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
$25.13 psf (2026 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

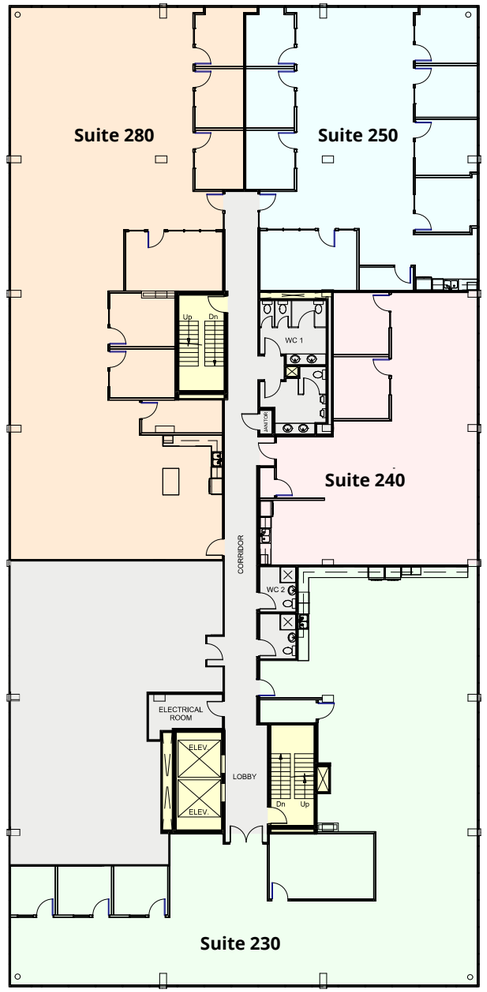
Located in the heart of Burnaby, 3605 Gilmore Way features a high-quality work environment complete with opening windows, bicycle storage, showers, jogging trails, tenant lounge and a large common meeting room.

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 now

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

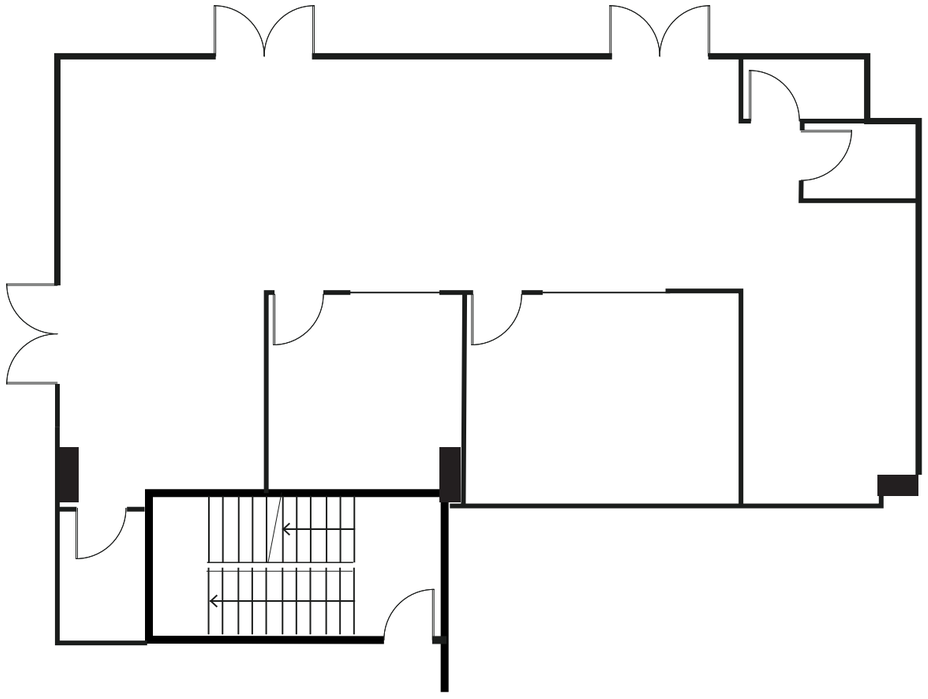


SUITE 230

SUITE 280

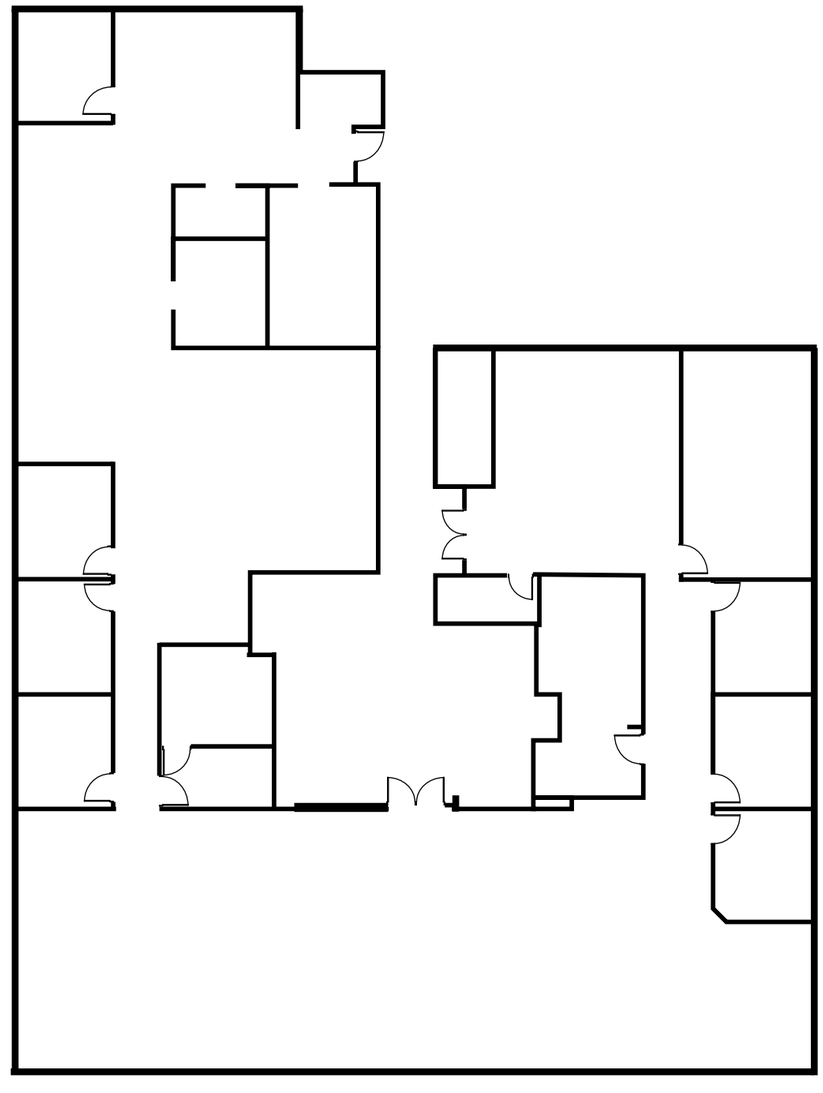
Suite 100 Available November 1, 2026

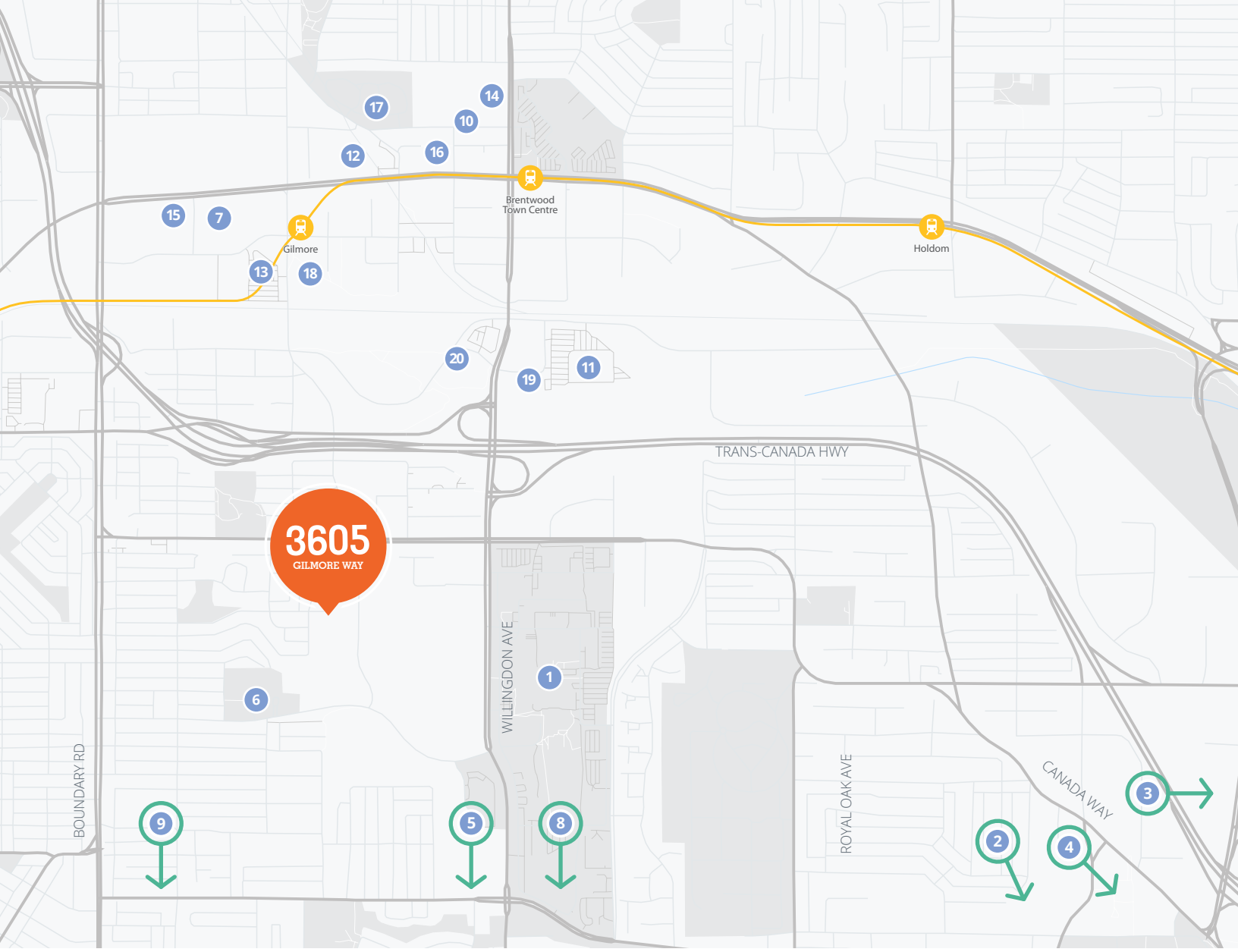
SUITE	SIZE (sf)	DESCRIPTION
100	1,897	Reception area, open area, office, meeting room, kitchenette, two (2) call booths with access to patio



Suite 320 Available June 1, 2027

SUITE	SIZE (sf)	DESCRIPTION
320	9,261	Existing improvements in place





1. BCIT
2. Deer Lake
3. Burnaby Lake
4. Burnaby Village Museum
5. Burnaby Public Library
6. Burnaby Hospital
7. ICBC
8. Metrotown
9. Central Park
10. Brentwood Town Centre
11. Costco Wholesale
12. Cactus Club Cafe
13. The Home Depot
14. Farfalla
15. Earls Kitchen + Bar
16. JOEY Burnaby
17. Staples
18. Starbucks
19. The Keg
20. McDonald's

Contact us for more information

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AVISON YOUNG

BEST MANAGED COMPANIES
Platinum member

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

avisonyoung.com

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