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3605 GILMORE WAY

BURNABY, BC

The offices at 3605 Gilmore Way offer a high-quality work environment with excellent amenities for staff

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3605 Gilmore Way Burnaby

PROPERTY SUMMARY

BUILDING CLASS

A

BUILDING AREA

47,000 sf (approx.)

LEASE RATE

Please contact listing agents

OPERATING COSTS

\$15.81 psf (2019 est., not including \$1.00 psf utilities)

TERM

5 to 10 year terms available

PARKING

100 underground stalls
38 surface stalls
2.5/1,000 sf

ZONING

CD M8a DPK
Allows for business or professional offices as well as technological research and manufacturing

SECURITY

Proximity card system

LOCATION

Located in the heart of Burnaby, **3605 Gilmore Way** features a high-quality work environment complete with opening windows, wooden floors in the lobby, bicycle storage, showers, jogging trails, a restaurant, tenant lounge and a large common meeting room.

AMENITIES

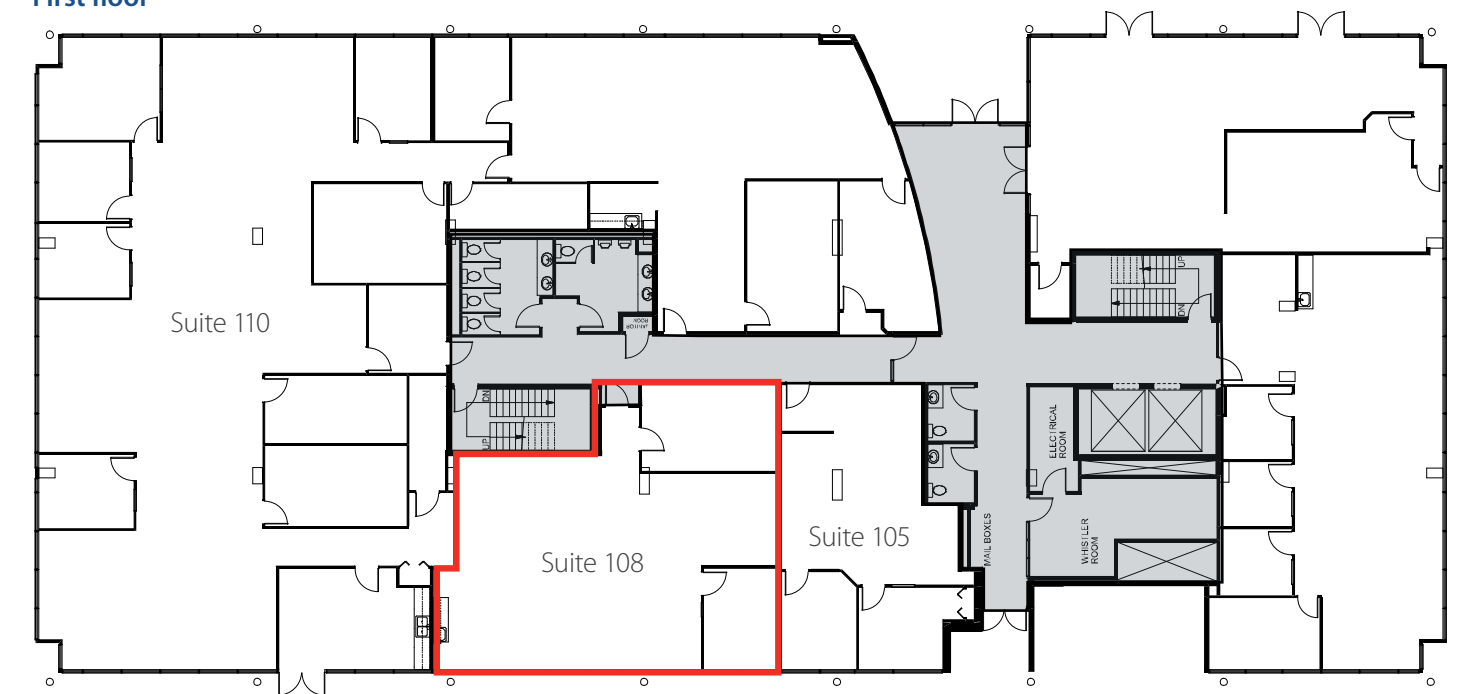
- » Restaurant with patron seating
- » Large, ground floor common meeting room (1,600 sf) available to tenants
- » Secure bike storage, shower and changing facilities
- » Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails

NOTABLE TENANCIES



FLOOR PLAN

First floor



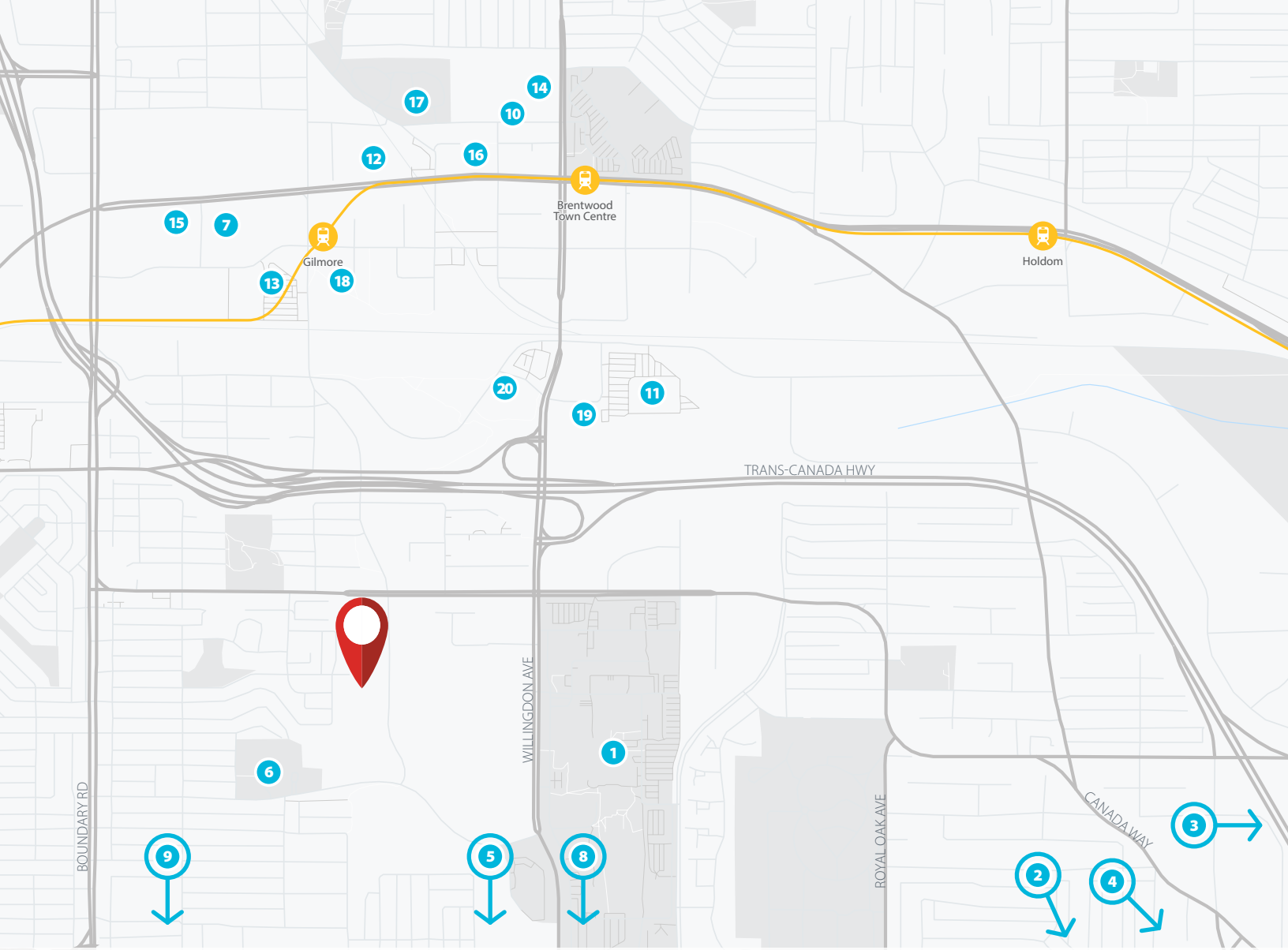
PREMISES

Suite	Area (sf)	Available	Description
108	1,667	Immediately	Large boardroom, 1 office, kitchenette and open area

Notes:

All suites have opening windows

Suites 105 & 108 are contiguous for a total of 2,578 sf



AMENITIES

- | | | | |
|---------------------------|---------------------------|-------------------------|------------------|
| 1. BCIT | 6. Burnaby Hospital | 11. Costco Wholesale | 16. JOEY Burnaby |
| 2. Deer Lake | 7. ICBC | 12. Cactus Club Cafe | 17. Staples |
| 3. Burnaby Lake | 8. Metrotown | 13. The Home Depot | 18. Starbucks |
| 4. Burnaby Village Museum | 9. Central Park | 14. Farfalla | 19. The Keg |
| 5. Burnaby Public Library | 10. Brentwood Town Centre | 15. Earls Kitchen + Bar | 20. McDonald's |

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