

**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.

**Josh Sookero\***, Principal  
604 647 5091  
josh.sookero@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
nicolas.bilodeau@avisonyoung.com



# 3605

Gilmore Way  
Burnaby, BC

## Property details

### BUILDING CLASS

A

### BUILDING AREA

47,000 sf (approx.)

### LEASE RATE

Please contact listing agents

### OPERATING COSTS

\$23.16 psf (2024 estimate)

### TERM

5 to 10 year terms available

### PARKING

2.5 stalls per 1,000 sf  
Random underground = \$130  
Reserved underground = \$160  
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

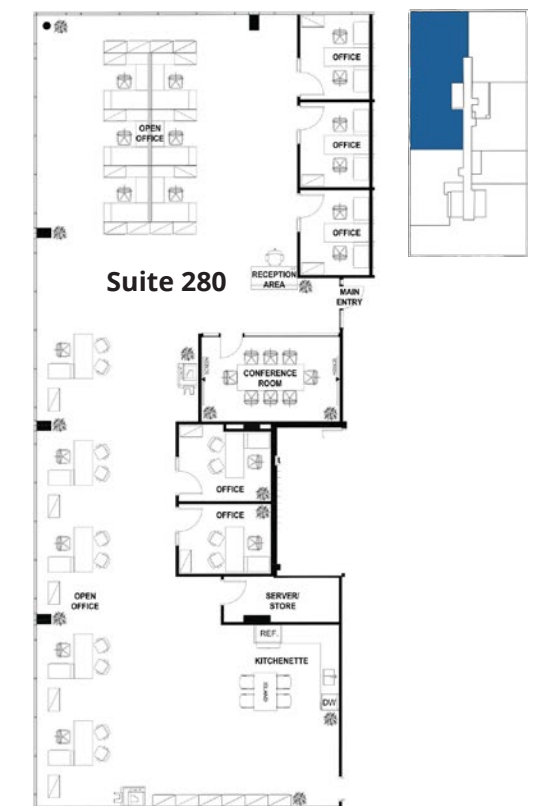
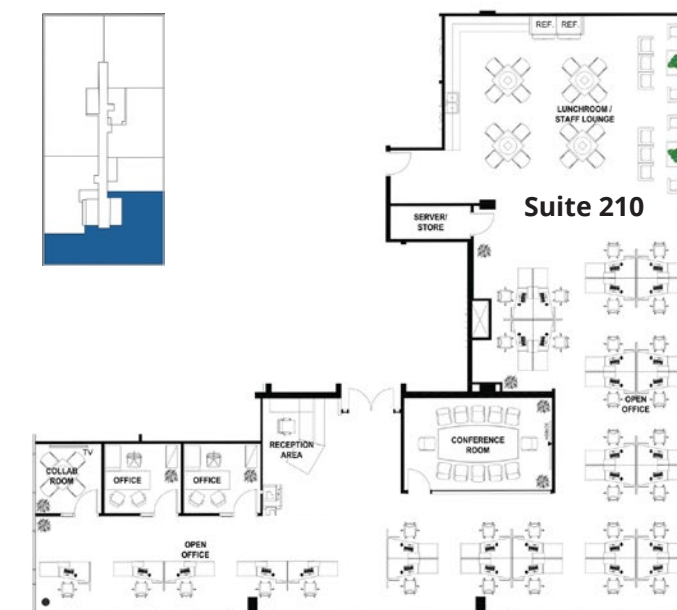
 Secure bike storage, shower and changing facilities

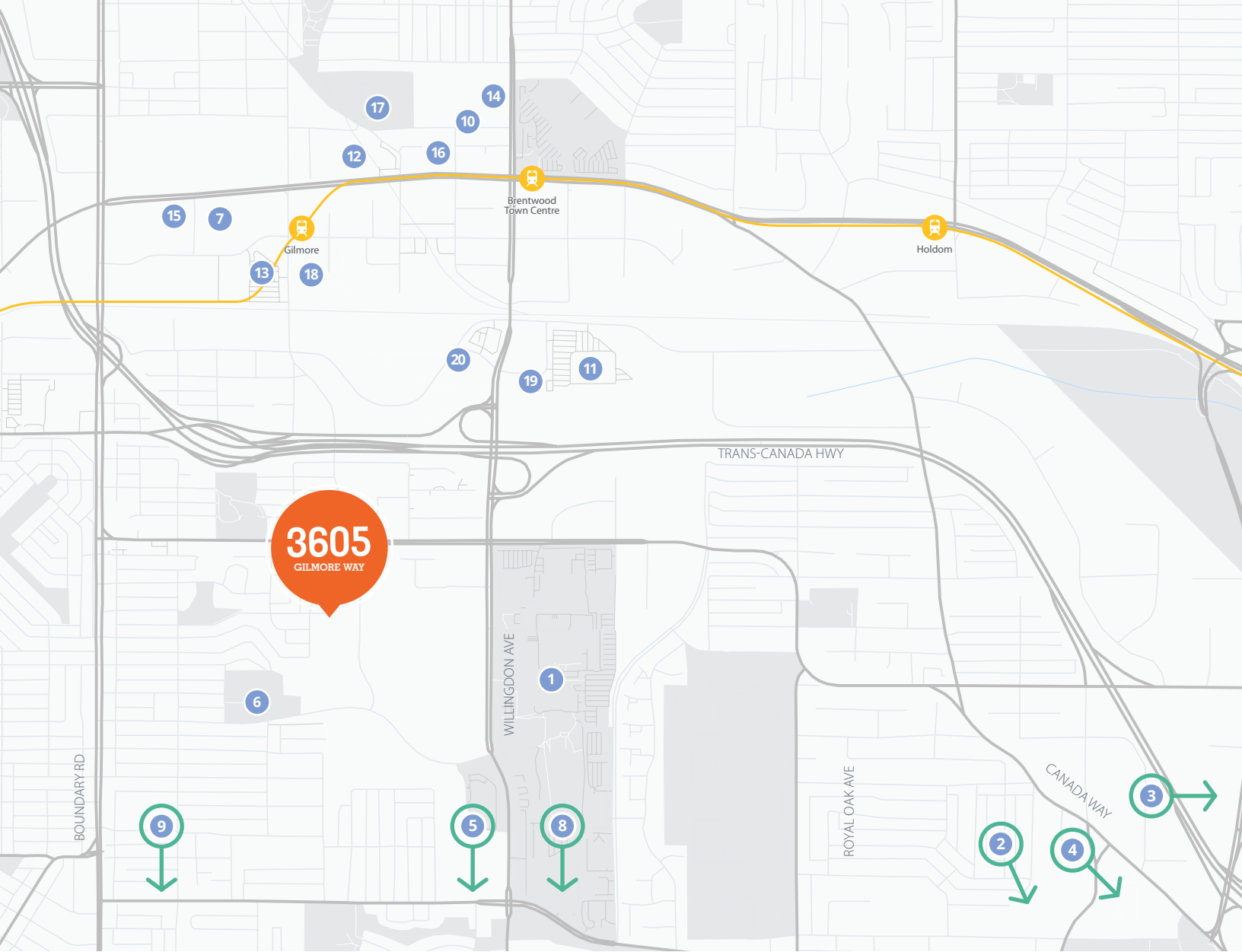
 Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails



## New demising options available

| SUITE | SIZE (sf) | DESCRIPTION                                                                                             |
|-------|-----------|---------------------------------------------------------------------------------------------------------|
| 210   | 4,992     | Two (2) offices, server room, small meeting room, reception area, boardroom, kitchenette, and open area |
| 220   | 2,185     | Two (2) offices, server room, reception area, kitchenette, and open area                                |
| 240   | 2,890     | Seven (7) offices, server room, reception area, boardroom, kitchenette, and open area                   |
| 280   | 5,212     | 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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 604.647.1336  
 nicolas.bilodeau@avisonyoung.com

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**BEST  
 MANAGED  
 COMPANIES**  
 Platinum member

#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

[avisonyoung.com](http://avisonyoung.com)