

For Lease

#200 - 3500 Gilmore Way

Burnaby, BC

Opportunity to lease nicely improved office premises in a class A building with North Shore views, a tranquil setting, and an abundance of underground and surface parking



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**AVISON
YOUNG**

3500

Gilmore Way Burnaby, BC

Property details

BUILDING CLASS
A

LEASE RATE
Please contact listing brokers

OPERATING COSTS
\$22.67 psf (2024 estimate)

PARKING
\$130 random surface
\$140 random underground
\$160 reserved surface
\$170 reserved underground





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



Location

Located in the heart of Burnaby, 3500 Gilmore Way features a high-quality work environment with excellent amenities for staff including an exercise room, bicycle storage, 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

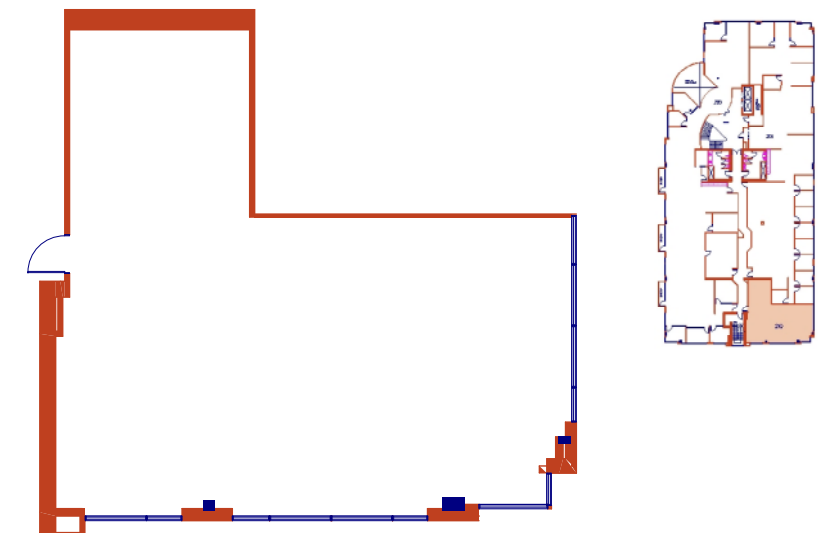
Premises

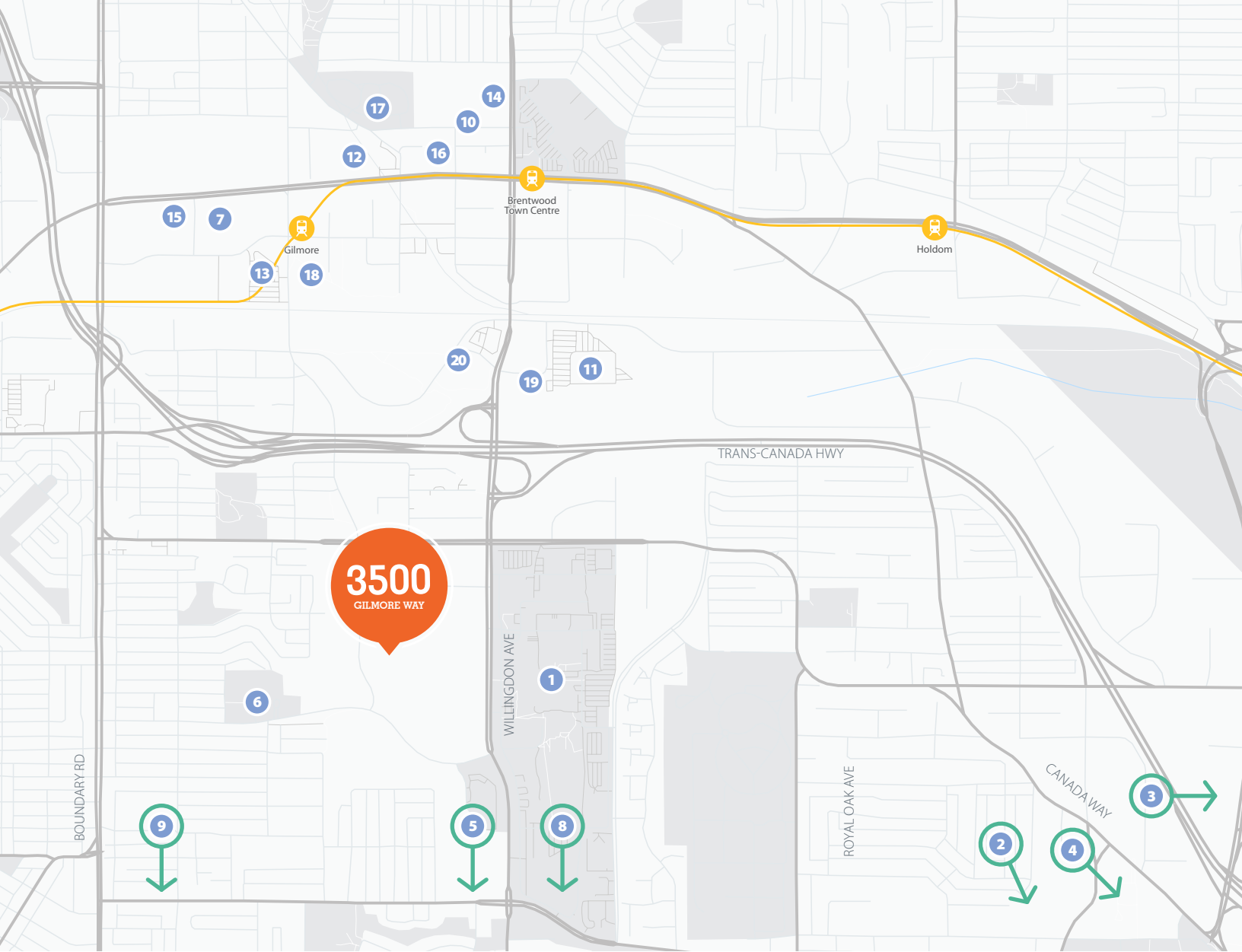
Suite	Area	Available
210	1,484 sf	Sept 30, 2023



Suite 210

Improved with 2 offices a boardroom and open space. Potential to add a kitchenette.





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