

OFFICE SPACE FOR LEASE

OVER 97,000 SF OF
PREMIER OFFICE SPACE ON SKYTRAIN

**GILMORE
PLACE**

*CONNECTED +
CONVENIENT*

READY FOR FIXTURING IMMEDIATELY

Gilmore Avenue & Lougheed Highway, Burnaby, BC

LOUGHEED HWY

GILMORE AVE

 CUSHMAN &
WAKEFIELD

 onni
group

MORE SPACES TO THRIVE



GILMORE
PLACE



Substantial retail amenities located throughout development including T&T Supermarket, restaurants, personal services and fitness offerings.



SPACE & PROPERTY HIGHLIGHTS



Parking:
2 stalls per 1,000 SF



Demisable options:
4,000 - 25,000 SF



18 ft average
ceiling heights



Flexible HVAC for
individual zones



Direct access via Lougheed
Hwy or Gilmore Ave



End-of-trip facilities: bike storage,
change rooms, lockers, showers



Prominent signage along
Gilmore Ave & Lougheed Hwy

TURNKEY OFFICE SPACES

AVAILABLE WITH FLEXIBLE DEMISING OPTIONS

**Let Onni Group do what they do best:
design and build space**

Onni can assist qualified prospective tenants with transforming their space from start to finish.

Save time and money with Onni's in-house capabilities

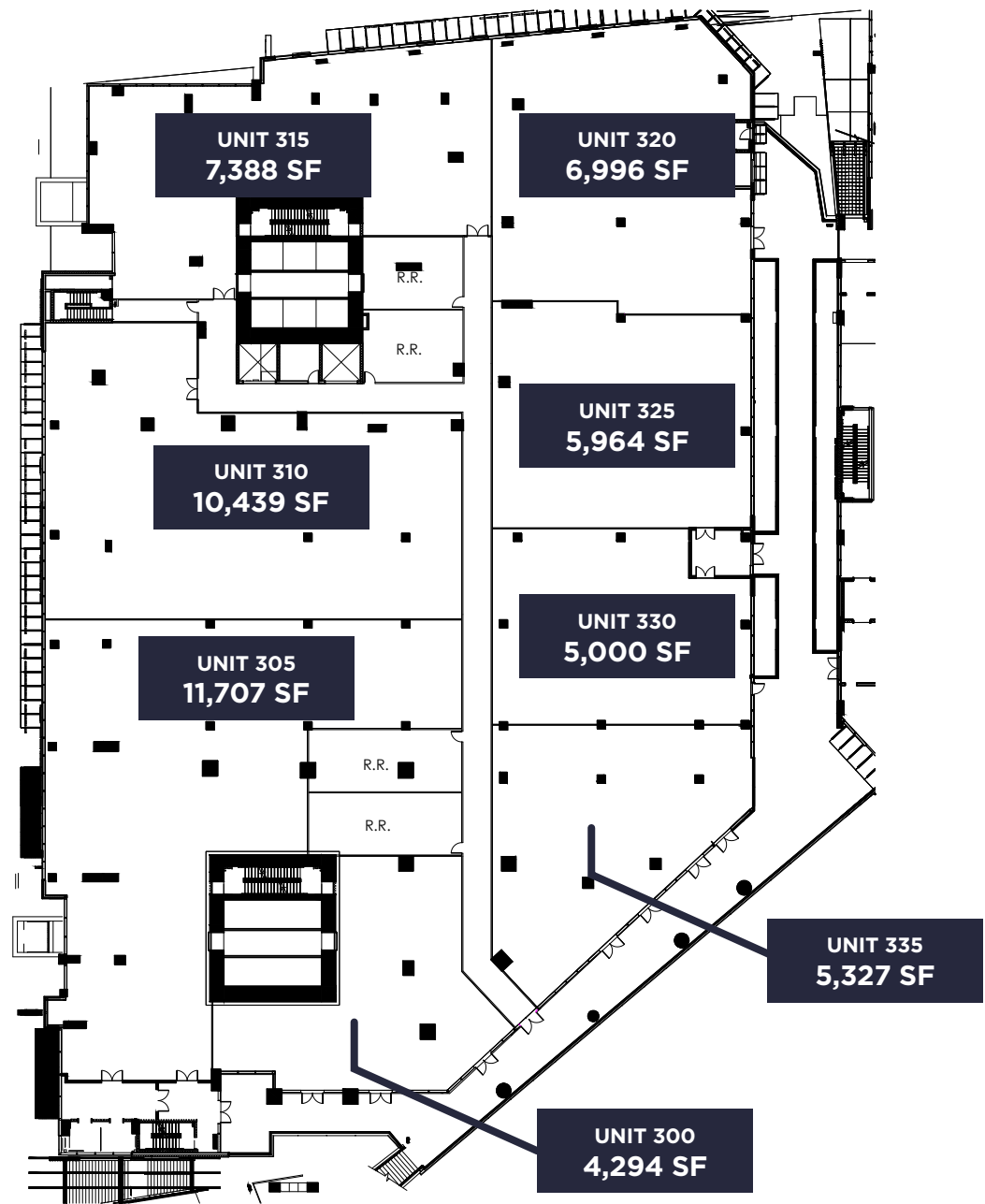


GILMORE
PLACE



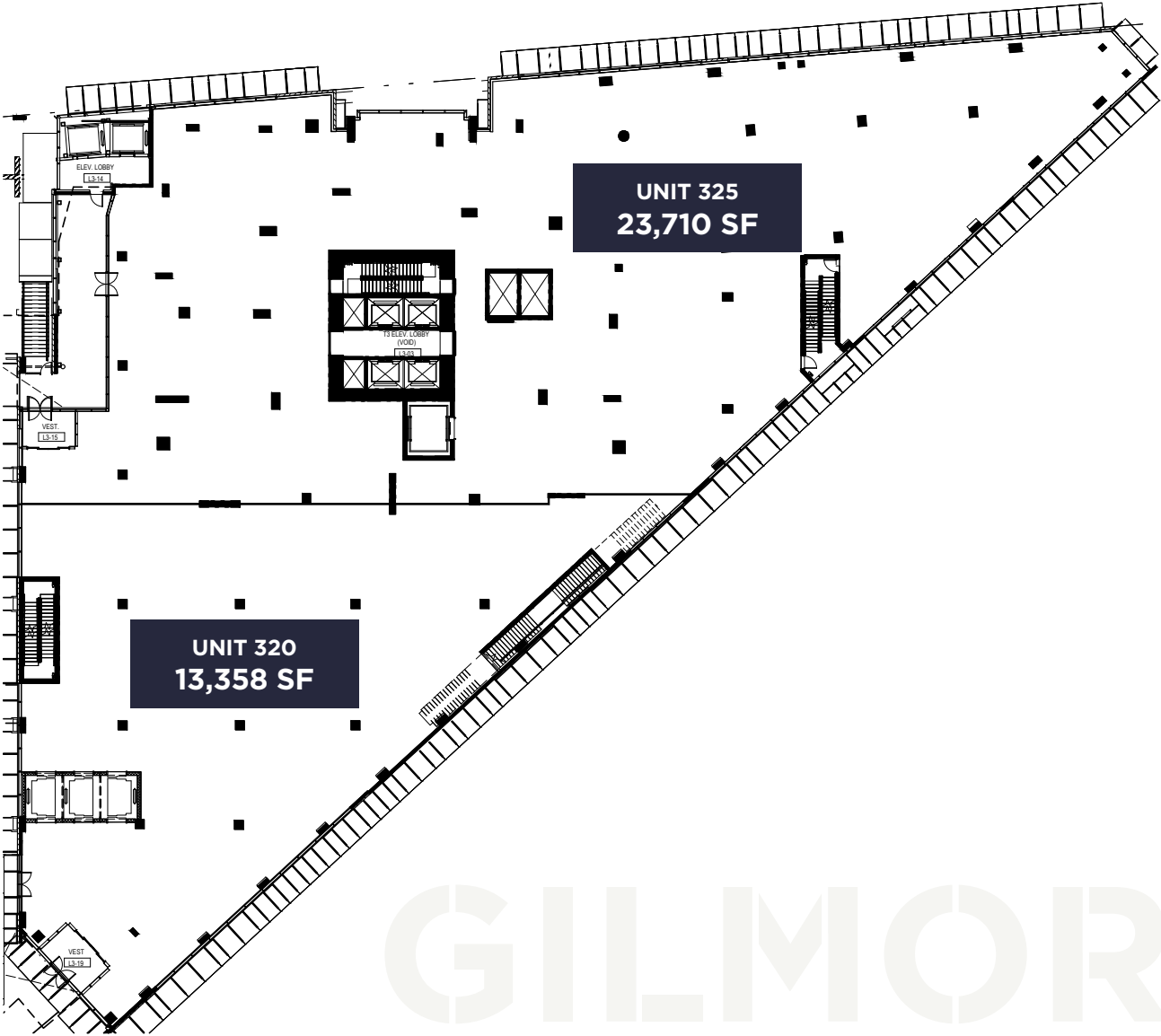
DEMISING PLAN

SUITE 300	
Size	Total 57,115 SF (can be demised from 4,294 SF to 22,146 SF)
Net Asking Rate	Contact Listing Agents For Details
Taxes & Operating Costs	\$18.34 psf per annum, plus 7% of net rent Management Fee



FLOOR PLAN

SUITE 320 & 325	
Size	23,710 SF & 13,358 SF (Total 37,068 SF)
Net Asking Rate	Contact Listing Agents For Details
Taxes & Operating Costs	\$18.34 psf per annum, plus 7% of net rent Management Fee



GILMORE
PLACE

A PRIME, TRANSIT-CONNECTED HUB

THAT OFFERS UNPARALLELED CONVENIENCE
& MEETS ALL YOUR NEEDS EFFORTLESSLY.

Join Metro Vancouver's newest master-planned community, located at Gilmore Station in North Burnaby.

Gilmore Place, defined by its inviting communal plaza and open-air breezeways, once completed will be complimented by up to 1 million square feet of commercial space and approximately 5,000 residential units.

RETAILERS COMING...

T&T Supermarket

Brooklyn Dumpling

La Ruta Pizza

KFC

Kinton Ramen

Supplement King

Galbi

Gilmore Family Dental

Trees Organic Coffee

PHASE 1

1

1,563 UNITS
RESIDENTIAL CONDOS

2

97,000 + SF
OFFICE SPACE

3

150K SF
RETAIL SPACE

4

**ACCESS TO
SKYTRAIN**

SEAMLESSLY CONNECTED, EFFORTLESSLY ACCESSIBLE

Directly adjacent to the Gilmore Millennium Station, Gilmore Place will draw commuters and shoppers alike from surrounding communities to its diverse assortment of large-format stores, boutique retailers, and multiple food and restaurant offerings. Quick access to Highway 1 plus communities in all directions, make Gilmore Place an exciting new shopping destination for all of Metro Vancouver.

**71** VERY WALKABLE

**80** EXCELLENT TRANSIT

**77** VERY BIKABLE

BIKE

24 KM CENTRAL VALLEY GREENWAY BIKE ROUTE



SURROUNDED BY AMENITIES
(WITHIN 2 KILOMETERS)

08
FINANCIAL
INSTITUTIONS

42
RESTAURANTS

03
GROCERY
STORES

150K SF
RETAIL SHOPS + SERVICES (PHASE 1)

GILMORE PLACE

FOR OFFICE LEASING INQUIRIES

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