

**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

## 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

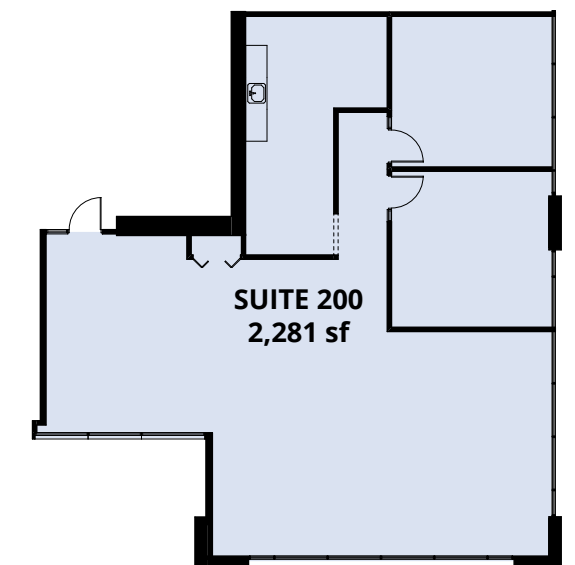
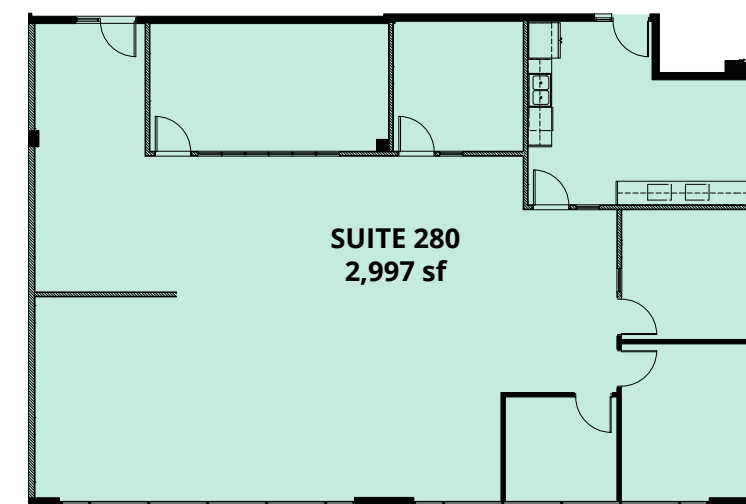
## Floor plans

### Show suite 280:

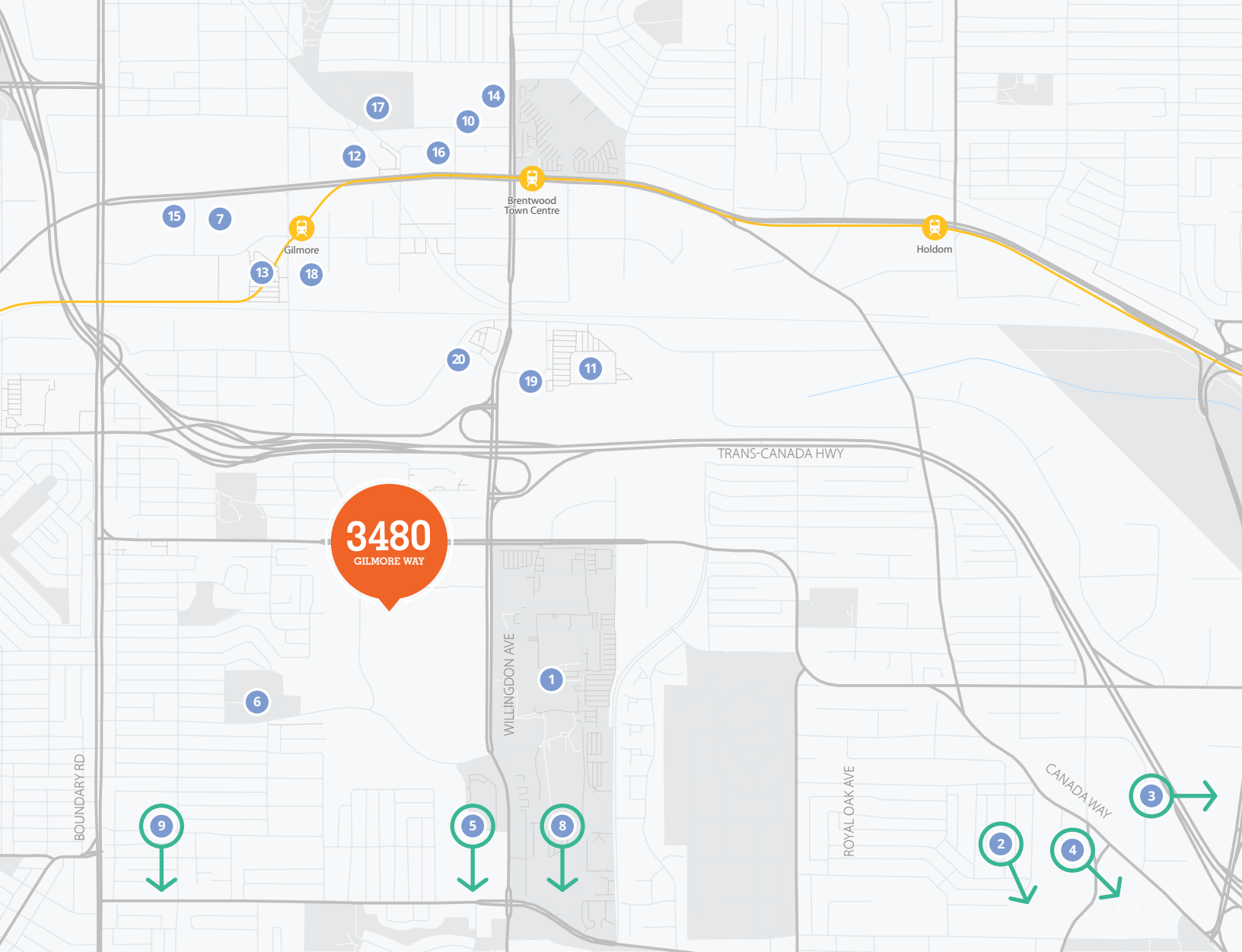
Construction anticipated completion April, 2025

### Suite 200:

Available September 1, 2025







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