

DISCOVERY CAMPUS

3700 GILMORE WAY, BURNABY, BC

Newly Constructed, 180,000 SF Building
Available in the Heart of Burnaby



CUSHMAN &
WAKEFIELD



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Property Video



Welcome To

DISCOVERY CAMPUS

Delivering in July 2024,
Discovery Campus is the blank
canvas for your new workplace.

Every once in a while, an unparalleled opportunity enters the market that offers the perfect trifecta: the latest in building standards, unmatched flexibility, and unparalleled location. Discovery Campus is a three-story, 180,000 SF building located in the centre of Metro Vancouver. Large scale users can capitalize on full-building control and create a unique sense of place and identity. Efficient floorplate design and enhanced natural light also lend themselves well to single-floor users and demised options.

The building's highly flexible zoning supports a wide range of users spanning general office, lab/life science, production, institutional, and many more. Bring your creativity and cultivate the vision to shape the future of your workplace and how you work.

SUBLEASE HIGHLIGHTS:

Delivery for Fixturing:	July 2024
Sublease Expiry:	September 30, 2035 (Longer term available)
Base Rent:	Please contact agents
Additional Rent:	\$22.50/PSF (2024 est.)
Premises:	3rd: 63,165 SF 2nd: 60,733 SF 1st: 56,889 SF
Parking:	3 stalls per 1,000 SF (At market rates)
Zoning	CD-1



- PERMITS IN HAND:**
Unique opportunity to expedite path to occupancy
- CENTRALLY LOCATED:**
30 mins from everything in Metro Vancouver
- LARGE FLOORPLATES:**
Highly efficient | 60,000 SF (BOMA 1996)
- ACCESS TO NATURAL LIGHT:**
Abundant glazing and internal atrium

Market-Leading Amenities


BUILT TO LAST



Brand-new, AAA Class build by Turner Construction



PREMIUM METRO VIEWS



ESTABLISH YOUR CAMPUS
Strong identity opportunity with full building control and extensive signage (crown, banner, podium, monument)

Expedited Path to OCCUPANCY

Typical Occupancy Timeline



Under a standard occupancy timeline, Burnaby tenants face lead times for design and tendering and prolonged permitting timeframes, which can compromise construction schedules.



Up to **1.5 years** from lease execution to move-in

PERMITS IN HAND



Discovery Campus Occupancy Timeline



Discovery Campus subtenants can utilize a permit amendment process, negating the need to undergo a standard permit application and significantly condense construction schedules.



Occupancy can be achieved within **10 months** from lease execution

ARCHITECTURE HIGHLIGHTS

- Large internal atrium providing abundant access to natural light
 - Double-glazed windows
 - Commercial grade automatic roller shades
- Ceiling Heights:
 - 1st floor - 15' 8" (slab to slab), 12' 7" (clear)
 - 2nd & 3rd floors: 11' (slab to slab), 9' (clear)
- Floor-to-ceiling curtain wall system



CREATE THE FUTURE of WORK

WELLNESS STARTS FROM WITHIN

MECHANICAL HIGHLIGHTS






- Measurement standard: BOMA 1996
- Zoning: CD-1
- Mirrored metal soffit panels
- 100% fresh air heat recovery ventilation
- 4-pipe fancoil system
- In-ceiling ducts

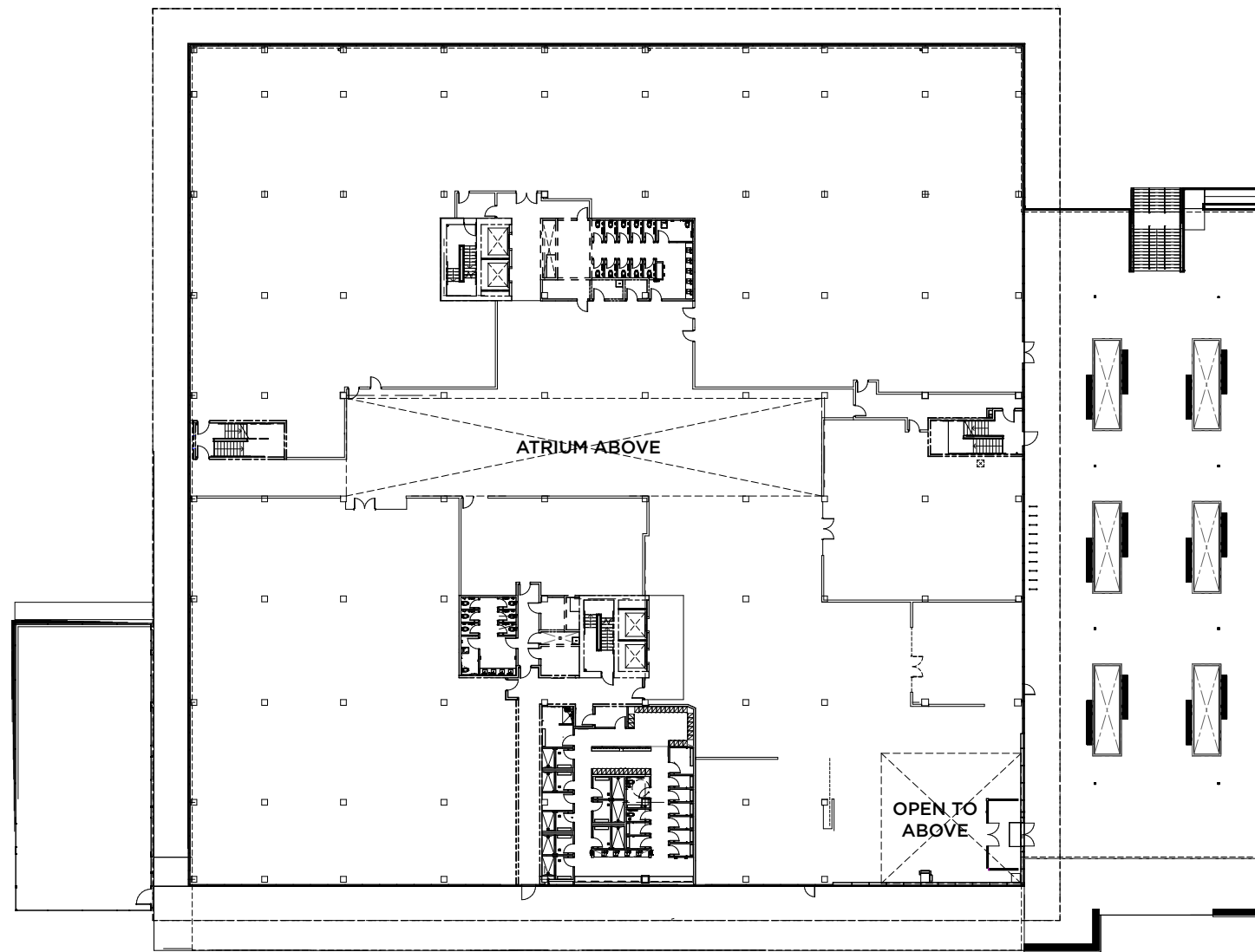


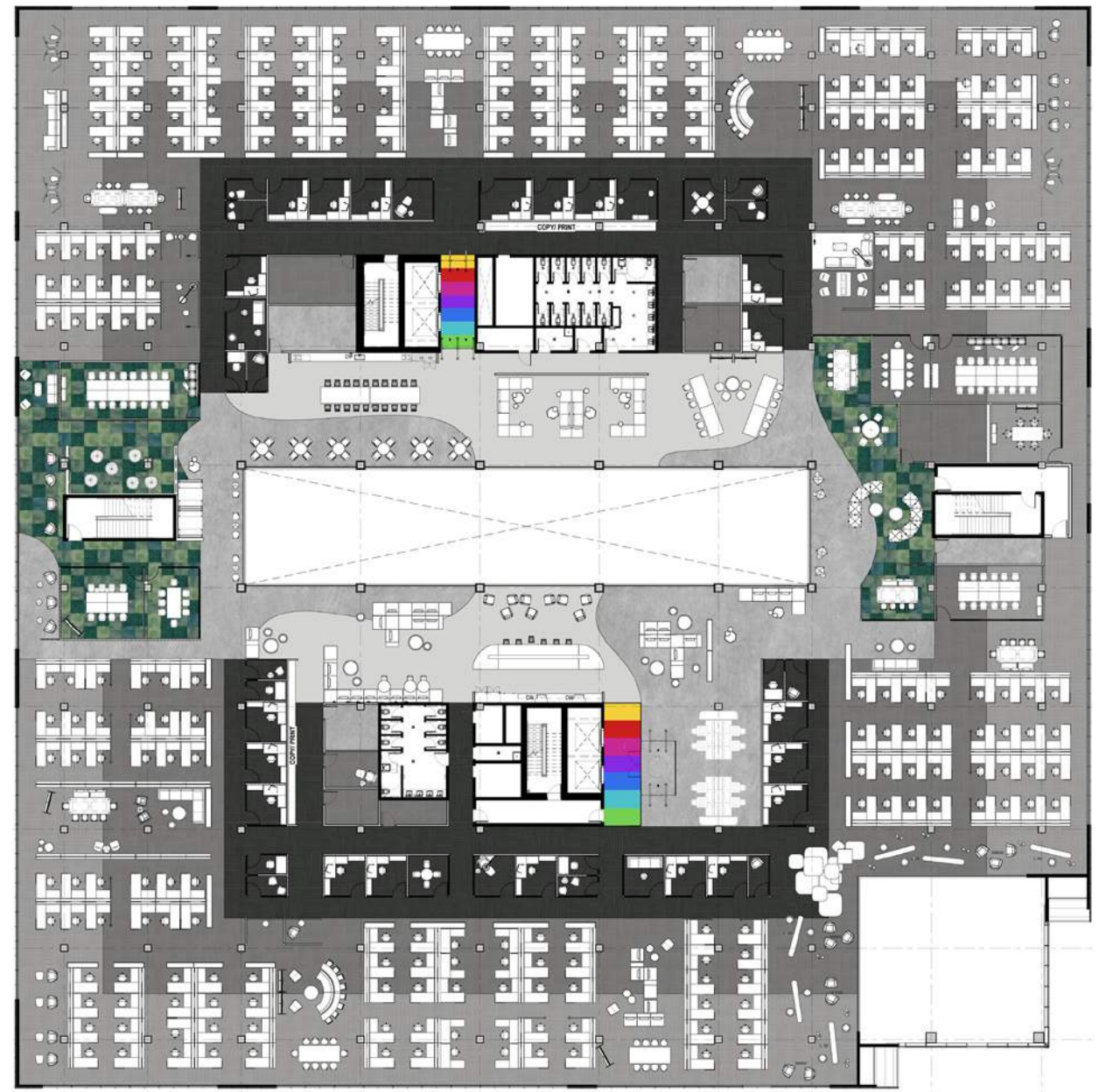
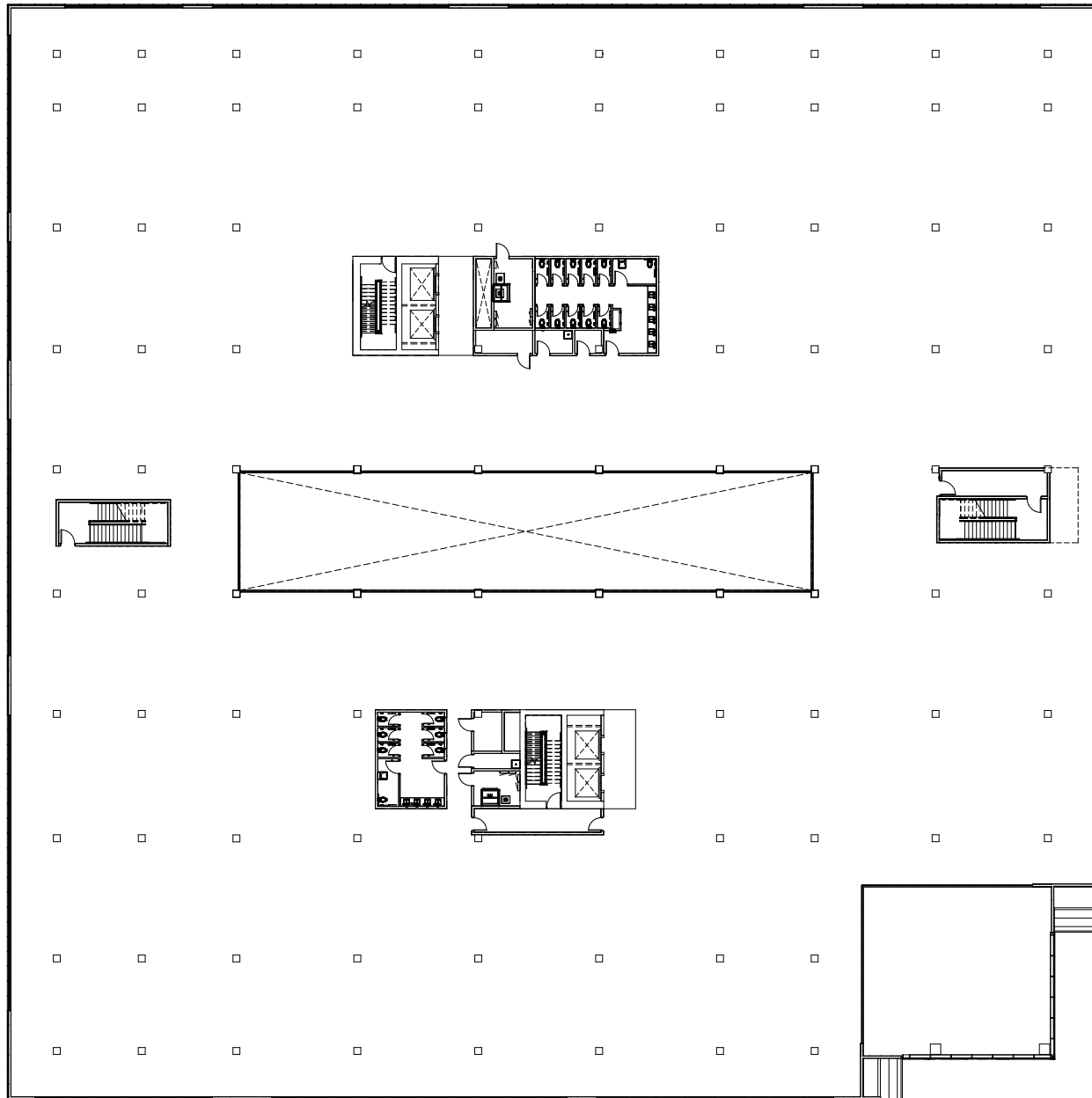
The pursuit of big ideas

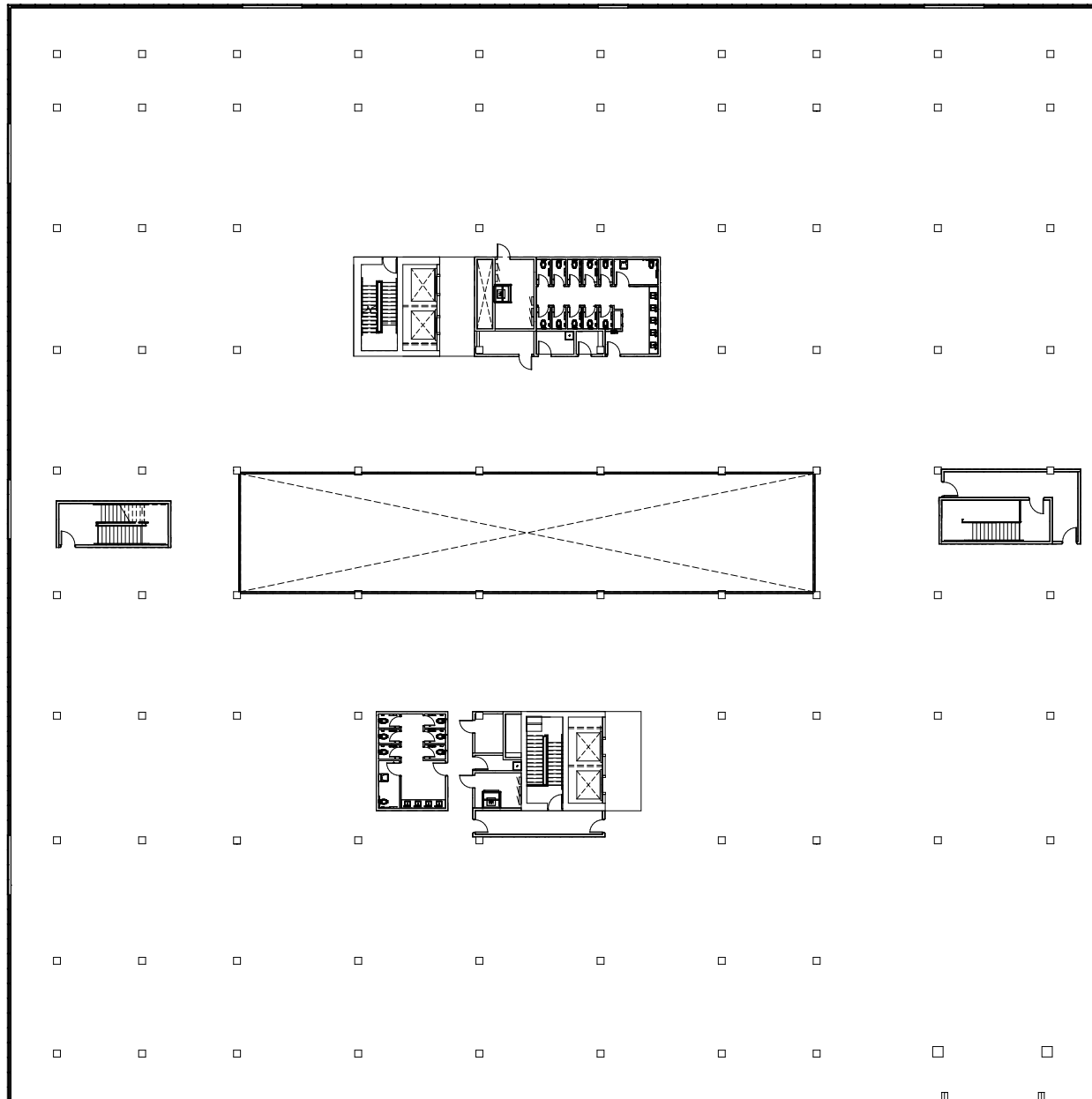
and bold strategies requires a solid foundation and resources. From your morning arrival to your evening departure, Discovery Campus offers everything you need to uncover what's next.

Amenity Highlights

-  2 parkade shuttle elevators
-  Bike storage: 57 stall capacity
-  8 passenger elevators using destination dispatch technology
-  End-of-trip facility with changing rooms, showers, and storage lockers
-  Underground parkade with 645 parking stalls (Parking Ratio: 3/1,000)







Journey to NEW HEIGHTS

Endless Amenities Within Reach

DINING



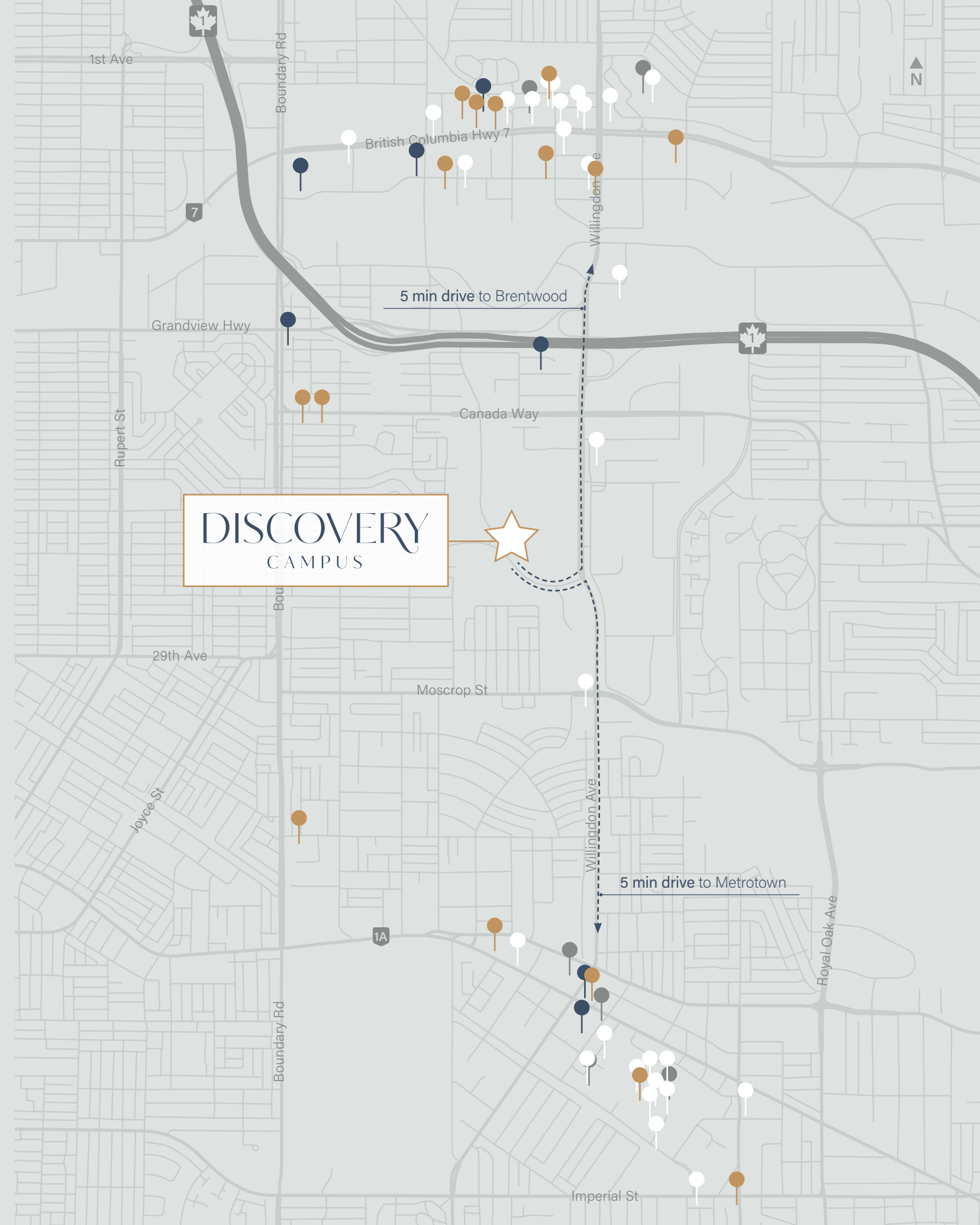
FITNESS



RETAIL



HOTELS



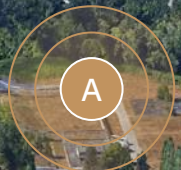
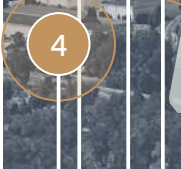
- 1 Electronic Arts
- 2 BCIT
- 3 Xenon Pharmaceuticals
- 4 Life Labs
- 5 Thales
- 6 Kodak
- 7 Delta-Q
- 8 Fortinet
- 9 Tantalus Systems
- 10 Pacific Blue Cross
- 11 TELUS
- 12 Moneris
- 13 Prime Mover Controls

VILLAGE
kwasañ A

40 acres of residences, parks,
and retailers in planning

BCIT 2

BC's largest polytechnic institution



Burnaby Hospital

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DISCOVERY
CAMPUS

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