

FOR SALE

#314 & #315 - 4279 Dawson Street, Burnaby, BC

BRAND NEW STRATA OFFICE UNITS IN BURNABY'S
AKIMBO MIXED-USE DEVELOPMENT



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OPPORTUNITY

Position your business in the vibrant core of Brentwood at Akimbo located at 4279 Dawson Street. Located in this striking new mixed-use development, these premium strata office units offer a combined 1,724 SF of modern design, excellent exposure, and unbeatable access, just steps from two SkyTrain stations and minutes to Highway 1. Surrounded by top-tier destinations, this is a rare opportunity to own flexible commercial space in one of Metro Vancouver's fastest-growing urban hubs. Ideal for professionals, creatives, and forward-thinking businesses looking to invest in their future.

SALIENT FACTS

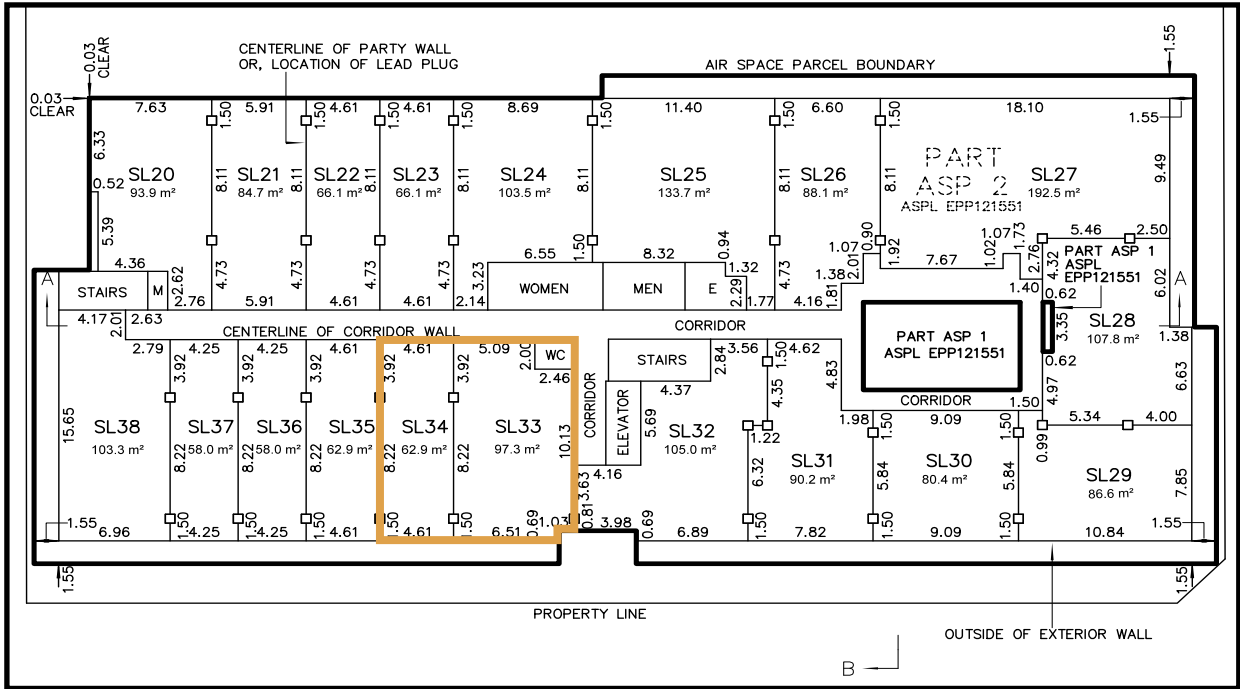
Civic Address:	#314 & #315 - 4279 Dawson Street, Burnaby, BC
PID:	032-043-317 & 032-043-325
Legal Description:	STRATA LOT 33 & 34 DISTRICT LOT 119 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8653
Current Zoning:	CD (C3)
Year Built:	2023
Unit Size:	#314 – 1,047 SF #315 – 677 SF Combined Total: 1,724 SF
Parking:	3 stalls
Price:	\$1,999,000 (\$1,159/SF)



PHOTOS



STRATA PLAN





LOCATION

Nestled in the eye-catching Akimbo development, these combined units put your business right in the middle of the action, just steps from Gilmore and Brentwood SkyTrain stations and mere moments from Lougheed Highway and Highway 1. Whether you're commuting, meeting clients, or running errands between meetings, getting around couldn't be easier. Nestled amongst leading amenities like The Amazing Brentwood, Whole Foods, Costco, and a vibrant mix of restaurants, cafés, and everyday essentials, this is a location that truly works as hard as you do.

HIGHLIGHTS



Prime Mixed-Use Podium: This premium podium offers Class A strata office and retail space, rising above a vibrant urban plaza with engaging street-level energy.



Transit & Highway Access: A mere 3-minute stroll to Gilmore SkyTrain and 8 minutes from Brentwood station, with effortless vehicle access via Lougheed Highway and Highway 1, ideal for regional travel and client visits.

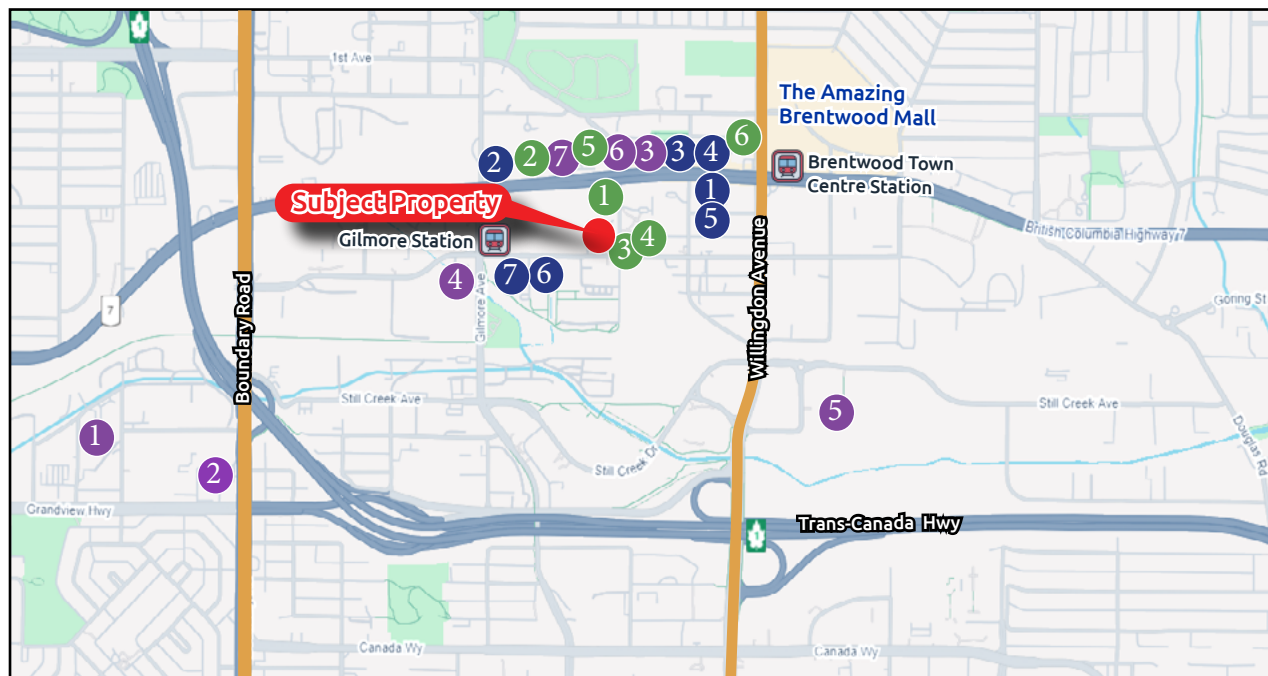


Retail & Lifestyle Amenities: In the nexus of lifestyle amenities including The Amazing Brentwood, Whole Foods, Costco, and a lively mix of cafés, restaurants, and retailers, everything your team or clients could need is just steps away.



Modern Office Spaces: Built in 2023 to Class A standards, the office spaces feature panoramic floor-to-ceiling glazing, high ceilings and efficient HVAC systems, delivering a professional look and high-performance efficiency.

NEARBY AMENITIES



● RESTAURANTS & GROCERS

1. Whole Foods
2. White Spot
3. JOEY
4. Browns
5. Starbucks
6. Quiznos
7. Pokerrito

● RETAIL

1. Canadian Tire
2. Walmart
3. Sleep Country
4. Home Depot
5. Costco
6. Winners
7. Staples

● SERVICES

1. Destination Honda
2. Club16 Fitness
3. DL's Luxe Nail Salon
4. Willingdon Heights Optometry
5. FedEx ShipCentre
6. TD Bank

● Subject Property

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