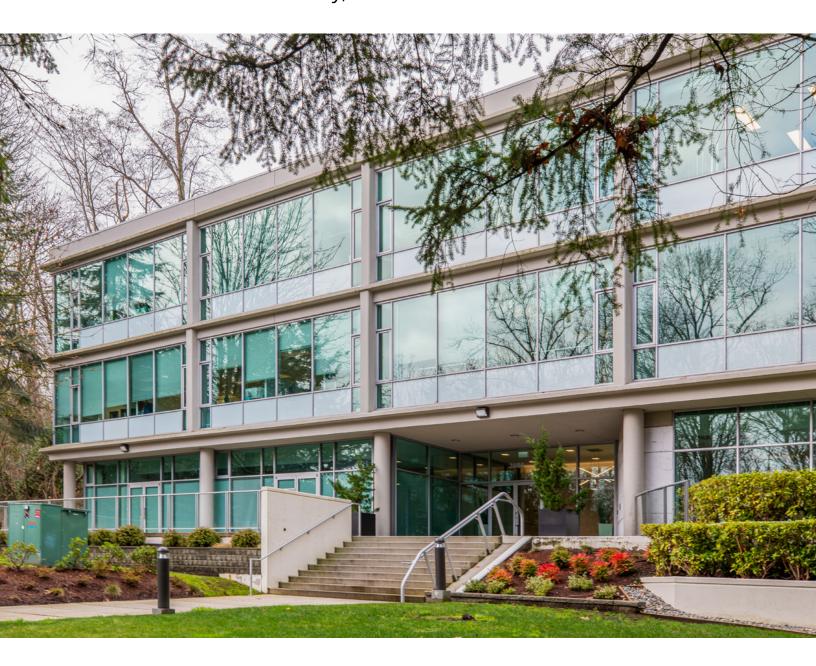


For Lease 3605 Gilmore Way Burnaby, BC



The offices at 3605 Gilmore Way offer a high-quality work environment with excellent amenities for staff. Josh Sookero^{*}, Principal 604 647 5091 josh.sookero@avisonyoung.com *Personal Real Estate Corporation

Nicolas Bilodeau, Senior Vice President 604 647 1336 nicolas.bilodeau@avisonyoung.com

3605

Gilmore Way

Burnaby, BC

Property details

BUILDING CLASS

A

BUILDING AREA 47,000 sf (approx.)

LEASE RATE Please contact listing agents

OPERATING COSTS \$24.10 psf (2025 estimate)

TERM 5 to 10 year terms available

PARKING

2.5 stalls per 1,000 sf Random underground = \$130 Reserved Surface = \$280

ZONING

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

SECURITY

Proximity card system details description

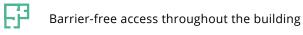
Location

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

Building features



Large, ground floor common meeting room (1,600 sf) available to tenants



<u>9</u>29



Secure bike storage, shower and changing facilities

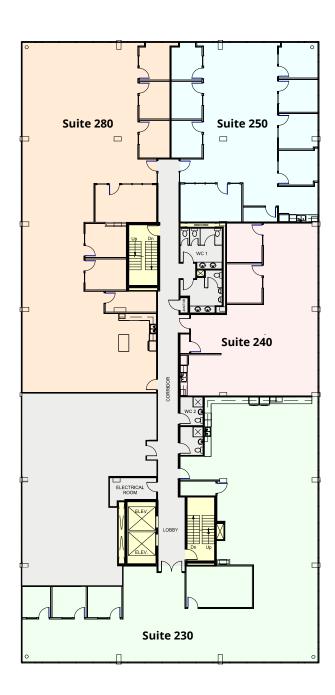
Adjace strear

Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails



New show suites available August 2025

SUITE	SIZE (sf)	DESCRIPTION
230	5,066	Two (2) offices, server room, small r open area
240	2,173	Two (2) offices, server room, recept
250	2,871	Seven (7) offices, server room, rece
280	5,171	Five (5) offices, server room, recepti

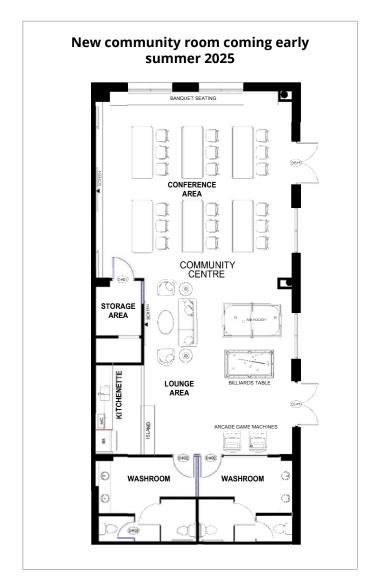


meeting room, reception area, boardroom, kitchenette, and

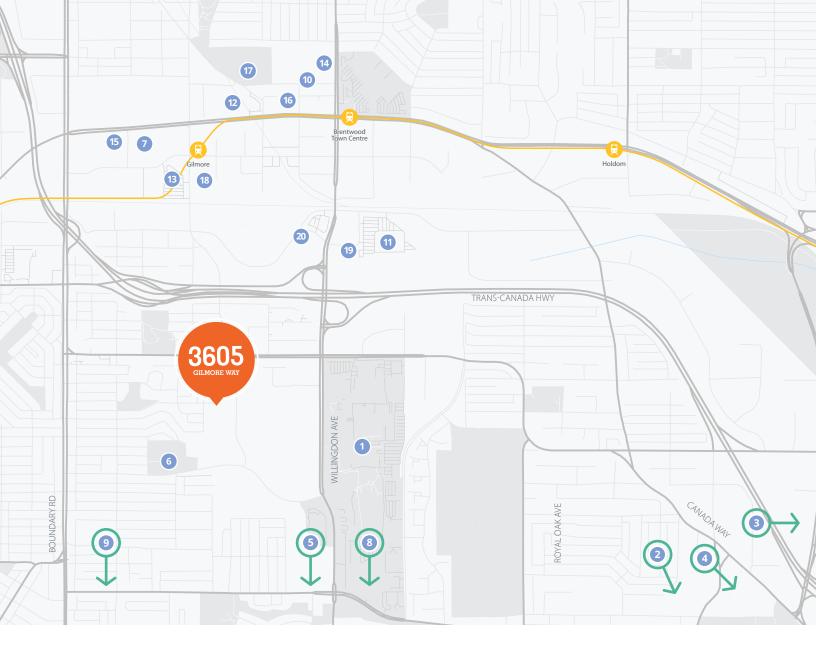
tion area, kitchenette, and open area

eption area, boardroom, kitchenette, and open area

tion area, boardroom, kitchenette, and open area



New cardio and workout room coming early summer 2025



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

Contact us for more information

Josh Sookero*, Principal 604.647.5091 josh.sookero@avisonyoung.com *Personal Real Estate Corporation Nicolas Bilodeau, Senior Vice President 604.647.1336 nicolas.bilodeau@avisonyoung.com





BEST MANAGED COMPANIES

P.O. Box 11109 Royal Centre Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2024 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.