

# SOLO DISTRICT

## 2015 FALL UPDATE

### The Big Reveal: Stratus Owners get First Glimpse of New Homes

For some SOLO District homeowners the anticipation and wait to see their units is finally over.

Appia Development, the developer behind the new North Burnaby neighbourhood, has started taking future residents of Stratus - the first of four planned buildings - on walk-throughs of their homes.

"People are really excited to finally be able to see something concrete," said Gemma Karstens-Smith, Appia's customer liaison. "Some people bought in the summer of 2012, so they waited for their new homes for over three years!"

Karstens-Smith, who is organizing all of the walk-throughs, said the process gives homeowners the opportunity to explore and identify anything that needs touching up - such as wall and trim paint.

"At Appia, we pride ourselves on delivering the very best in quality," Karstens-Smith said. "Homeowners' happiness and their high praise make our business thrive, so we want them to have every opportunity to point out anything they may notice is not quite finished before they move in."

Walk-throughs also help residents get acquainted with all the features of their new homes.

"They learn about the different products used in the construction of their units - from the materials used for the countertops and floors, to how their air conditioning and heating systems work," Karstens-Smith said.

Now that the amenity spaces have been completed, residents are also getting a chance to check out the lobby, fitness centre, steam room and sauna during the tours.

These tours are built into each contract, however, owners who are unable to attend can sign authorization forms to allow a designated alternative to perform the inspection of their units.

Stratus residents will start to move into their homes this fall.

"We're really looking forward to getting all of the home owners into their new homes," Karstens-Smith said. "SOLO District is going to be a really special community."



**SALES CENTRE:**

2131 WILLINGDON AVENUE, BURNABY  
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**SOLODISTRICT.COM**

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## SOLO District: the Place to be in Business

The new North Burnaby development boasts a prime location, an array of amenities, a pedestrian-friendly design and close proximity to transit.

"The large, safe boulevards connect shops and local residents, which creates a village atmosphere at SOLO District," said Meghan Kennedy, the development's leasing manager.

"Recent studies have shown that high pedestrian volumes have a positive impact on businesses economically and appeal to a younger demographic," she added.

These characteristics have already attracted a variety of businesses to the development.

"We have established a great tenant mix, including Ricky's All-Day Grill, SOLO Dental, Stripped Wax Bar, Uncle Fatih's Pizza and The Girls Nail & Lash Boutique," Kennedy said. "The shopping centre component of SOLO District will comprise approximately 101,681 square feet and will be anchored by Whole Foods, Shoppers Drug Mart and a BC Liquor Store."

These tenants decided to lease at SOLO because of its location and modern, trendy, environmentally friendly atmosphere, according to Kennedy.

"SOLO District is an urban community

with retail that services the residents and office tenants, creating an upbeat, modern environment and a desirable place to live and work," she said.

There are many other perks to being in business at SOLO District. A fitness facility and outdoor multi-court that includes showers, change rooms and day lockers, will be available to office employees. The development will also feature an "end of trip" facility complete with bike storage, showers and lockers for tenants who cycle to work.

In addition to retail space, SOLO District has approximately 230,000 square feet of office space left for leasing.

"CMW Insurance has leased a floor of office space, which we are very excited about," Kennedy said. "We still have eleven floors remaining of roughly 20,000 square feet each."

All phase one retail spaces have now been leased, but one retail unit is still available in phase two. Phase three and four leasing will launch once phase one and two are complete.

For retail leasing inquiries, please contact Sheldon Scott of Colliers International at 604-662-2660 or sheldon.scott@colliers.com. For office leasing inquiries, please contact Meghan Kennedy, leasing manager, at 604-294-0666 or megkank@bosadev.com.

### BUILDING SIZE

230,000 square feet Class 'A' Office

### CIVIC ADDRESS

2025 Willingdon Avenue, Burnaby BC

### FLOOR SIZES

+/- 20,000 square feet, each

### OFFICE FLOORS

12 (levels 3-14)

### TIMING

Target completion of Spring 2016

### PARKING

Secured parking @ 2 stalls per 1,000 sf

### SUSTAINABILITY

LEED-CS Platinum (target or equivalent)

### SOLO DISTRICT

Residential - 1,400 residential units in 4 towers

Retail - 100,000 + square feet including Whole Foods Market, BC Liquor Store and Shoppers Drug Mart

Office - 230,000 square feet of office over 12 floors

### SKYTRAIN

Brentwood SkyTrain Station just steps away at Lougheed and Willingdon (Millennium Line)

### LEASE RATES

Contact Mark Trepp at (604) 805-5431

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## SOLO Helps Buyers Looking to Downsize

Whether you're an empty nester, just want a house that's less work, or are interested in buying an investment property, SOLO District is the perfect place to downsize.

"Downsizers want accommodations that offer the features and benefits of their single-family residences," said Randy Chin, a sales manager at RBC. "SOLO District is situated at a premium location in North Burnaby. It provides a walkable community full of amenities - dining, shopping, entertainment, recreation - and the SkyTrain is steps away."

SOLO District is also a great community for buyers looking to live in one unit and invest in another for some extra income.

"This type of buyer may want to purchase a second unit for their child or as a rental property for a student," Chin said. "SOLO is a really desirable place for students since post secondary institutions are only minutes away."

## Taking the Plunge

Before deciding to downsize, prospective homebuyers need to consider whether or not they will be able to handle moving from a 3,000 square foot house to a 740-1,500 square foot condominium.

"It's an adjustment to move out of a single-family, detached home into a multi-family residence," Chin said.

But he added that many developers are aware that downsizers don't want to move from large houses to closet-sized condos because they want to keep doing things like hosting their families for Christmas or having guests stay with them from out of town.

"Developers are starting to react to this evolution and put a supply of larger units into their pipeline," Chin said. "Appia and Bosa have the scale to be able to do that and have provided 3 bed and 3 bed + den homes."

## BUILDING ON THE BOSA LEGACY

The Appia team, under Jim Bosa's leadership, is distinguishing itself for its vision in creating vibrant, exciting communities, with homes of superior quality, created with superb materials, exquisite finishes and fine craftsmanship. Homes that contribute to their neighbourhoods and provide lasting value to their owners.



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