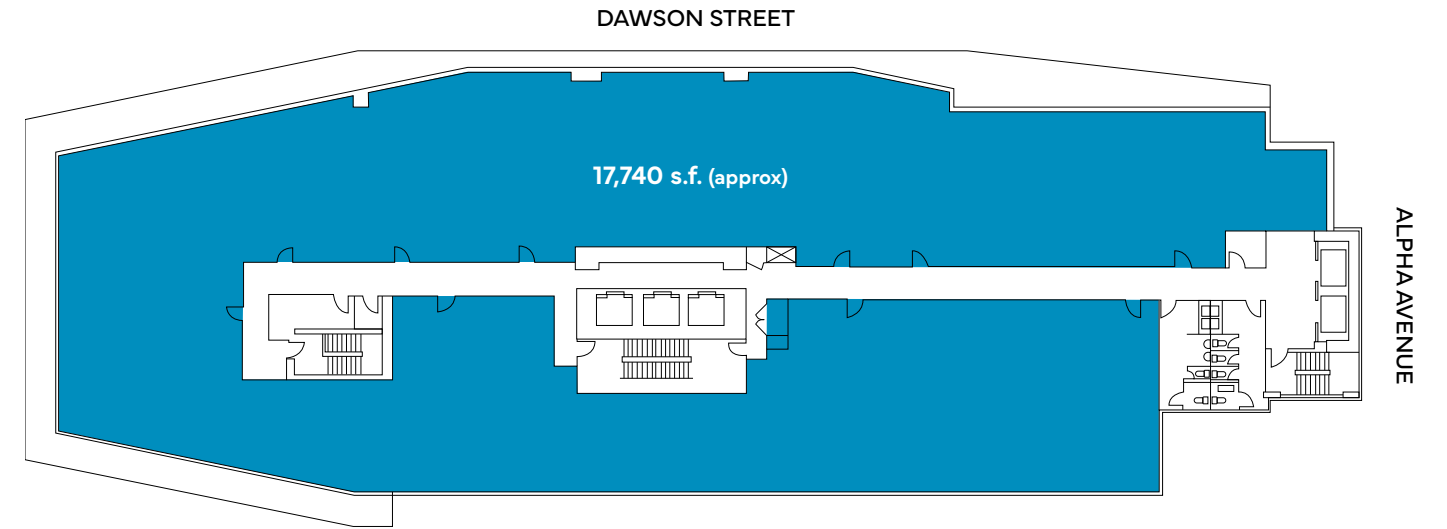


The office units within this modern complex are designed to meet contemporary business needs while taking full advantage of the dynamic Brentwood location and its comprehensive amenity offerings.

OFFICE OPPORTUNITIES

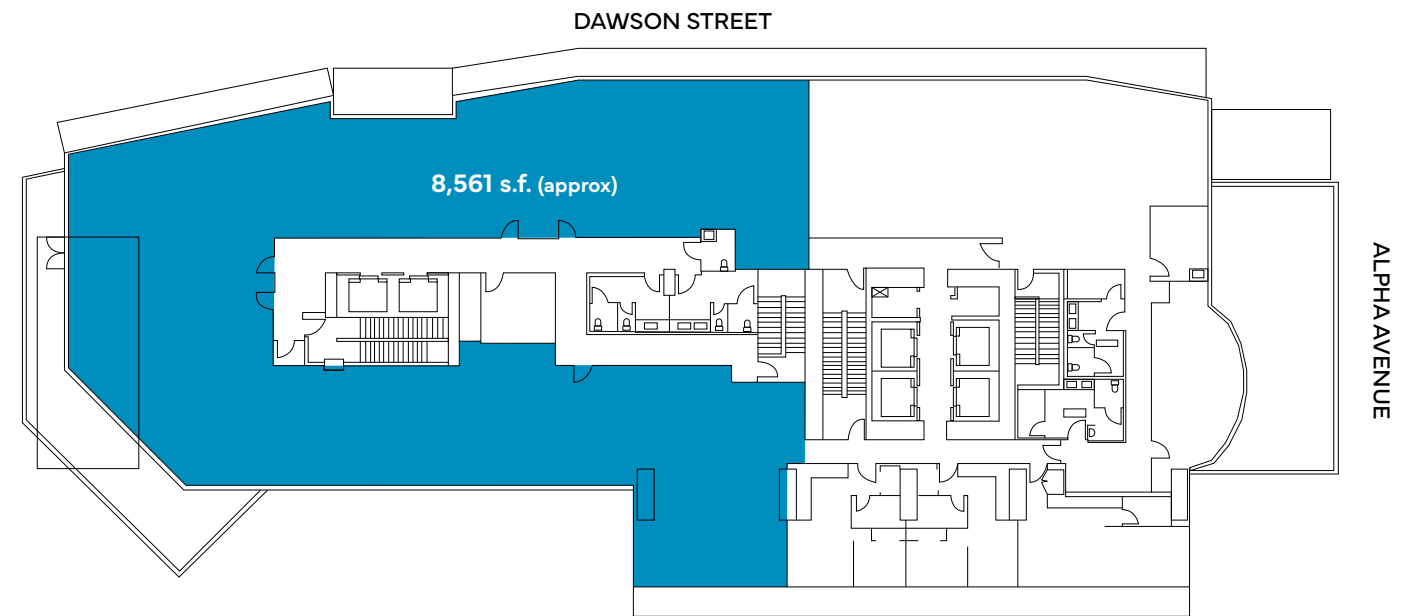


Office - Level 2
BUILDING A - 4572 DAWSON STREET



*Units can be leased together. Subject to potential floor plan changes.

Office - Level 2
BUILDING B - 4538 DAWSON STREET



*Units can be leased together. Subject to potential floor plan changes.

FLOORPLANS



2ND FLOOR OFFICE UNITS



BUILDING A
17,740 s.f. (approx)



BUILDING B
8,561 s.f. (approx)



AVAILABILITY
Q2 2027 Delivery



ASKING RATE
Contact listing brokers



ADDITIONAL RENT (2026 EST)
\$19.00 psf/pa



PARKING
Building A - 33 stalls
Building B - 40 stalls



DELIVERY
Shell condition, ready
for tenant improvements

SALIENT DETAILS



**SOUTH
YARDS**

MARK CHAMBERS*

Executive Vice President

+1 604 998 6005

mark.chambers@jll.com

GRAHAM HYSLOP

Associate

+1 604 354 7284

graham.hyslop@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.