



APPIA
DEVELOPMENTS

SOLO™
WORKS
WILLINGDON & LOUGHEED

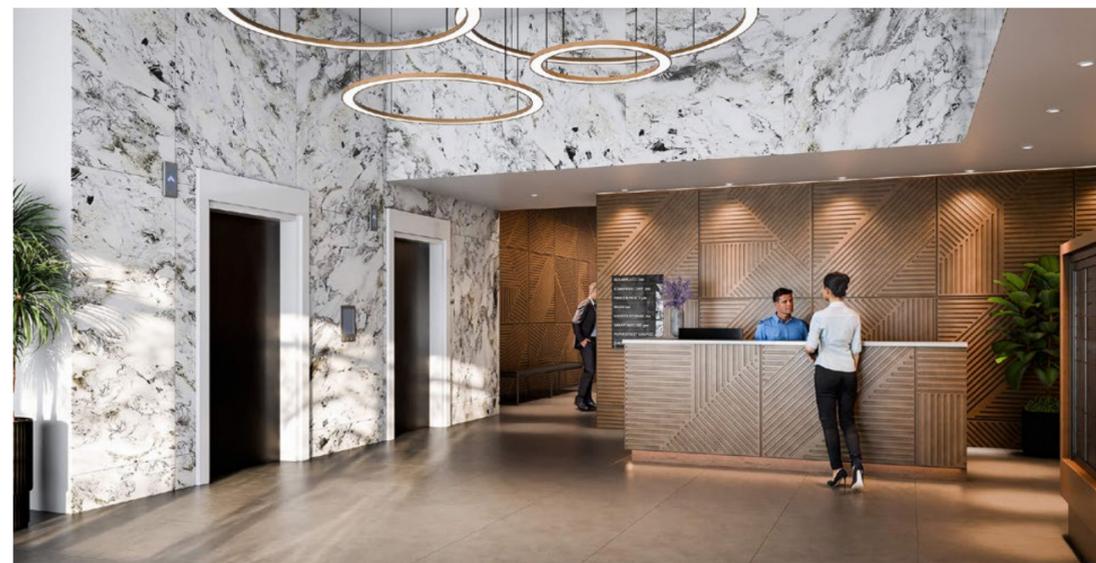


UNRIVALED OFFICE SPACE. **UNBEATABLE** LOCATION.

Setting a new standard in Burnaby, this AAA office destination brings together modern architecture and best-in-class amenities with direct SkyTrain access. Purpose-built for today's leading businesses, SOLOWorks represents the final opportunity within Solo District to secure a workplace that elevates performance, attracts talent, and positions your company at the centre of one of Metro Vancouver's fastest-growing hubs.

A **PREMIER** OFFICE EXPERIENCE

Unwavering commitment to quality and function creates an office experience that promotes productivity, flexibility, ease, and wellbeing with thoughtfully designed spaces throughout.



PROGRESSIVE INFRASTRUCTURE

Platinum WiredScore rating, state of the art building systems, and LEED Gold Certification.



A HEALTHIER WAY TO WORK

Large windows with low-E double pane glass, premium HVAC system, club-level fitness studio and end-of-trip facilities lifestyles.



SMART, FLEXIBLE DESIGN

Minimal columns, open floor plates, and generous ceiling heights provide the flexibility to design your ideal workspace.



CONNECTED, ACTIVE, AND SUSTAINABLE

With direct access to Highway 1, Brentwood SkyTrain station, and major bus and bike routes.



EVERYDAY ESSENTIALS AT YOUR DOORSTEP

Over 100,000 square feet of retail stretch across SOLO District, including Whole Foods Market, Shoppers Drug Mart, and BC Liquor.



A NEW BENCHMARK IN AAA OFFICE

Built to the highest standards, SOLOWorks delivers exceptional amenities, efficient floorplates, advanced systems and an environment designed to elevate your business.



- END-OF-TRIP SERVICES
- ON-SITE CONCIERGE
- COMMON AREA BIKE STORAGE
- MODO CAR SHARING AT SOLO DISTRICT
- 24/7 MANNED SECURITY
- FULLY-EQUIPPED CLUB-LEVEL FITNESS STUDIO

FLOOR PLANS



Total Contiguous Area:
183,495 SF

Availability:
Q2 2027

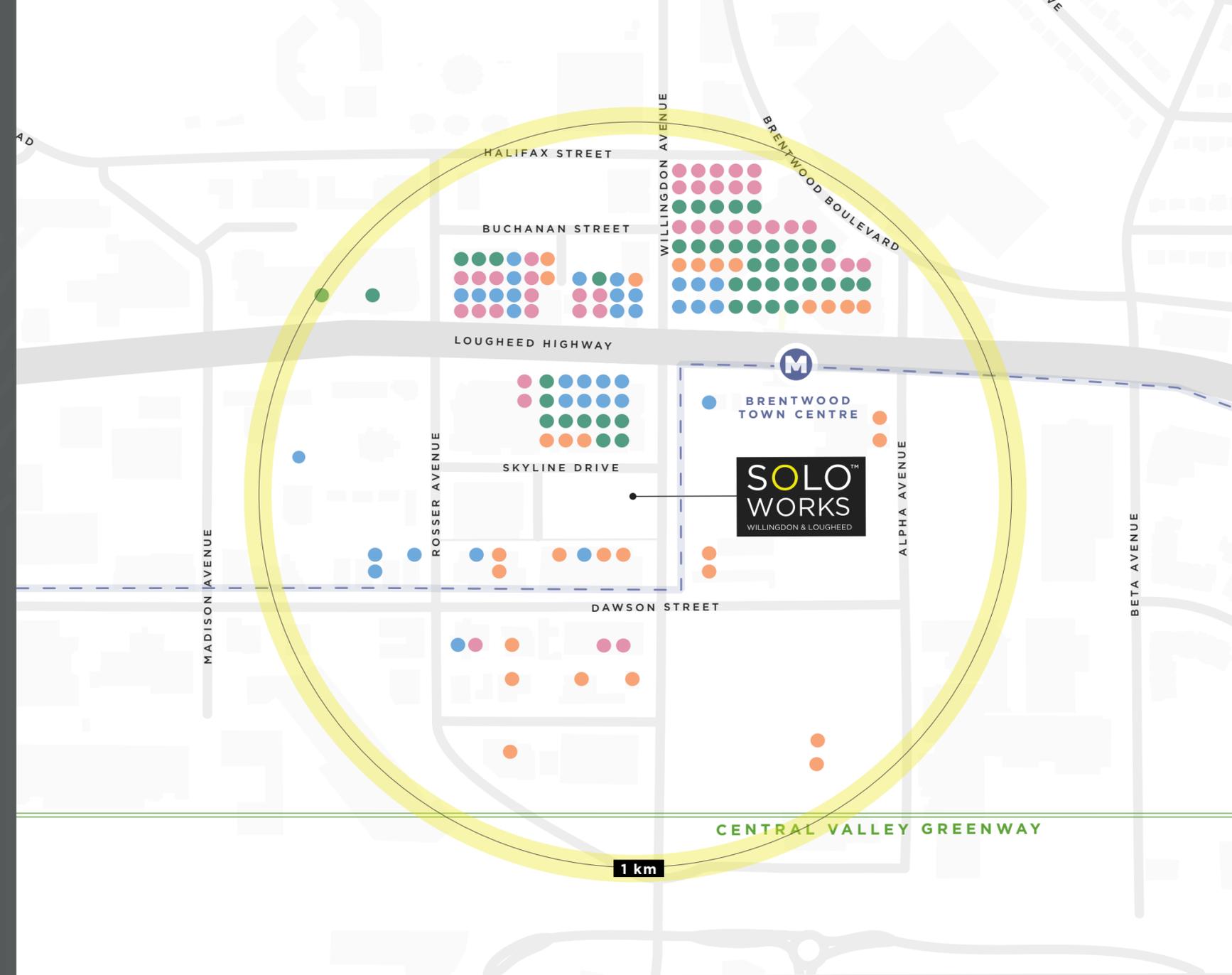
Asking Rate:
Contact listing brokers

Additional Rent:
\$22.03 psf (2027 estimate)

Parking:
1 stall per 800 s.f. at market rates

NEAR OF EVERYTHING

Over 100,000 square feet of retail — including shops, services, and dining — are just an elevator ride away within Solo District. Additional urban amenities and local green spaces are within easy walking distance.



92
WALK SCORE

76
TRANSIT SCORE

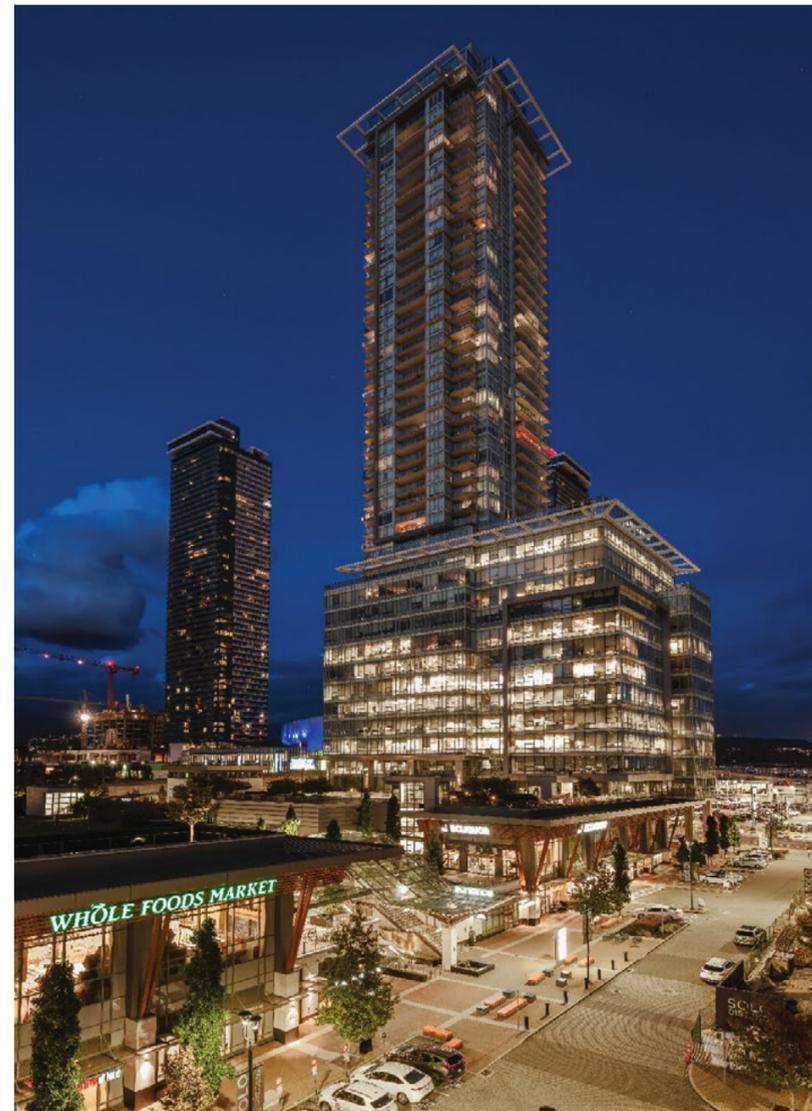
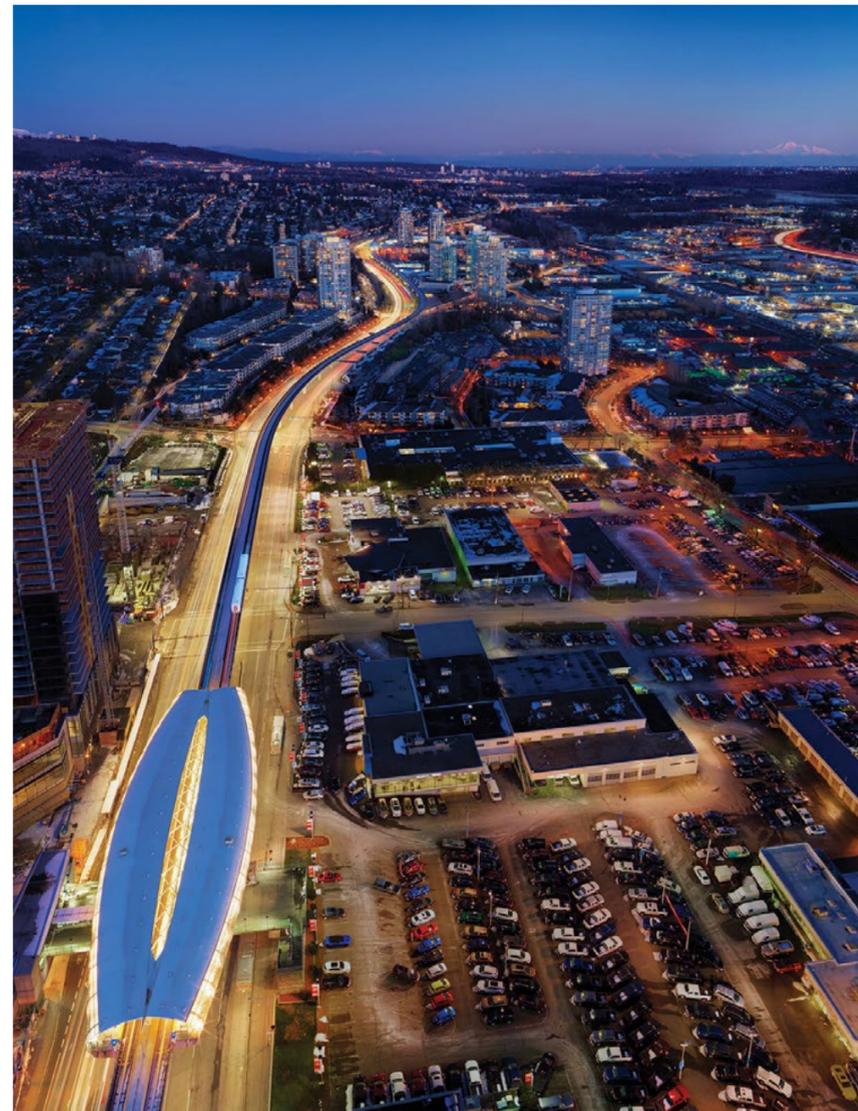
76
TRANSIT SCORE

FOOD AND DRINK

RETAIL + ENTERTAINMENT

PROFESSIONAL SERVICES

EVERYDAY ESSENTIALS + SERVICES





SOLOTM WORKS

WILLINGDON & LOUGHEED

MARK TREPP*
Executive Vice President
+1 604 998 6035
mark.trepp@jll.com

CAM BERTSCH*
Associate Vice President
+1 604 998 6053
cam.bertsch@jll.com

JACK GRAHAM
Associate
+1 604 998 6057
jack.graham@jll.com

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