

**AVISON  
YOUNG**

Proudly owned and managed by:



**3500 | GILMORE WAY**  
BURNABY, BC

Partnership. Performance.

## **PREMIER OFFICE SPACE FOR LEASE**

This class A building features North Shore views, a tranquil setting and an abundance of underground and surface parking.



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# 3500 | GILMORE WAY BURNABY, BC

## Property Details

### Area

1,473 sf

### Available

Immediately

### Lease Rate

Contact listing agents

### Operating Costs

\$14.50 psf, including electricity and in-suite janitorial (2016 estimate)

### Parking

72 surface and 82 underground stalls for a total of 154 stalls (3 stalls per 1,000 sf)

\$80/stall unreserved

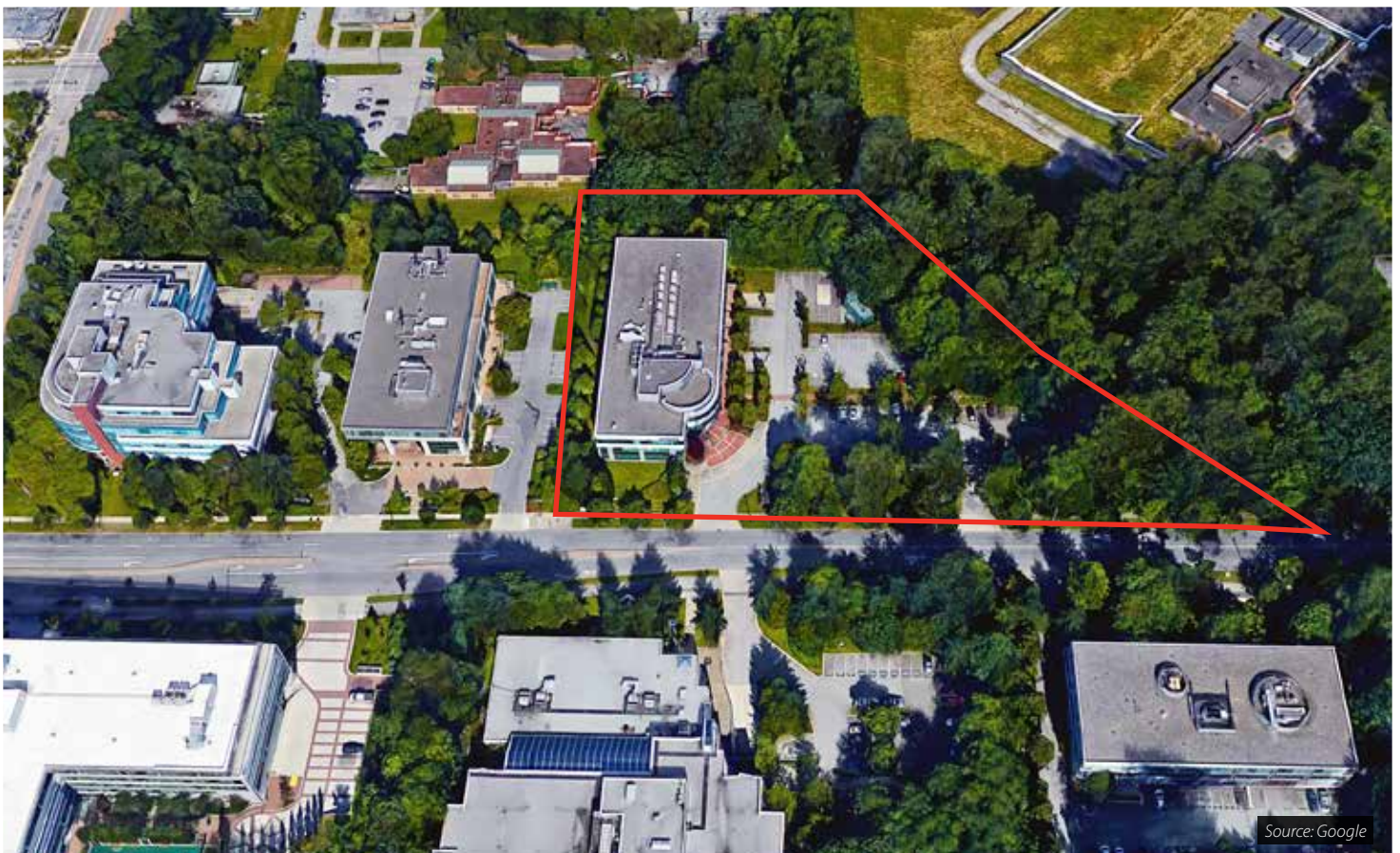
\$120/stall reserved

## Building

3500 Gilmore Way is a class A three storey office building in one of Burnaby's pre-eminent office nodes. In the heart of the Gilmore Urban Trail System the park-like setting is home to several noteworthy tenants and offers good transit connections via bus and SkyTrain. The building features an exercise room, lounge, extensive terraces and large floor plates for planning efficiencies.

## Location

3500 Gilmore Way is situated on the east side of Gilmore Way which is a short distance to Highway 1 allowing quick connections to neighbouring municipalities. The building is also in proximity to the British Columbia Institute of Technology providing numerous amenities and access to an educated labour pool. The shopping districts of both Metrotown and Brentwood are a short drive offering shopping, banking, groceries and abundant food amenities.



Source: Google

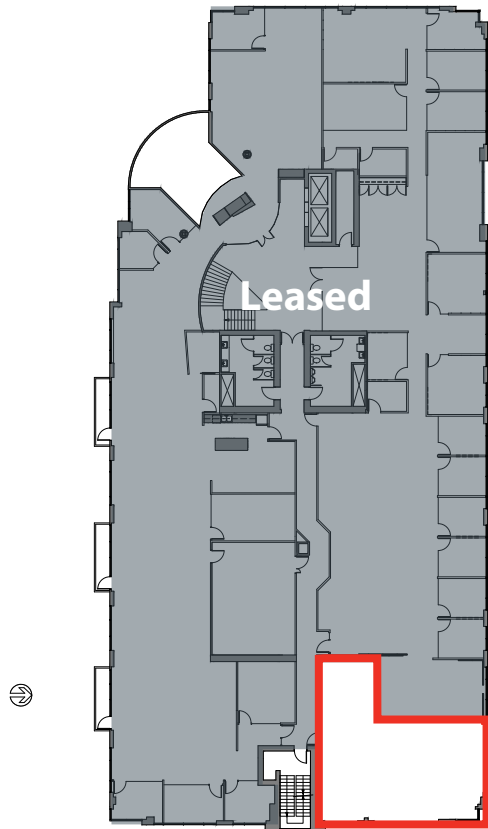
## Premises

| Suite | Information                       |
|-------|-----------------------------------|
| 200   | 1,473 sf<br>Available immediately |
| 300   | 6,801 sf<br>Available immediately |

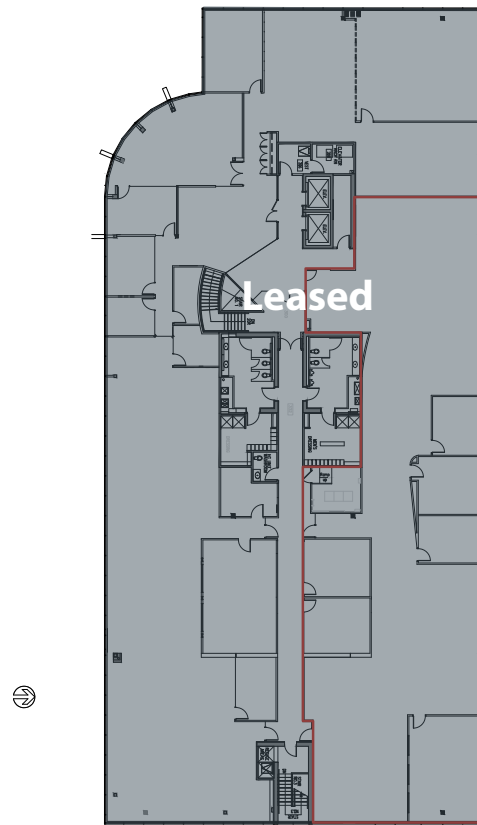
**LEASED**

## Floor Plans

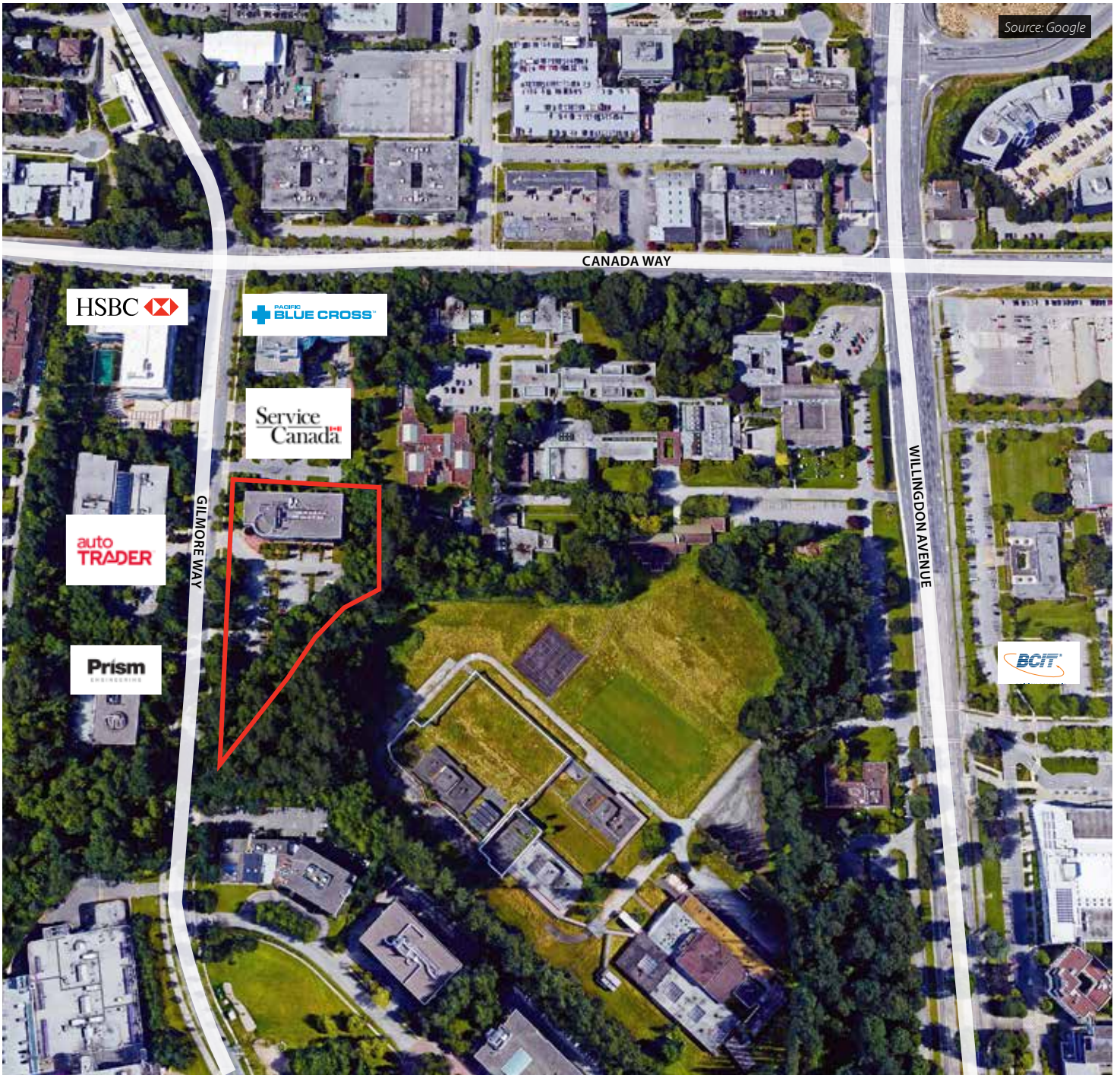
Suite 200



Suite 300



Source: Google



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**AVISON  
 YOUNG**

**CANADA'S  
 BEST  
 MANAGED  
 COMPANIES**

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