

# 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

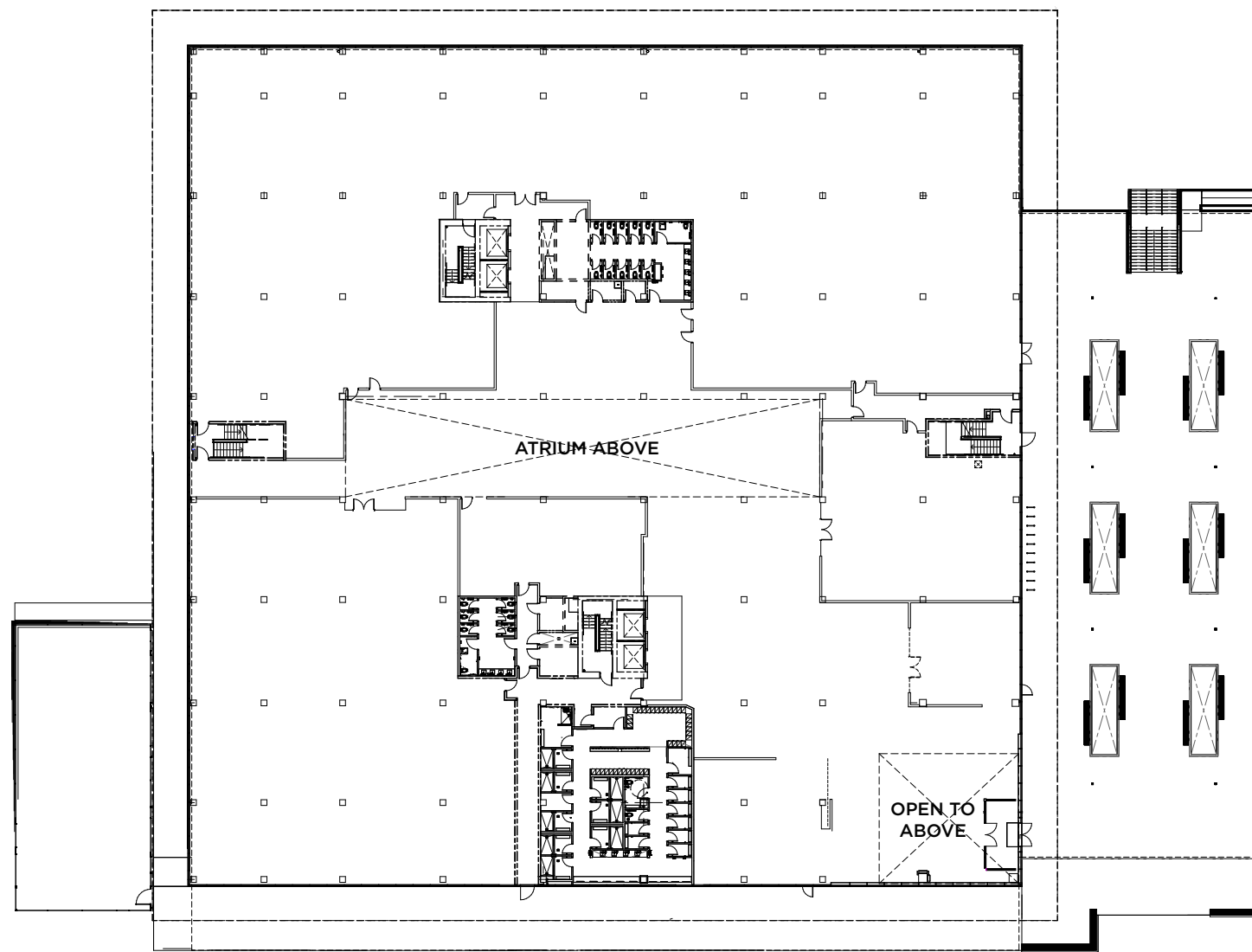


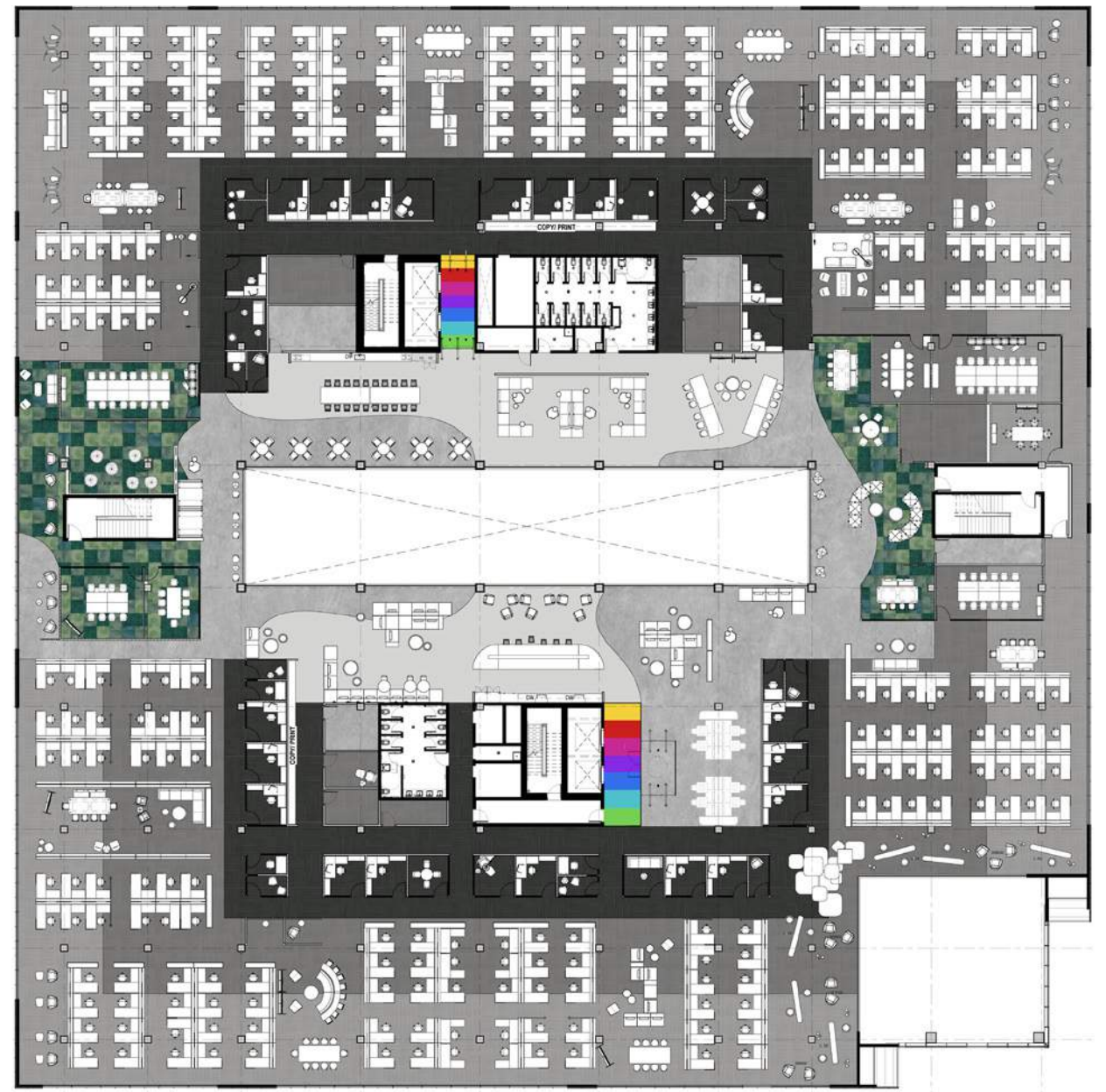
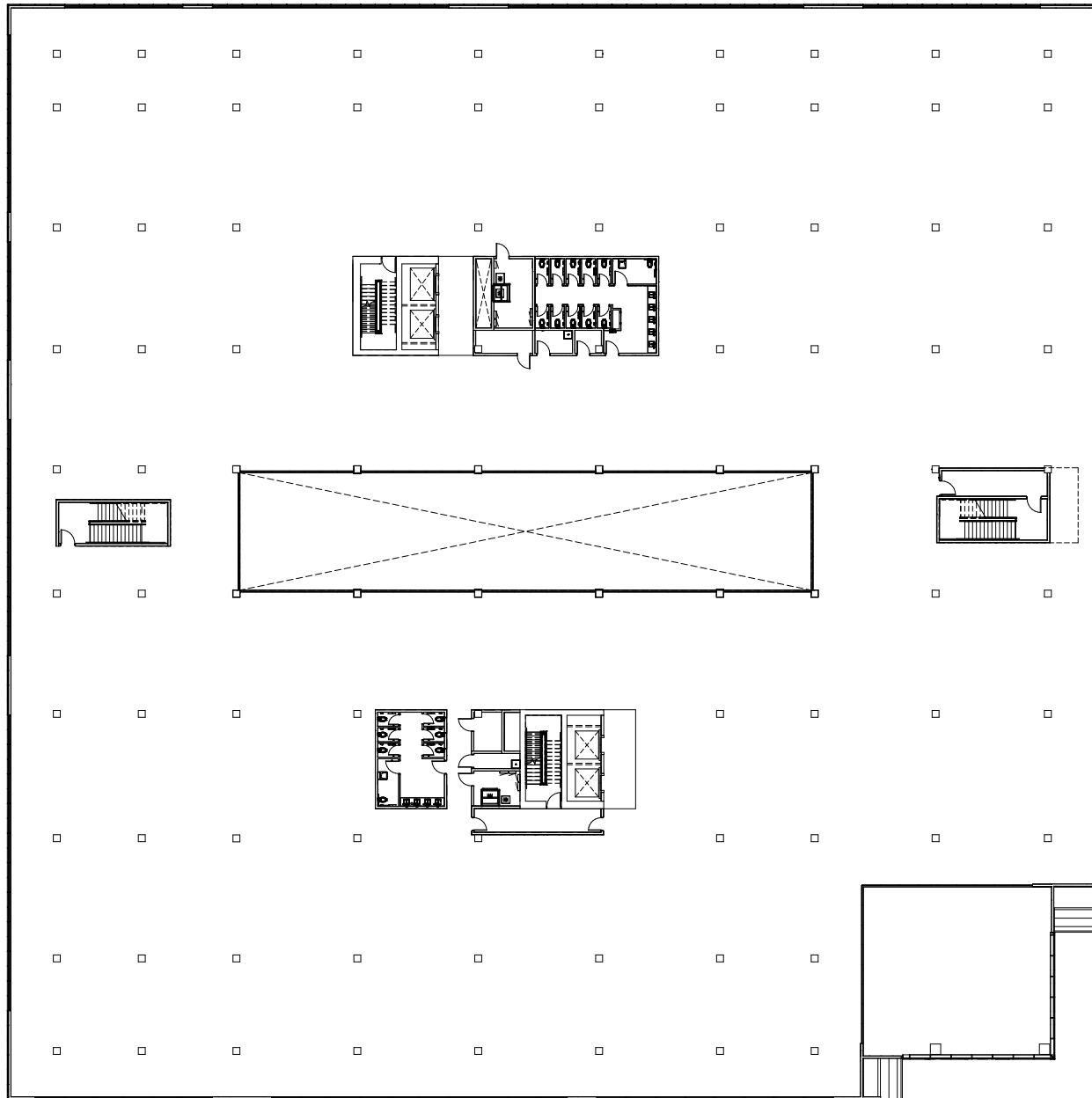
## The pursuit of big ideas

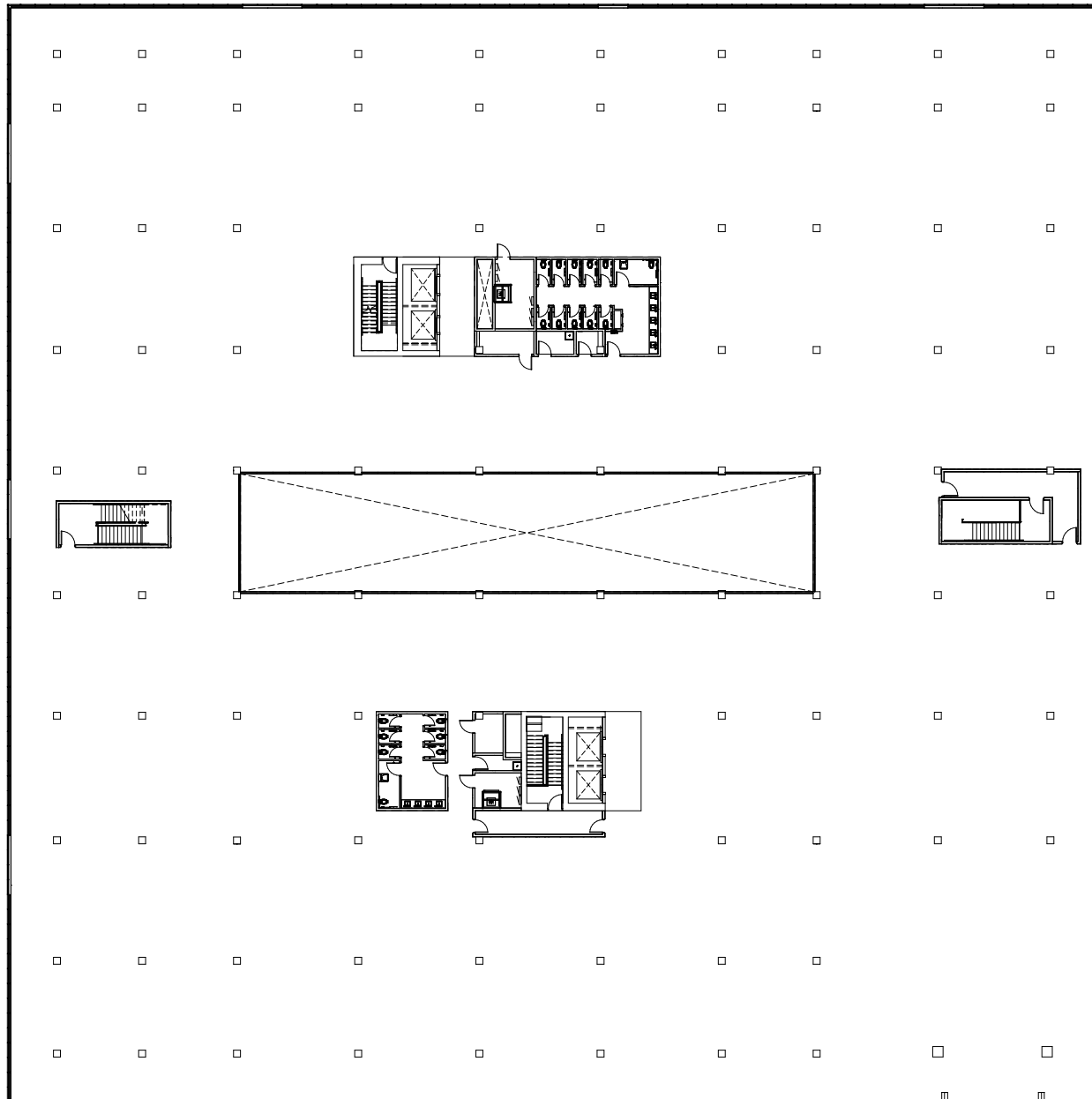
and bold strategies requires a solid foundation and resources. From your morning arrival to your evening departure, Discovery Campus offers everything you need to uncover what's next.

## 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



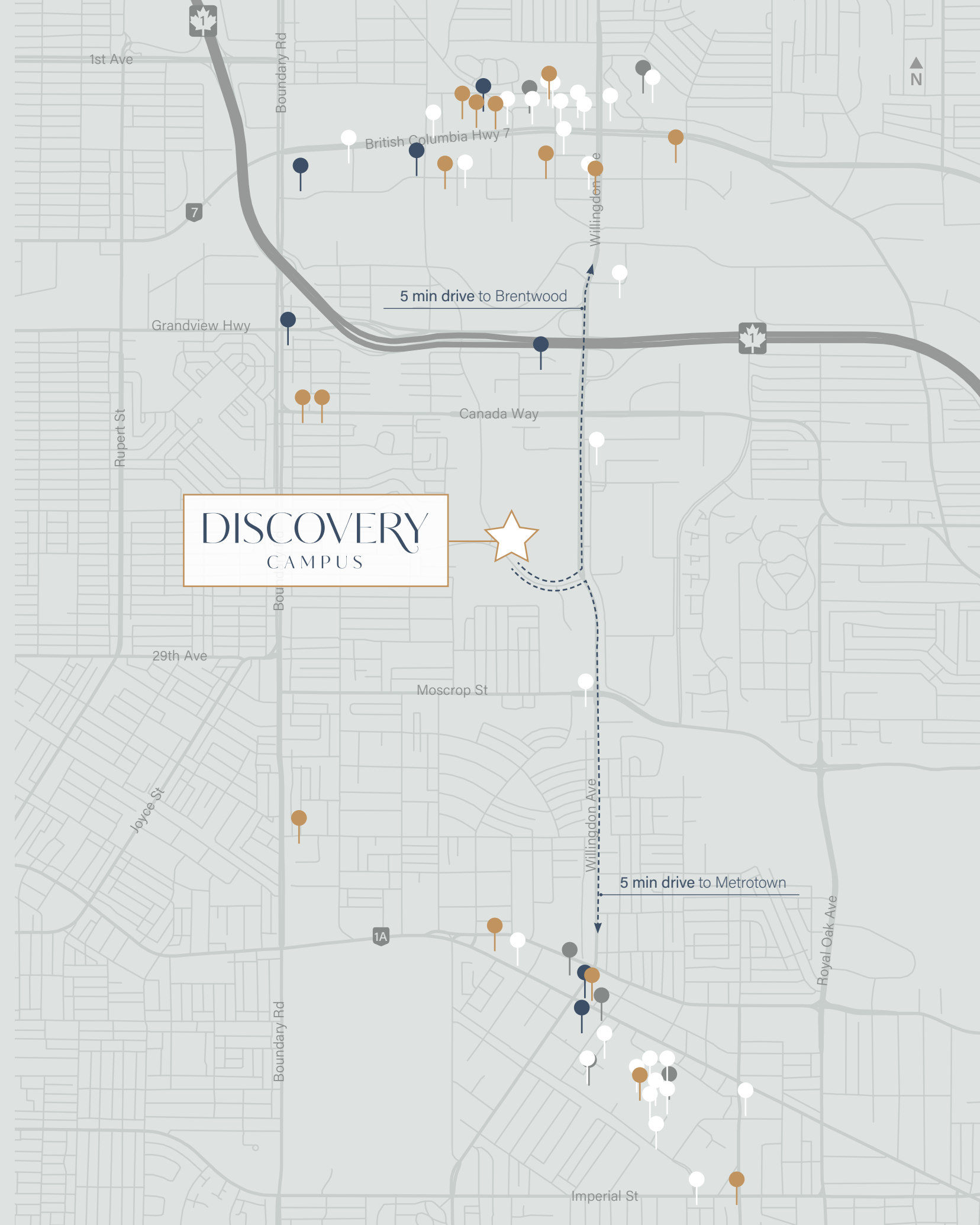
## FITNESS



## 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

**kwasañ** VILLAGE **A**  
 40 acres of residences, parks, and retailers in planning

**BCIT** **2**  
 BC's largest polytechnic institution



Burnaby Hospital

**DISCOVERY**  
 CAMPUS

# DISCOVERY CAMPUS

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