

**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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**Josh Sookero Personal Real Estate Corporation*

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.

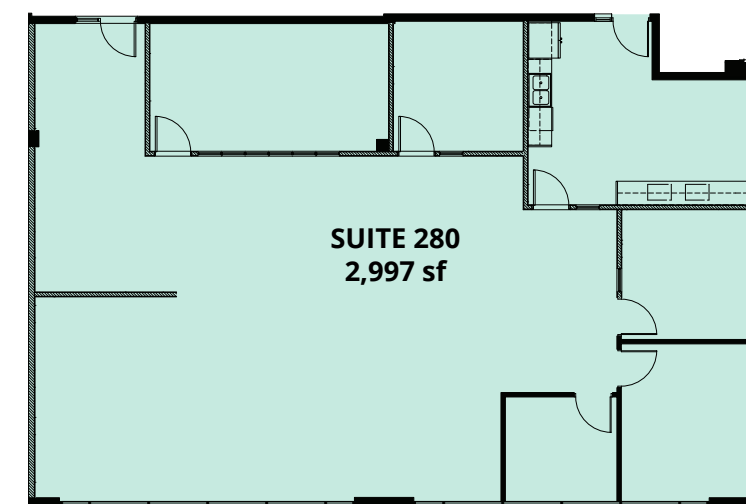
Building features

-  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

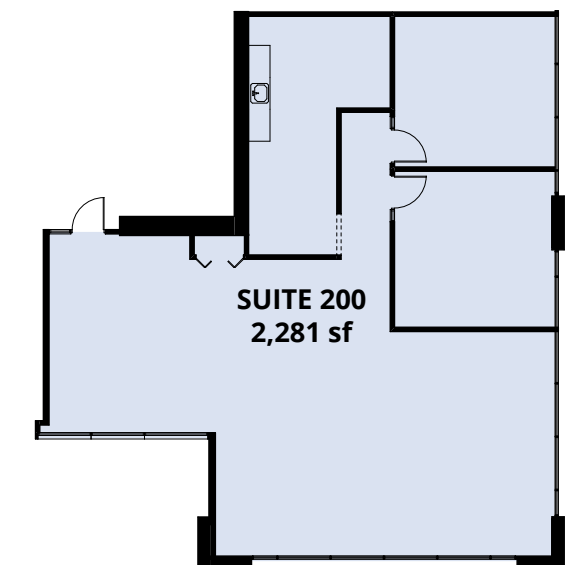
Show suite 280:

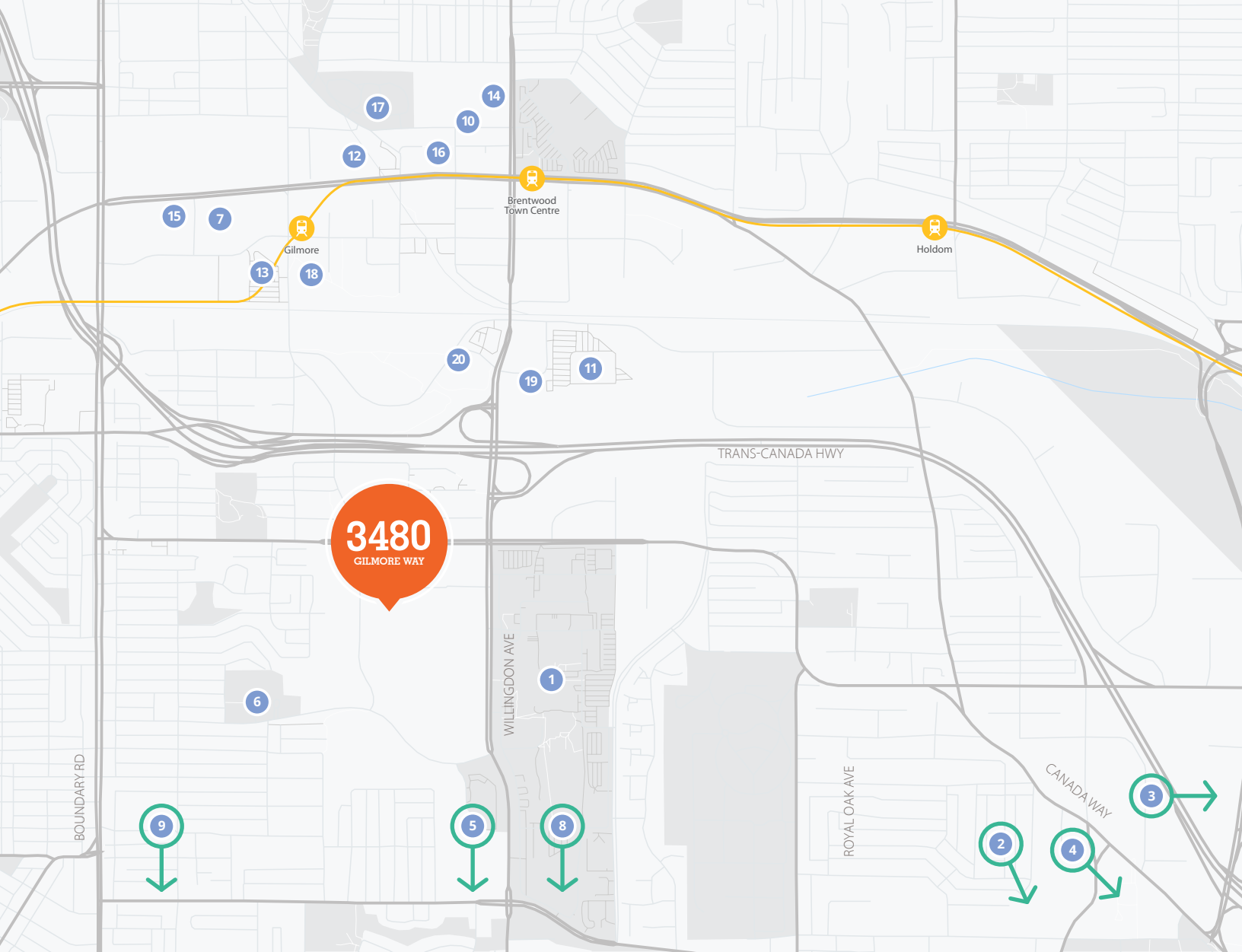
Construction anticipated completion April, 2025



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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