

**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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# 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

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### Location

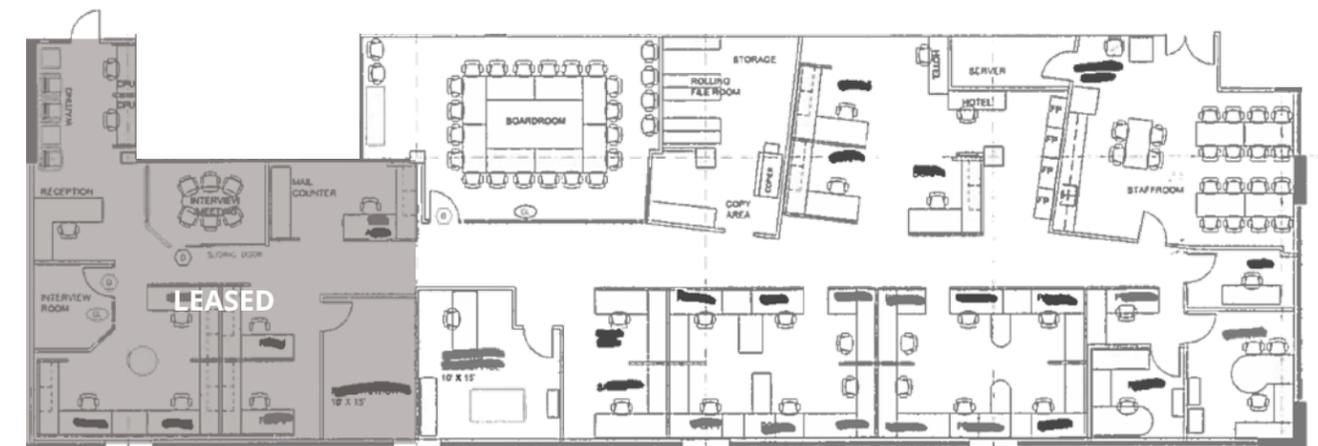
Located in the heart of Burnaby, 3480 Gilmore Way features a high-quality work environment with excellent amenities for staff including bicycle storage, gym, showers and jogging trails.

### 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

#### SUITE 260B

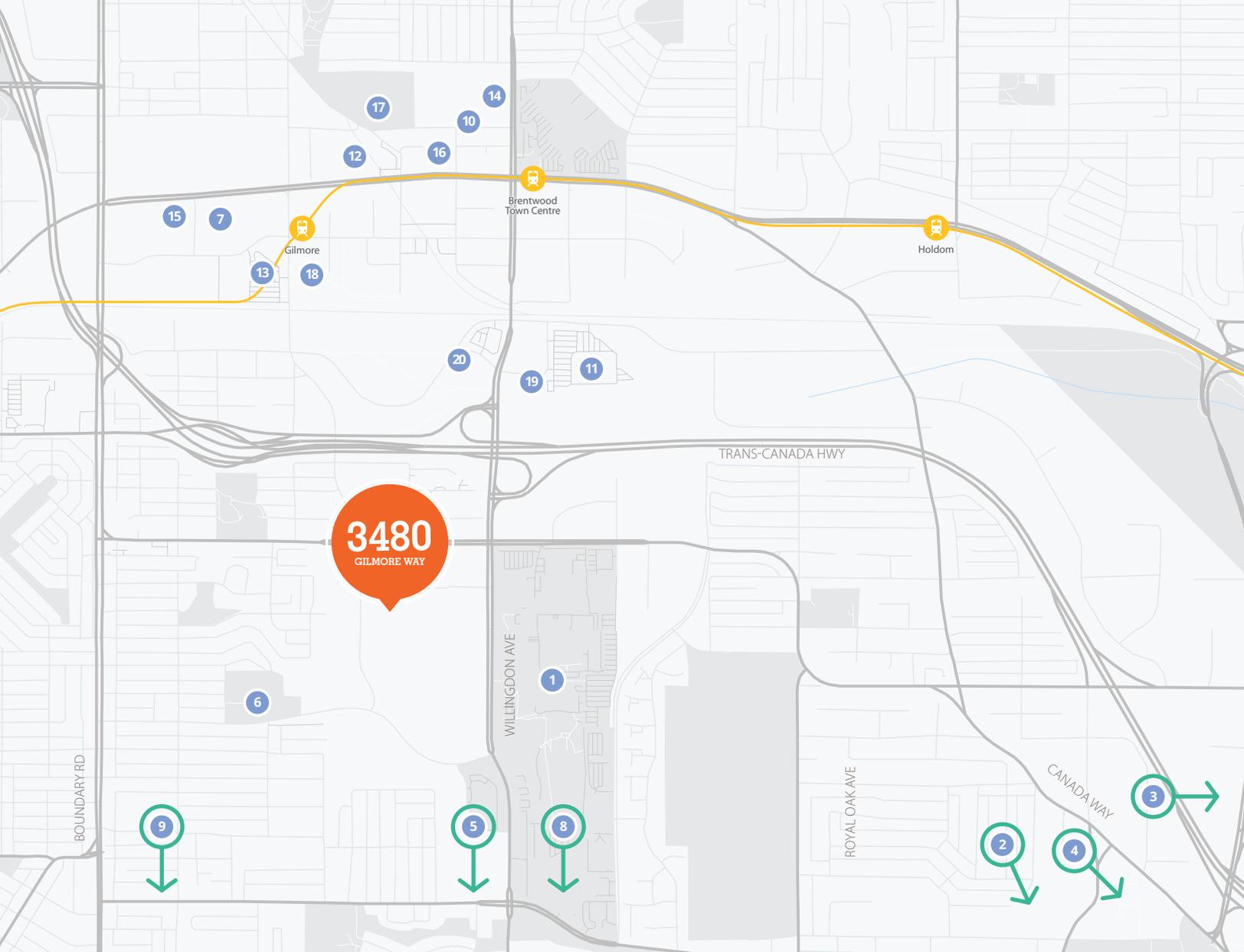


**SUITE AREA**  
4,584 sf

**AVAILABLE**  
Immediately

#### SUITE FEATURES

- Nicely improved with recent renovations
- Mix of open plan and closed offices
- Kitchen & staff lounge
- Boardroom
- Four meeting rooms / offices



- |                           |                           |                         |                  |
|---------------------------|---------------------------|-------------------------|------------------|
| 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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**BEST  
 MANAGED  
 COMPANIES**  
 Platinum member

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