



**4225 KINCAID STREET**



**3577 GILMORE WAY**

## DISCOVERY PARK OFFICE SPACE FOR LEASE

# 3555 GILMORE WAY / 3577 GILMORE WAY & 4225 KINCAID STREET

BURNABY, BC

**3555 GILMORE WAY**



- Class A Office Space In Discovery Park Office Area

- Easy Access To Gilmore & Brentwood Town Centre Skytrain Stations

- Fully Equipped Fitness Room, Change Room Facilities & Secured Bike Lock-up

- Close Proximity to Highway 1 & Transit Bus Stops Just Metres Away



**4225 KINCAID STREET**  
**AVAILABLE UNITS**

- Unit 300** 9,310 sf Available immediately. Ground floor space that is fully improved with a mix of open area and perimeter offices.
- Unit 310/320** 4,287 sf Available immediately. Ground floor premises with exterior access and direct access to the main building lobby. Shell condition.
- Unit 500** 6,130 sf Available immediately. Shell condition, ready for tenant improvements.

**ADDITIONAL RENT (2024)**  
\$15.80 psf, per annum

**PARKING**  
1 stall per 750 sf leased  
Current Rates \$95.00 Random / \$125.00 Reserved

**3577 GILMORE WAY**  
**AVAILABLE UNITS**

**3rd Floor** 16,905 sf Available November 1, 2022. Full floor opportunity ready for tenant improvements.

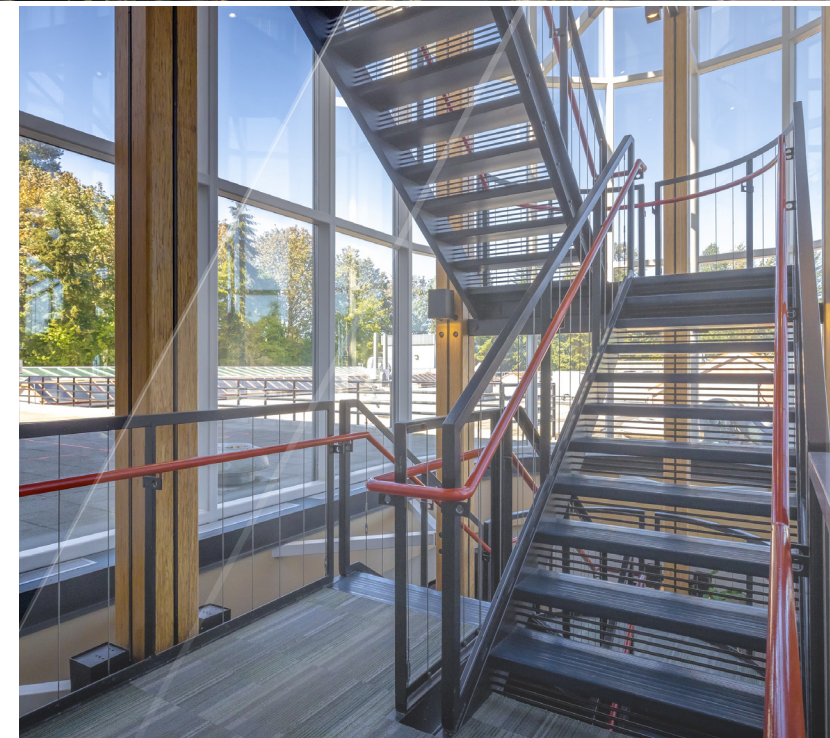
**ADDITIONAL RENT (2024)**  
\$14.21 psf, per annum

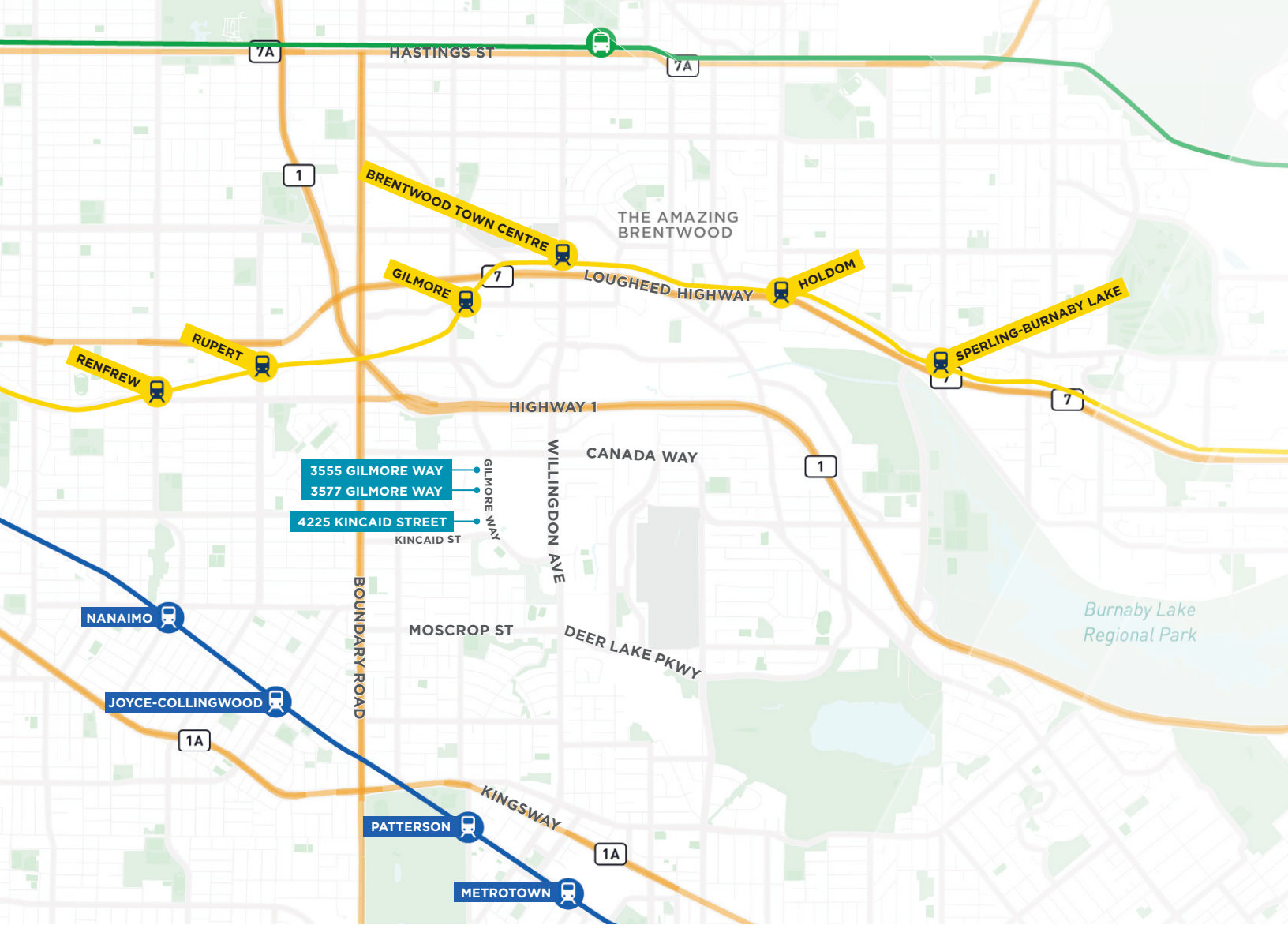
**PARKING**  
2.5 stalls per 1,000 sf leased  
Current Rates \$95.00 Random / \$125.00 Reserved

**3555 GILMORE WAY**  
**AVAILABLE UNITS**

**FULLY LEASED**

**PARKING**  
2.5 stalls per 1,000 sf leased  
Current Rates \$95.00 Random / \$125.00 Reserved





## THE LOCATION

Discovery Park is located along Gilmore Way, just a short drive or walk south of the Brentwood area. The location offers easy access to the Trans-Canada Highway and each building features public transit stops just meters from the front entrance connecting to the Gilmore Skytrain Station for rapid transit connectivity.

Discovery Park is home to some of the world's leading technology companies. Amenities in the area include Earls Kitchen + Bar, Cactus Club, Brentwood Town Centre, Whole Foods, Grand Villa Casino Hotel & Conference Centre, and BCIT.



### Roger Leggatt

Personal Real Estate Corporation  
Executive Vice President  
604 640 5882  
roger.leggatt@cushwake.com

### Max Zessel

Personal Real Estate Corporation  
Senior Vice President  
604 640 5824  
max.zessel@cushwake.com

### Robert Stokes

Executive Vice President  
604 640 5835  
robert.stokes@cushwake.com