

**A  
KIM  
BO**

**Stand apart  
in Brentwood.**

**Elegant 1, 2 & 3  
bedroom homes.**

*Advanced Preview Package*

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**Don't settle.**

**Stand apart  
in Brentwood.**

## **Akimbo—Designed To Stand Apart.**

### **Architecture of a new standard**

Akimbo stands for self-expression—a bold assertion of modern design the likes of which Brentwood has never seen. Akimbo's strong tower rises like a sculpture, with a pattern of angled, offset balconies that feel alive with movement. These distinctly expansive balconies create a natural symmetry as they reach out into the sky, demanding confidence from those who stand before it. The most architecturally significant tower in Brentwood, Akimbo means you're not settling for anything less than exceptional.





## The Akimbo Offering

- An architectural masterpiece that sets the bar for design in Brentwood
- A home for every buyer: 1, 2 and 3 bedroom homes, plus penthouses and sub-penthouses
- Concrete construction
- Uniquely expressive architectural design
- Estimated completion: June 2022

## Coming Soon to the Heart of Brentwood

- 350 homes, each with a uniquely angled expansive balcony
- Convenient location in Burnaby's thriving Brentwood neighbourhood, in the heart of the newly developed Dawson Street 'High Street'
- Standing tall at 40 storeys, each home is positioned to offer sweeping views; from downtown Vancouver to the North Shore Mountains, and from Metrotown all the way to Mount Baker
- Steps from two SkyTrain stations at Gilmore and Brentwood Mall, with easy access to Highway 1 and the Central Valley Greenway walk and bike path just outside your door
- Enjoy the convenient location of being moments away from the newly renovated Brentwood Mall—Burnaby's renewed luxury shopping destination









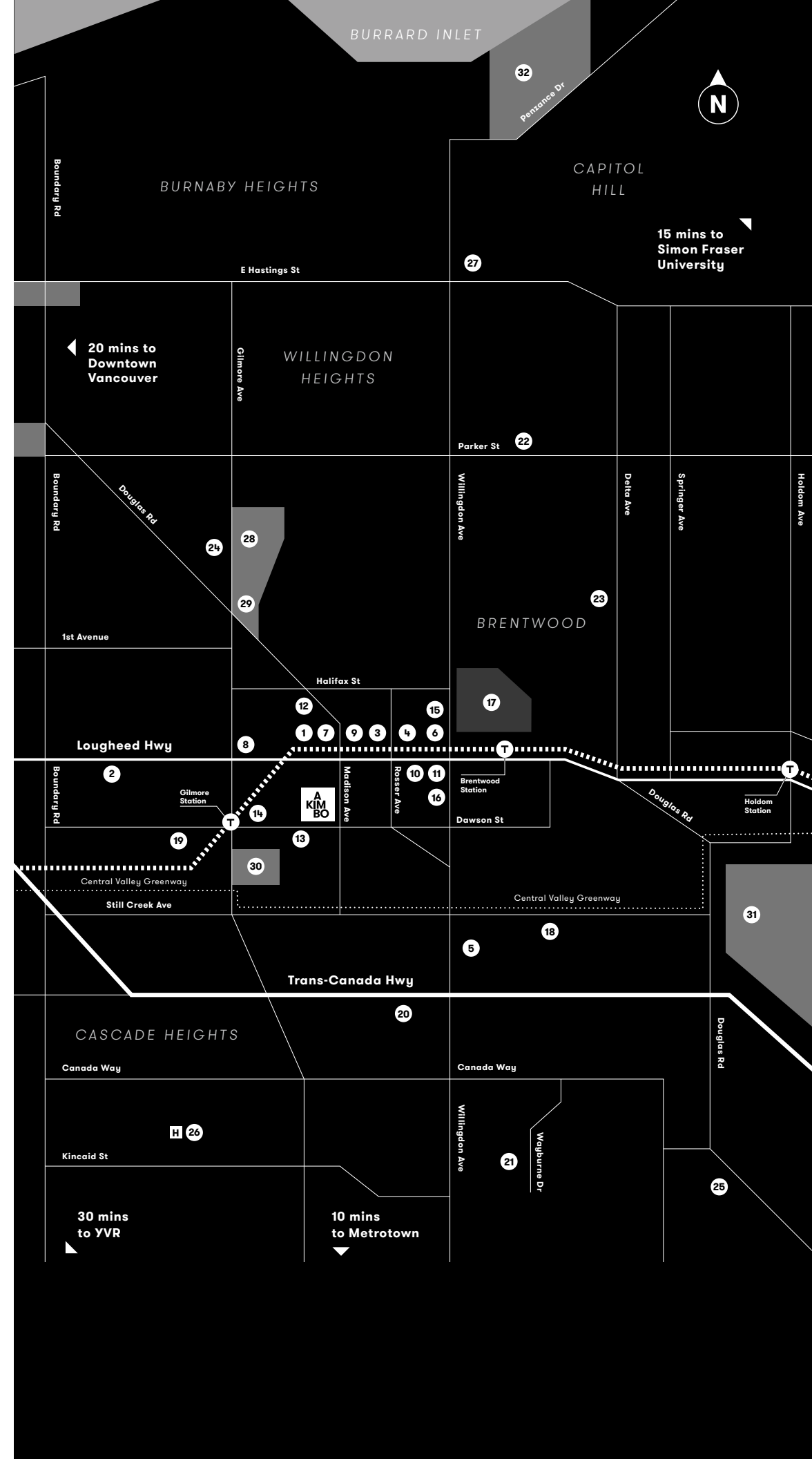




## Dawson Street: Brentwood's New High Street

### A neighbourhood on the rise.

Standing in an unrivaled central location, Akimbo's energetic tower rises above Brentwood's all-new high street. Experience the convenience and communal spirit of Dawson Street's accessible commerce and central plaza. Enjoy top-tier dining, street-front patios, independent retailers, and direct access to transit—all just steps from your front door. Designed to get you moving (and keep you out of gridlock), Dawson Street has access to every essential amenity—and so much more.



## Conveniently Located

- 1 Cactus Club Cafe
- 2 Earls Kitchen & Bar
- 3 Joey Burnaby
- 4 Browns Socialhouse
- 5 The Keg Steakhouse & Bar
- 6 Starbucks
- 7 Sushi Garden
- 8 White Spot
- 9 Save-On-Foods
- 10 Wholefoods Market
- 11 Shoppers Drug Mart
- 12 Steve Nash Fitness
- 13 Joy Sushi
- 14 Gold's Gym
- 15 TD Bank
- 16 BC Liquor Store
- 17 Brentwood Mall
- 18 Costco Wholesale
- 19 The Home Depot
- 20 Grand Villa Casino
- 21 BCIT School of Business
- 22 École Alpha Secondary
- 23 Brentwood Park Elementary
- 24 Kitchener Elementary School
- 25 Douglas Road Elementary
- 26 Burnaby Hospital
- 27 Burnaby Public Library
- 28 Willingdon Heights Park
- 29 Willingdon Community Centre
- 30 Jim Lormier Park
- 31 Burnaby Lake Regional Park
- 32 Confederation Park

- Skytrain Station
- Skytrain Line
- Central Valley Greenway

# Sophisticated Interiors









# Features

## Stand Apart in Brentwood

- Located in enviable Brentwood, Burnaby's closest town centre to Vancouver
- Situated off the main thoroughfares, along the quieter streets of Dawson Street and Madison Avenue
- Centrally located on Dawson Street, Burnaby's new 'High Street'—offering extensive retail options, a communal plaza, separate sidewalks and bike lanes, as well as, lively street-front patios
- Just a 4-minute walk to Gilmore Skytrain Station, and an 8-minute walk to Brentwood Town Centre Skytrain Station
- A short stroll to the newly revived luxury shopping destination of Brentwood Mall
- Enjoy direct access to Highway 1 within minutes
- Central Valley Greenway walk and bike path is just outside your front door

## Designed to Stand Out

- Bold and expressive architectural design by award-winning IBI Group Architects
- Boutique concrete tower rising proudly at 40 storeys, with retail and office space on the podium levels
- Floor-to-ceiling double-pane windows bring the outside light and fresh air into your home
- Spacious balconies or terraces expand your living space
- Balcony 'fins' add a striking architectural element, while also serving as a sun shade

## Luxurious Living Spaces

- Clean contemporary interior design by award-winning Area3 Design
- Customize your home with one of two colour palettes: Light and Dark
- Overheight 9-foot ceilings add to the generous sense of space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Durable laminate flooring throughout the living, dining and kitchen areas
- High quality wool blend carpeting in bedrooms

- Custom shelving in all closets ensures plenty of storage
- Sleek and timeless roller shades to control the natural light
- Distinctively modern flat-profile baseboards and door trims
- Solid-core home entry door, with polished chrome lever and privacy locks
- Modern style flat panel doors in bedrooms, bathrooms and closets
- Energy efficient front-loading LG washer and dryer

## State-of-the-Art Kitchens

- European-inspired cabinetry, complete with soft-close doors and drawers
- Premium Fisher & Paykel stainless steel appliance package including:
  - 1 Bedroom Homes (24" package)
    - Refrigerator with fully-integrated panel to match cabinetry
    - Four-burner gas cooktop
    - Self-clean wall oven
    - Fully integrated single drawer dishwasher to match cabinetry
    - AEG sleek and slim pull-out range hood with LED lighting
    - Panasonic microwave with built-in trim kit
  - 2 & 3 Bedroom Homes (30" package)
    - Refrigerator with integrated panel to match cabinetry
    - Five-burner gas cooktop
    - Self-clean wall oven
    - 24" fully integrated double drawer dishwasher to match cabinetry
    - AEG sleek and slim pull-out range hood with LED lighting
    - Panasonic microwave with built-in trim kit
- Beautiful and durable quartz countertops with waterfall gables on all islands
- Sophisticated quartz countertops

- Under-cabinet recessed lighting for well lit kitchen prep
- Undermount stainless steel double bowl sink (in all 2 & 3 bedroom homes) and single bowl sink (in all 1 bedroom homes)
- Sleek-looking Grohe dual-spray pull down chrome faucets for easy clean-up
- Integrated recessed lighting to ensure the right ambiance

## Spa-Like Bathrooms

- Wood veneered panel cabinets with soft-close doors and drawers
- Beautiful and durable quartz countertop
- European porcelain floor and wall tile in ensuite
- Textured European porcelain accent wall tile in main bathroom
- Polished Grohe chrome faucets and accessories throughout
- Undermount rectangular sink for a sleek modern look in all bathrooms
- Relaxing soaker-style bathtub in main bathroom
- Sleek rolling glass door on all showers
- Grohe shower head for all bathtubs
- Grohe rainfall shower head and handheld shower in ensuite
- Convenient tiled niche in ensuite shower
- Decorative pendant light and floating shelf in ensuite
- Discreet medicine cabinets in ensuite
- High efficiency, dual flush and soft-close toilets in all bathrooms
- Integrated recessed lighting to ensure just the right ambiance

## Exemplary Extras

- Three high-speed elevators, each including secure FOB access control system
- Gated and secure underground parkade
- Security camera system
- Enterphone at the lobby with a secure FOB access system

- Hardwired smoke detectors in all homes and common areas
- Fully sprinklered and fire-protected building
- Comprehensive 2/5/10 National Home Warranty
  - Two-year materials and workmanship protection
  - Five-year building envelope protection
  - Ten-year structural protection

## Elevated Amenities

- Public art located just outside the residential lobby
- Enjoy the use of a 24-hour concierge
- Over-height lobby with boardroom and multiple seating areas
- Designated roundabout drop-off and pick-up area
- Spacious 4th floor amenity area with over 8,100 square feet for entertainment:
  - Fully furnished guest suite available to all residents
  - Complete indoor party room with kitchen, dining table, sleek lounge and TV area
  - Fully-equipped fitness centre for a healthy lifestyle
  - Outdoor podium courtyard includes BBQ and dining area with several sitting areas, open lawn, garden plots and children's play area
- Multiple car washing stations
- Access to parking stalls with electric vehicle receptacles
- One fast-charging electric vehicle station
- Multiple car share vehicles in the building, and driving credits available for each home
- Easily accessible and secure bike storage rooms and bike repair room

## Green Building Initiatives

- Akimbo has been designed to the standard of a Silver Rating with numerous sustainability features, increasing the comfort and energy efficiency of every home.









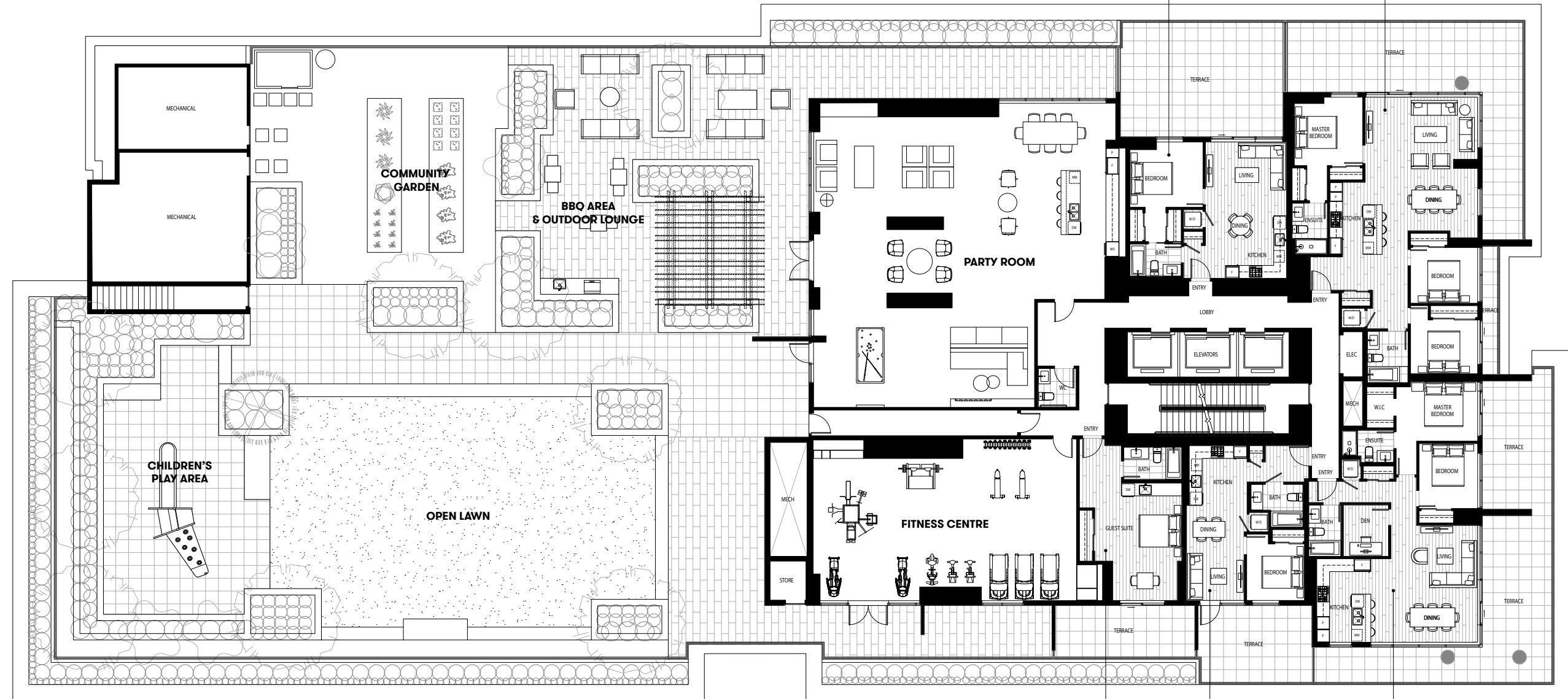
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# Level 4

Over 8,100 Square Feet of Amenities



**1 Bedroom Dream Terrace**

Total: 1,045 SF  
 Living: 560 SF  
 Terrace: 485 SF

**3 Bedroom Formal Dining**

Total: 1,760 SF  
 Living: 1,190 SF  
 Terrace: 570 SF

**Guest Suite**

**1 Bedroom Sun Terrace**

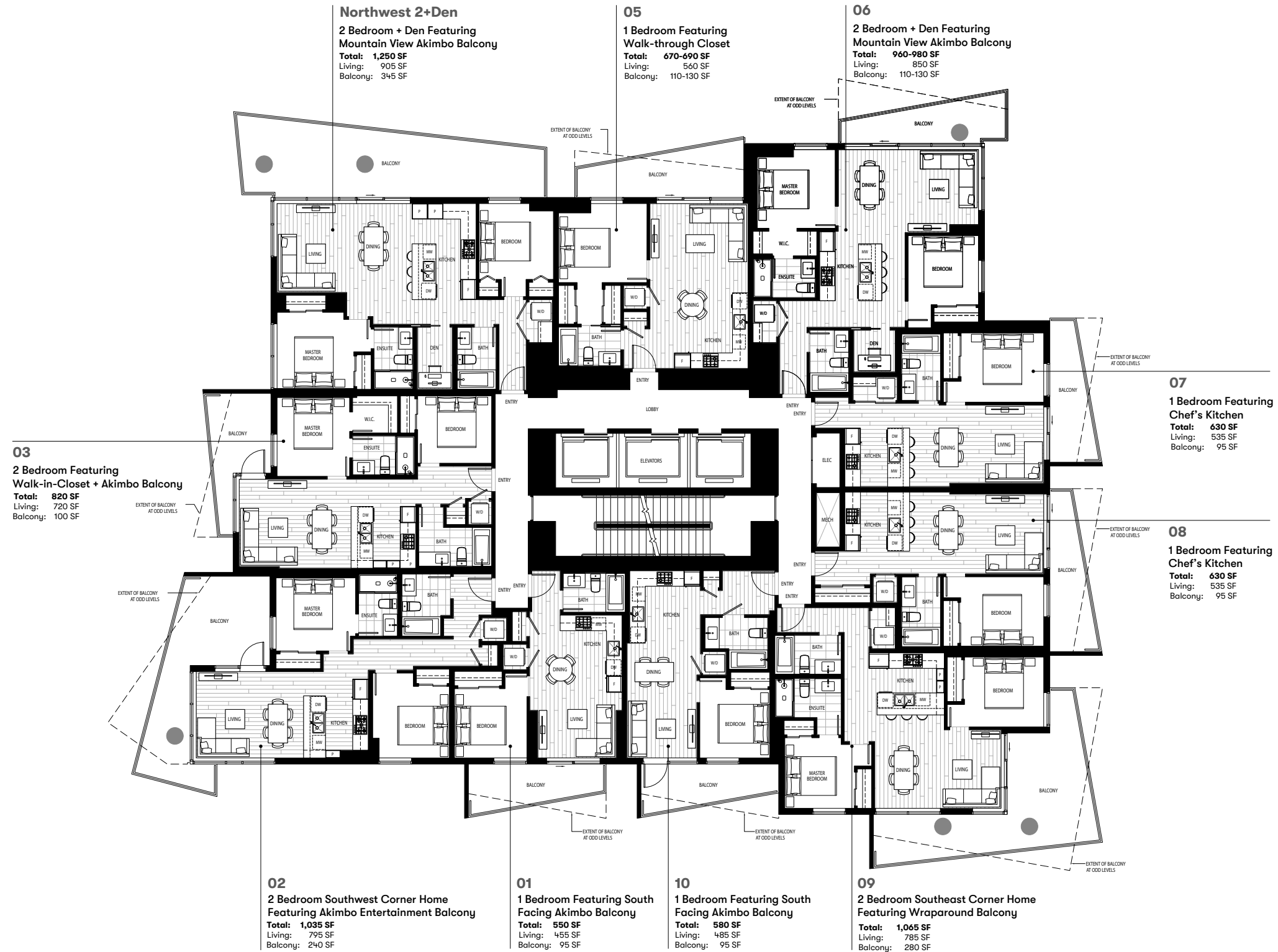
Total: 705 SF  
 Living: 490 SF  
 Terrace: 215 SF

**2 Bedroom + Den Wraparound Terraces**

Total: 1,720 SF  
 Living: 1,020 SF  
 Terrace: 700 SF

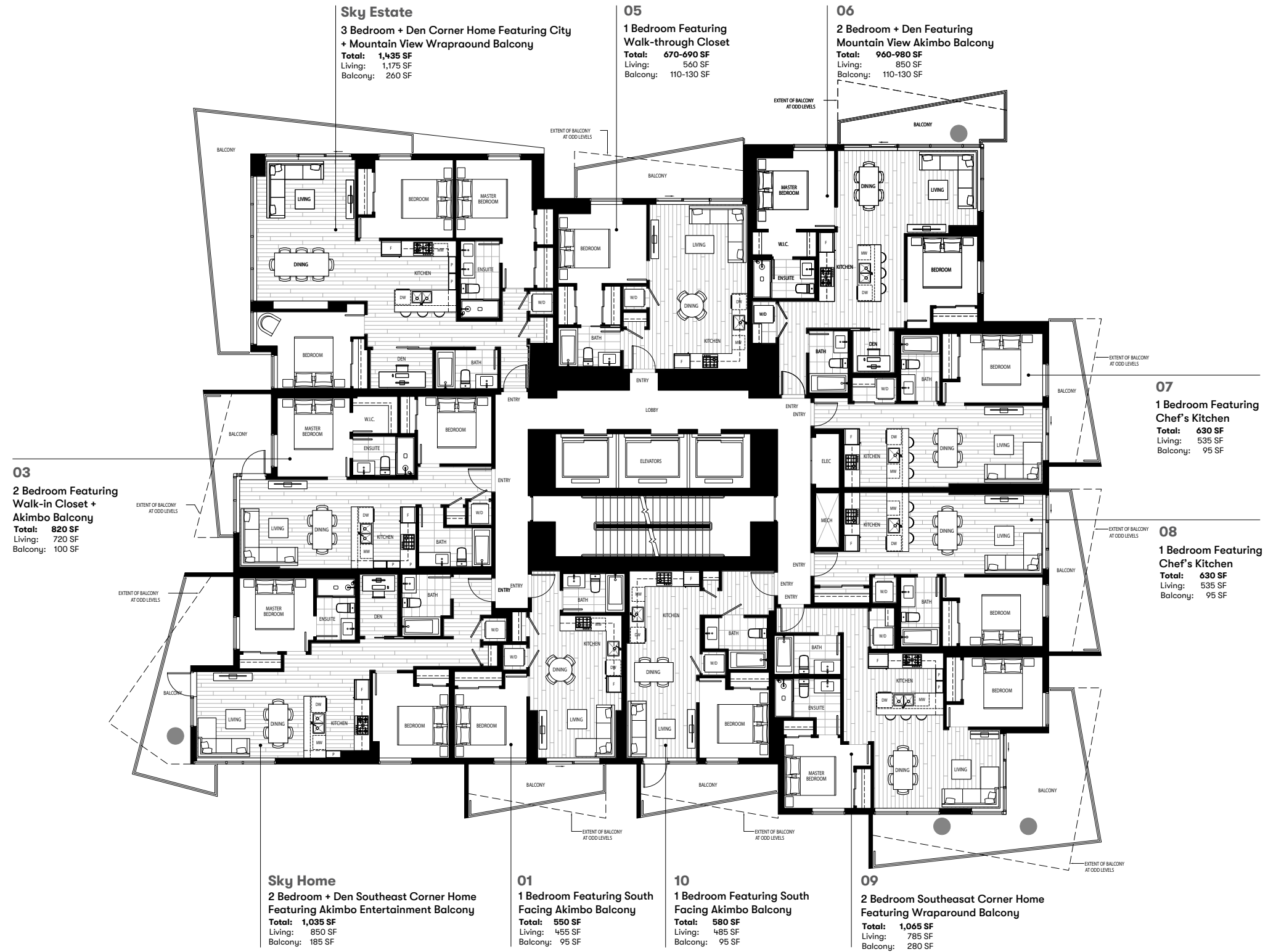


# Levels 5 - 29





# Levels 30 - 38







## A unique vision, a singular team.

### **Imani, Developer**

With more than thirty years of construction and development experience in Vancouver, Imani's team has been involved in some of the most iconic buildings in the lower mainland—big, complex, city-defining projects. Today, Imani applies that understanding to new collections of homes across Metro Vancouver—design-focused homes, built for the people who will invest in and live in our city for the long term.

### **IBI, Architect**

IBI Group is a globally recognized architecture, planning, engineering, and technology firm, designing intelligent systems and sustainable buildings with a human touch. From high-rises to industrial buildings, they design every aspect of a truly integrated city for people to live, work, and play. At IBI, they are defining cities.

### **Area3, Designer**

Area3 is an award-winning interior design firm that believes "design is better together". We believe design is a collaborative effort and enjoy working with our clients and all parties involved to bring the team's vision to life. They bring the skills of four talented and experienced principals to create innovative, modern designs that reflect an international sensibility. We work hard, we have fun and we design together.

### **Key Marketing**

Key Marketing is a full-service project marketing and sales firm that specializes in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of success and happy customers.

**IMANI**

**IBI**

**Area3**

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Developer reserves the right to make modifications to the floor plans, areas, unit numbers and/or specifications without notice. Actual floor plans may have minor variations from the illustrations above. Measurements are based on architectural area and not taken from the strata plan. Images shown are artistic conceptual renderings only. View is approximate only. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E.