

**AVISON  
YOUNG**

# For Lease

**3605 Gilmore Way**  
Burnaby, BC



The offices at 3605 Gilmore Way offer a high-quality work environment with excellent amenities for staff.

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# 3605

## Gilmore Way

Burnaby, BC

### Property details

**BUILDING CLASS**

A

**BUILDING AREA**

47,000 sf (approx.)

**LEASE RATE**

Please contact listing agents

**OPERATING COSTS**

\$24.10 psf (2025 estimate)

**TERM**

5 to 10 year terms available

**PARKING**

2.5 stalls per 1,000 sf  
Random underground = \$130  
Reserved Surface = \$280

**ZONING**

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


**SECURITY**


Proximity card system details description


### Location


Located in the heart of Burnaby, 3605 Gilmore Way features a high-quality work environment complete with opening windows, bicycle storage, showers, jogging trails, tenant lounge and a large common meeting room.

### Building features

 Large, ground floor common meeting room (1,600 sf) available to tenants

 Barrier-free access throughout the building

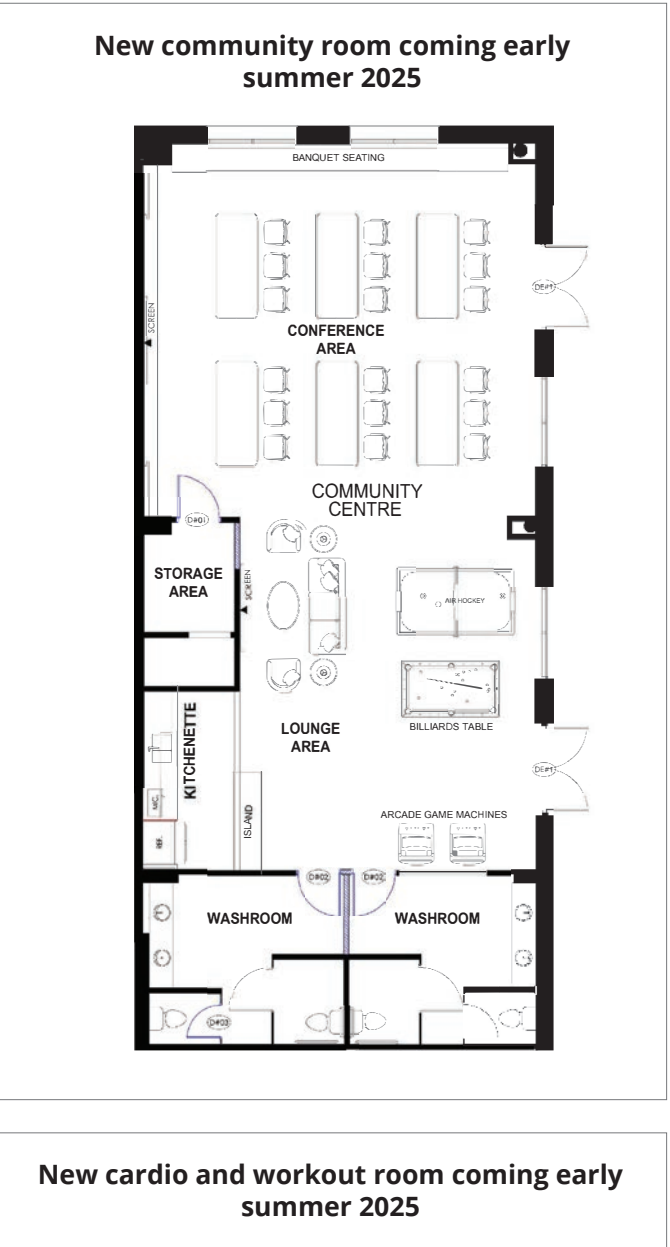
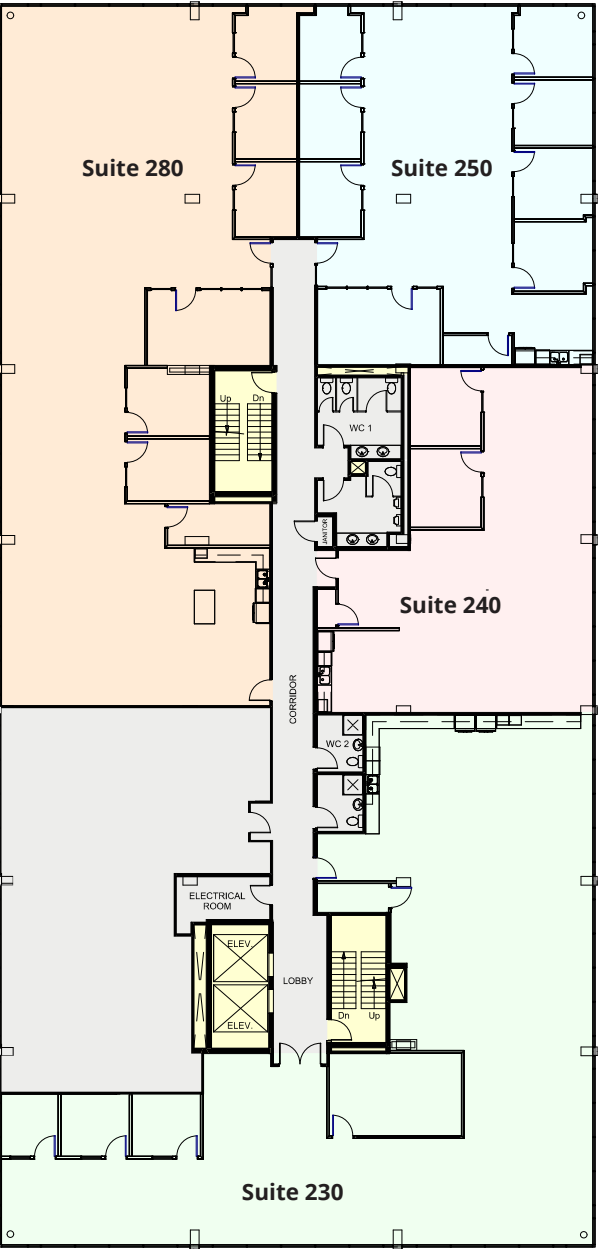
 Secure bike storage, shower and changing facilities

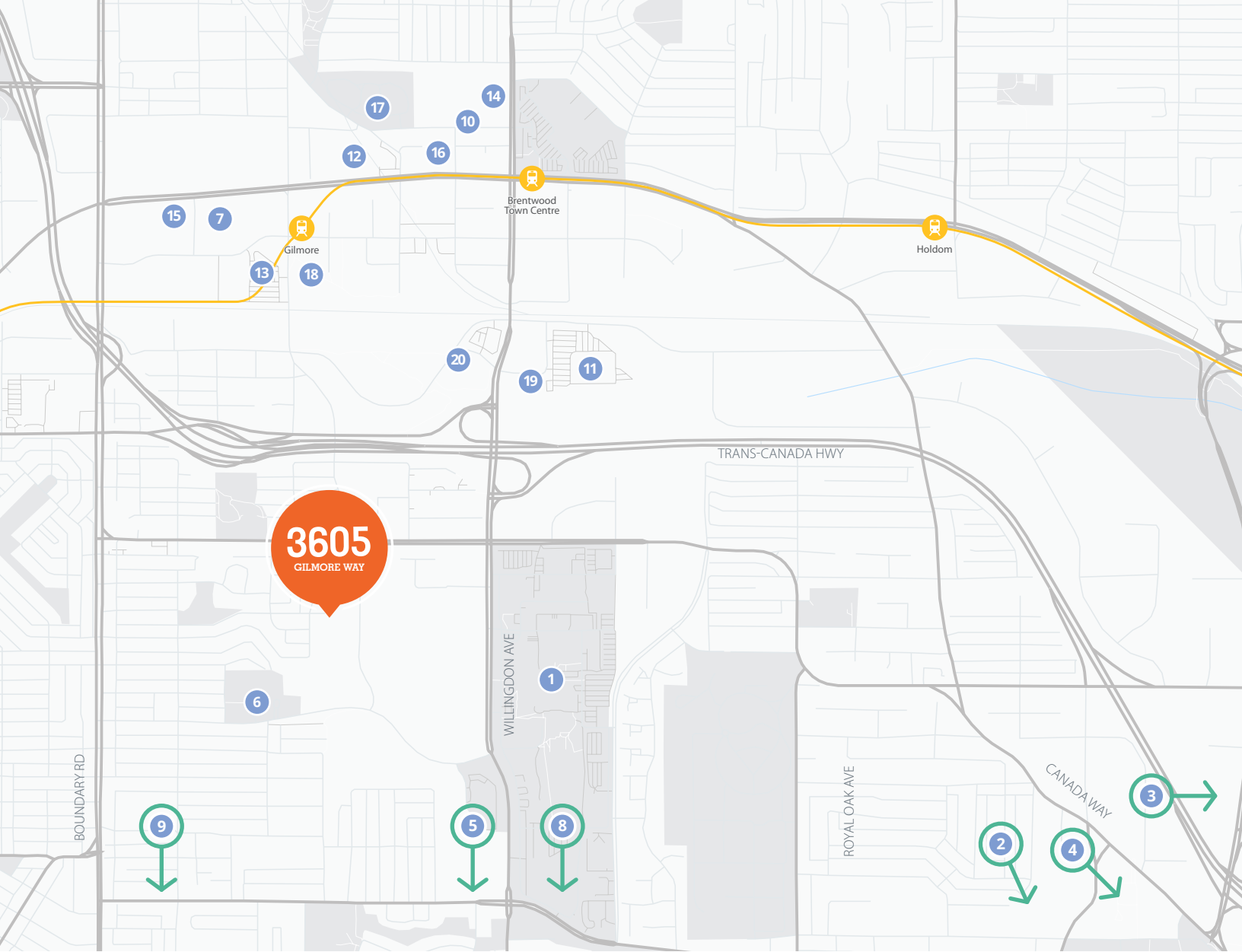
 Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails



### New show suites available August 2025

SUITE	SIZE (sf)	DESCRIPTION
230	5,066	Two (2) offices, server room, small meeting room, reception area, boardroom, kitchenette, and open area
240	2,173	Two (2) offices, server room, reception area, kitchenette, and open area
250	2,871	Seven (7) offices, server room, reception area, boardroom, kitchenette, and open area
280	5,171	Five (5) offices, server room, reception area, boardroom, kitchenette, and open area





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