

**AVISON
YOUNG**

Proudly owned and managed by:



3500 | GILMORE WAY
BURNABY, BC

Partnership. Performance.

PREMIER OFFICE SPACE FOR LEASE

This class A building features North Shore views, a tranquil setting and an abundance of underground and surface parking.



Josh Sookero*, Principal
604.647.5091
josh.sookero@avisonyoung.com

* Josh Sookero Personal Real Estate Corporation

Nicolas Bilodeau, Senior Associate
604.647.1336
nicolas.bilodeau@avisonyoung.com

3500 | GILMORE WAY BURNABY, BC

Property Details

Area

1,473 sf

Available

Immediately

Lease Rate

Contact listing agents

Operating Costs

\$14.50 psf, including electricity and in-suite janitorial (2016 estimate)

Parking

72 surface and 82 underground stalls for a total of 154 stalls (3 stalls per 1,000 sf)

\$80/stall unreserved

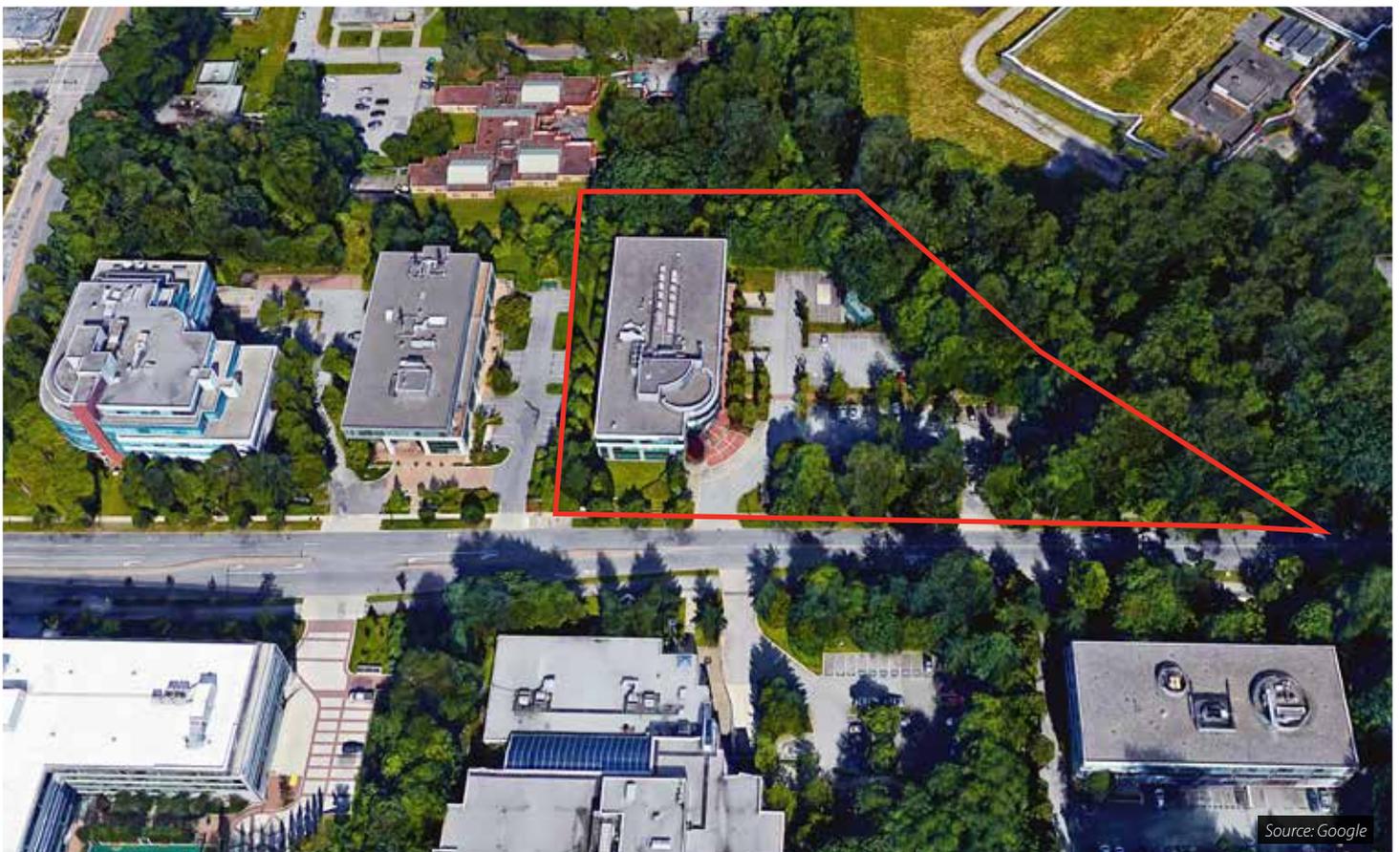
\$120/stall reserved

Building

3500 Gilmore Way is a class A three storey office building in one of Burnaby's pre-eminent office nodes. In the heart of the Gilmore Urban Trail System the park-like setting is home to several noteworthy tenants and offers good transit connections via bus and SkyTrain. The building features an exercise room, lounge, extensive terraces and large floor plates for planning efficiencies.

Location

3500 Gilmore Way is situated on the east side of Gilmore Way which is a short distance to Highway 1 allowing quick connections to neighbouring municipalities. The building is also in proximity to the British Columbia Institute of Technology providing numerous amenities and access to an educated labour pool. The shopping districts of both Metrotown and Brentwood are a short drive offering shopping, banking, groceries and abundant food amenities.



Source: Google

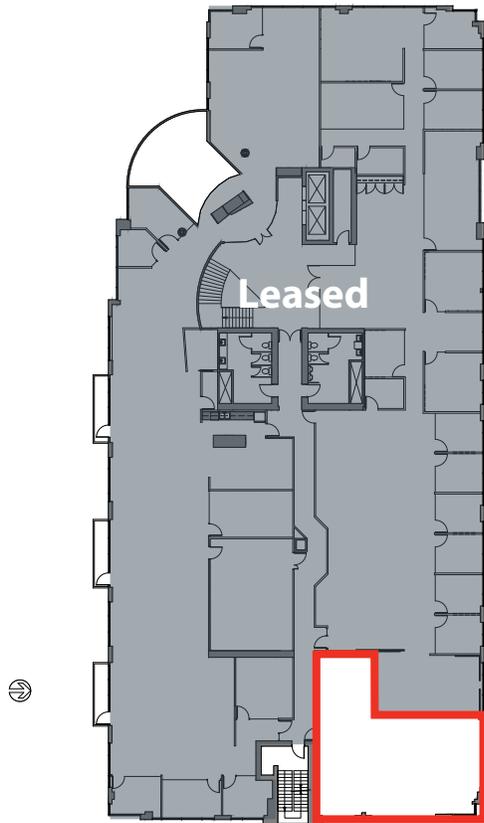
Premises

Suite	Information
200	1,473 sf Available immediately
300	6,801 sf Available immediately

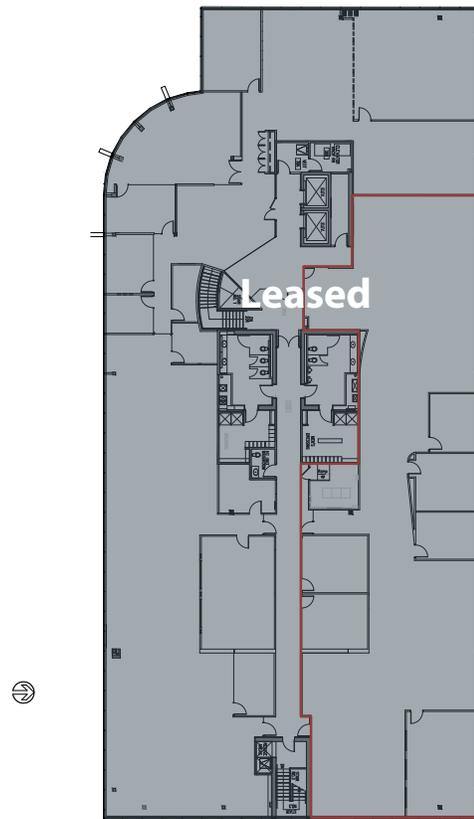
LEASED

Floor Plans

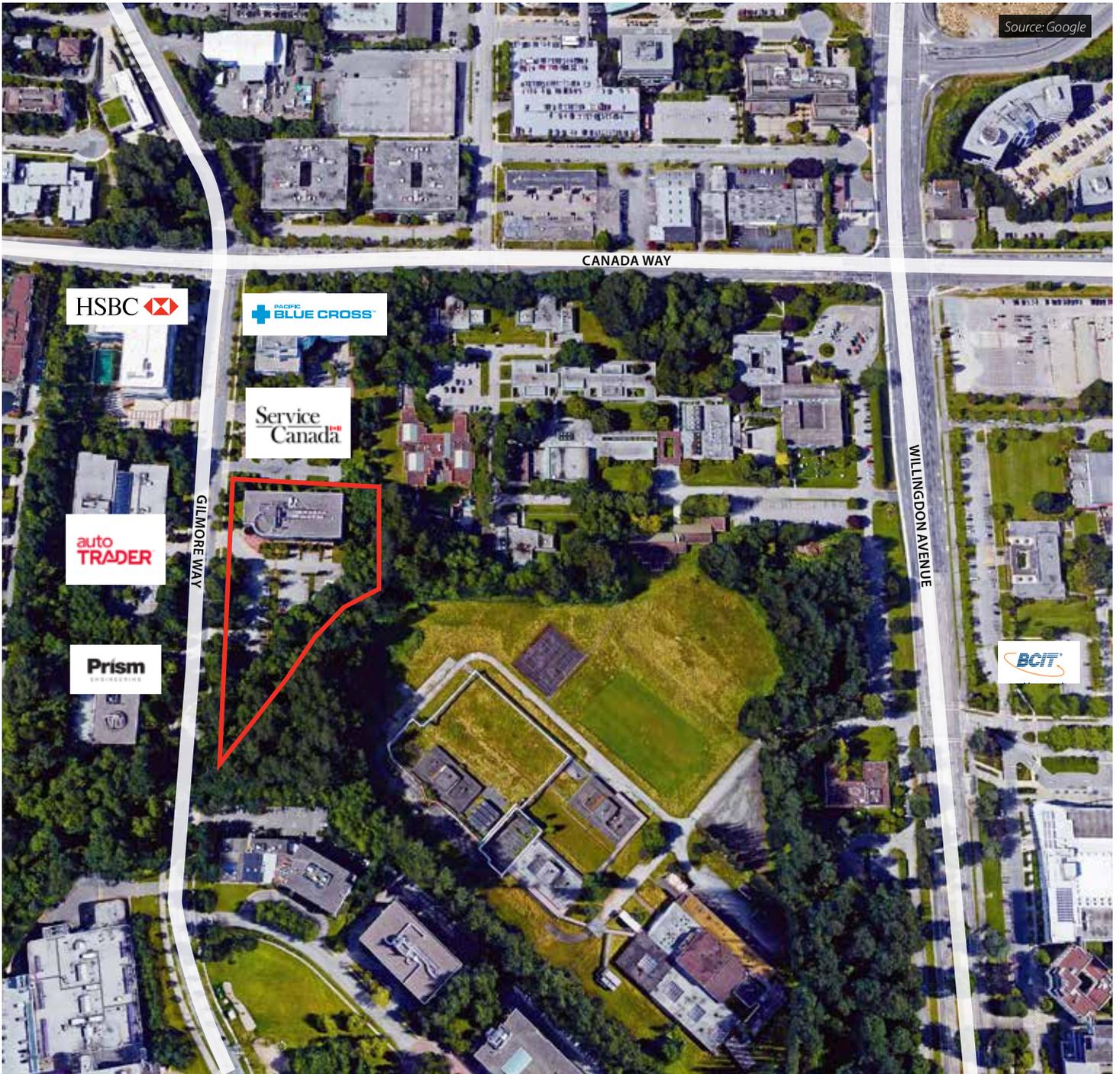
Suite 200



Suite 300



Source: Google



Partnership. Performance.

Avison Young
 #2900-1055 W. Georgia Street
 Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

**AVISON
 YOUNG**

**CANADA'S
 BEST
 MANAGED
 COMPANIES**

avisonyoung.com

© 2016 Avison Young. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.

Josh Sookero*, Principal
 604.647.5091
josh.sookero@avisonyoung.com

Nicolas Bilodeau, Senior Associate
 604.647.1336
nicolas.bilodeau@avisonyoung.com

* Josh Sookero Personal Real Estate Corporation