

**AVISON
YOUNG**

For Lease

**3480 Gilmore Way
Burnaby, BC**



Opportunity to lease well improved
office space in a building with
excellent amenities

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3480

Gilmore Way Burnaby, BC

Property details

BUILDING CLASS
A

LEASE RATE
Please contact listing brokers

OPERATING COSTS
\$20.90 psf (2024 estimate)

PARKING
2.5 stalls per 1,000 sf
Random underground= \$130
Reserved underground= \$160
Reserved surface= \$275

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





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Location

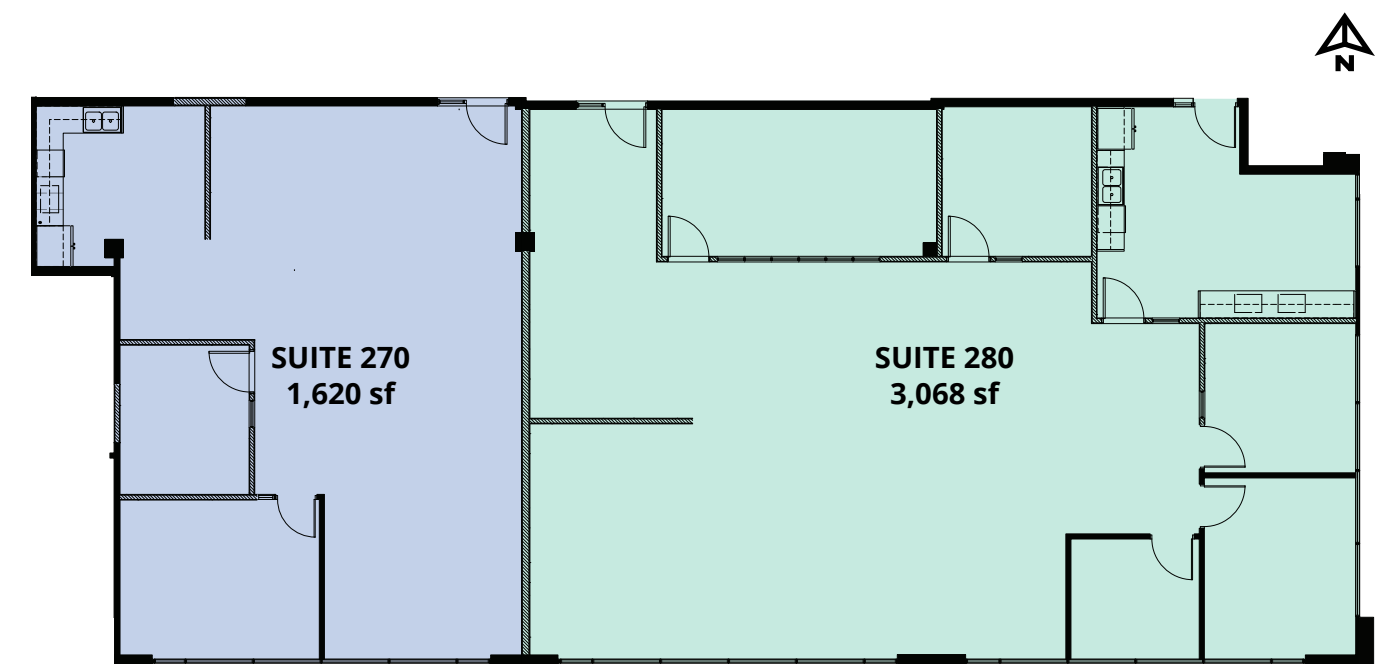
Located in the heart of Burnaby, 3480 Gilmore Way features a high-quality work environment with excellent amenities for staff including bicycle storage, gym, showers and jogging trails.

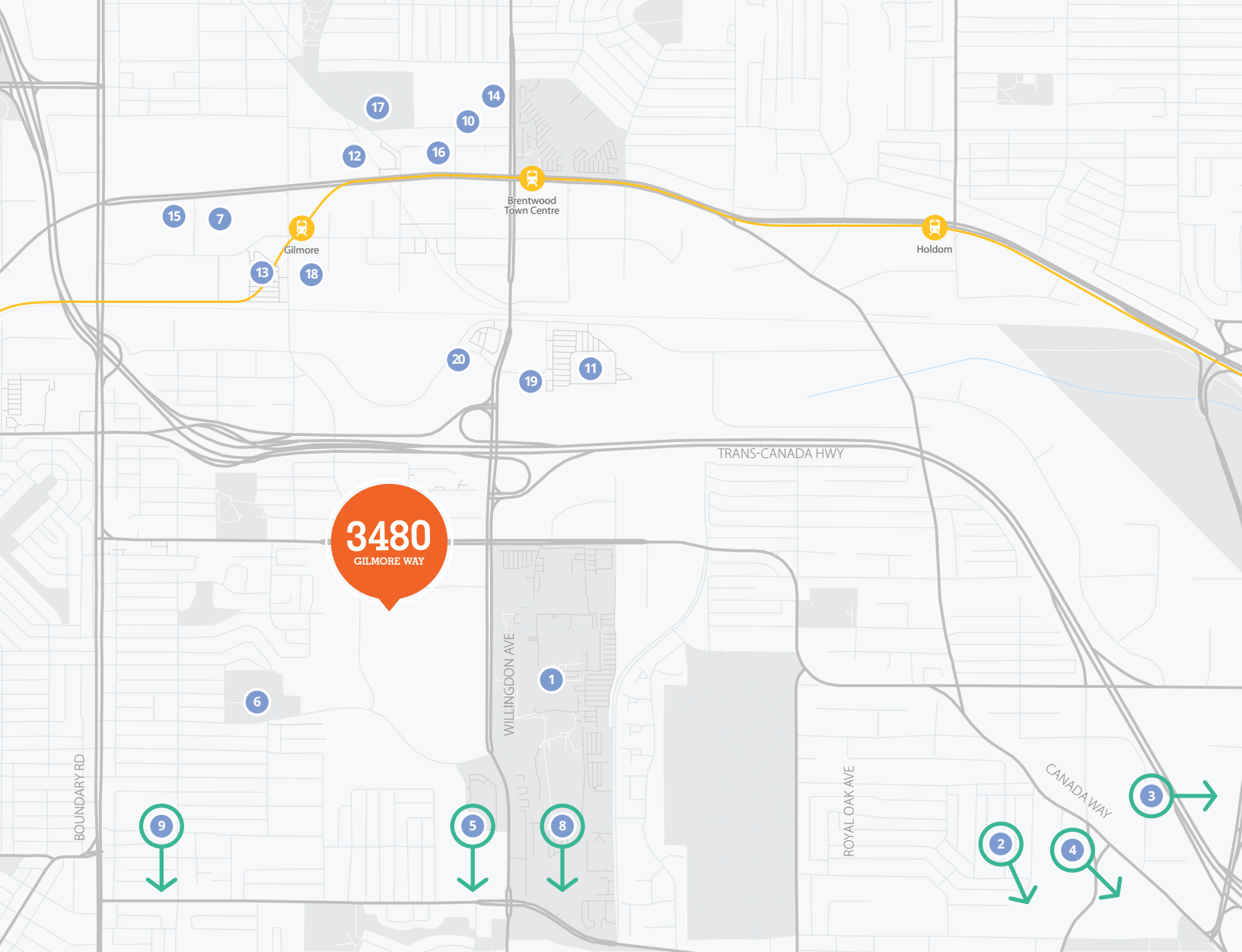
Building features

-  Large, ground floor common meeting room (1,600 sf) available to tenants (in landlord's neighbouring building)
-  Barrier-free access throughout the building
-  Secure bike storage, shower and changing facilities
-  Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails

Floor plan

Show suite construction anticipated completion October, 2024





- | | | | |
|---------------------------|---------------------------|-------------------------|------------------|
| 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 |

Contact us for more information

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**BEST
 MANAGED
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 Platinum member

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