

**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

\$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

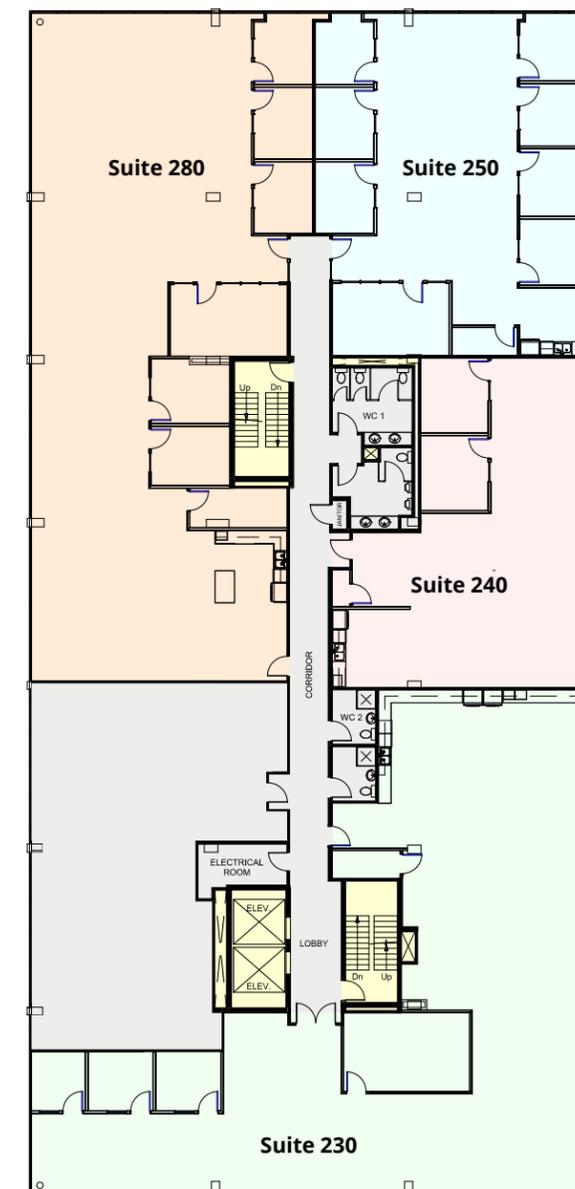
 Secure bike storage, shower and changing facilities

 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



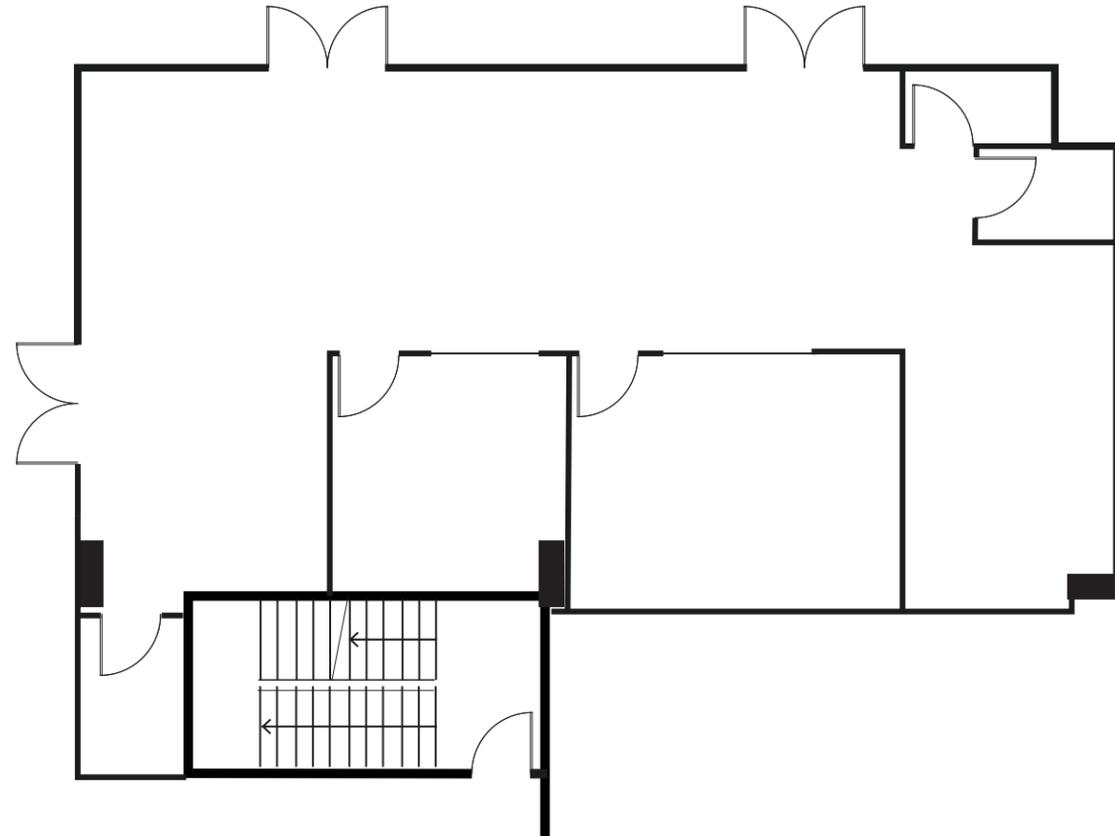
SUITE 230



SUITE 280

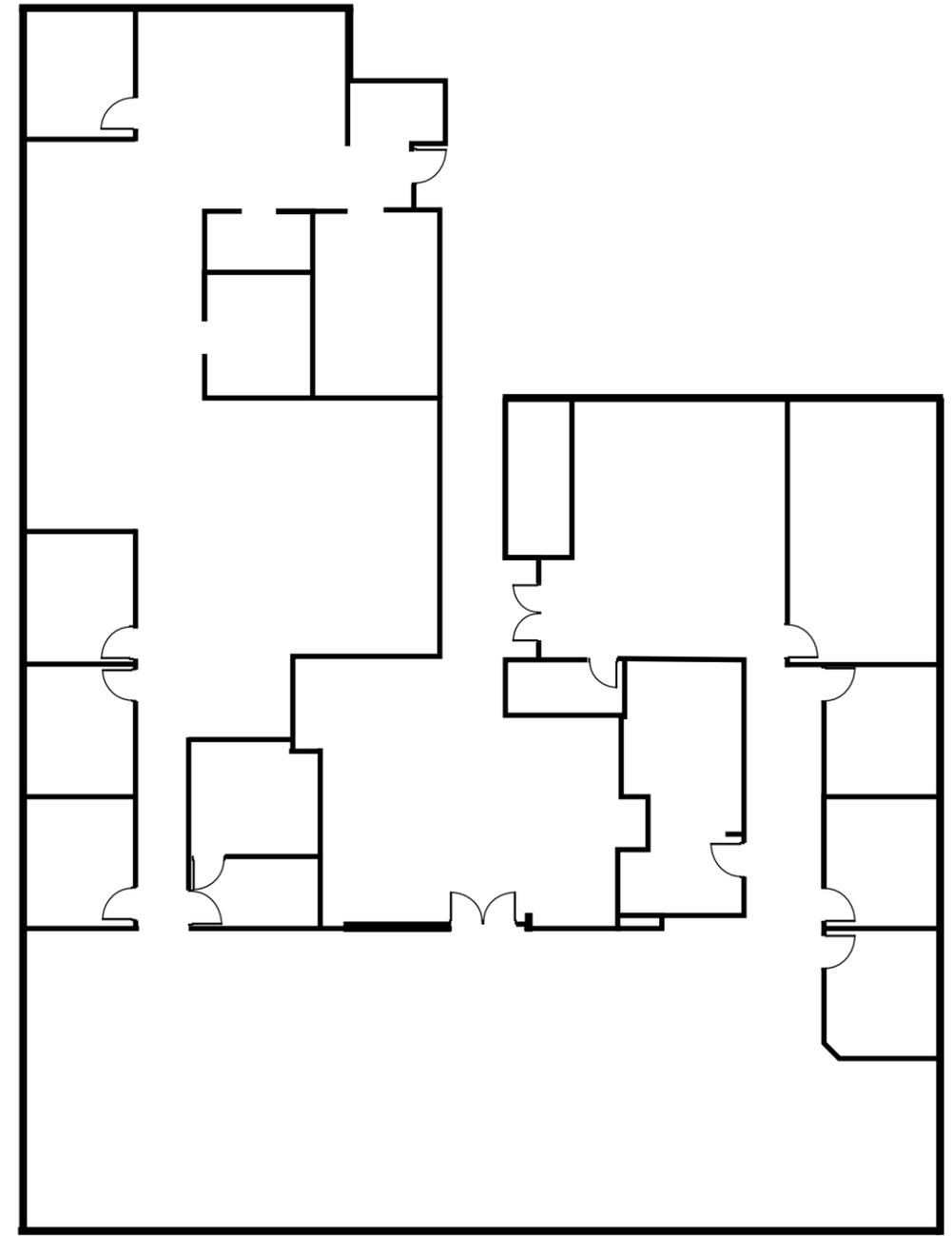
Suite 100 Available November 1, 2026

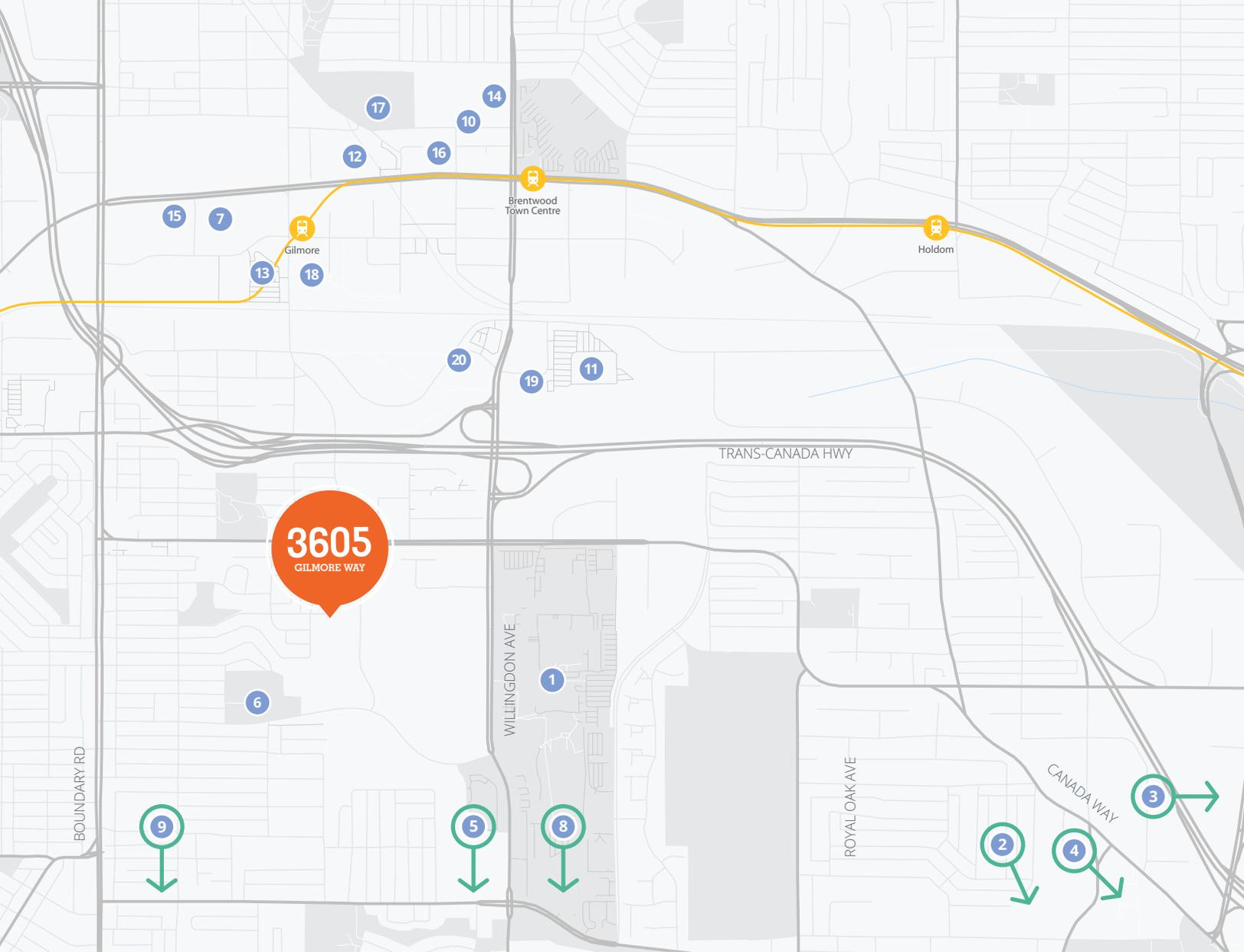
SUITE	SIZE (sf)	DESCRIPTION
100	1,897	Reception area, open area, office, meeting room, kitchenette, two (2) call booths with access to patio



Suite 320 Available June 1, 2027

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





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|---------------------------|---------------------------|-------------------------|------------------|
| 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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**CANADA BEST
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 COMPANIES**
 Platinum member

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