

**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**  
\$19.70 psf (2023 estimate)

**PARKING**  
2.5 stalls per 1,000 sf  
Random underground= \$100  
Reserved underground= \$140  
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

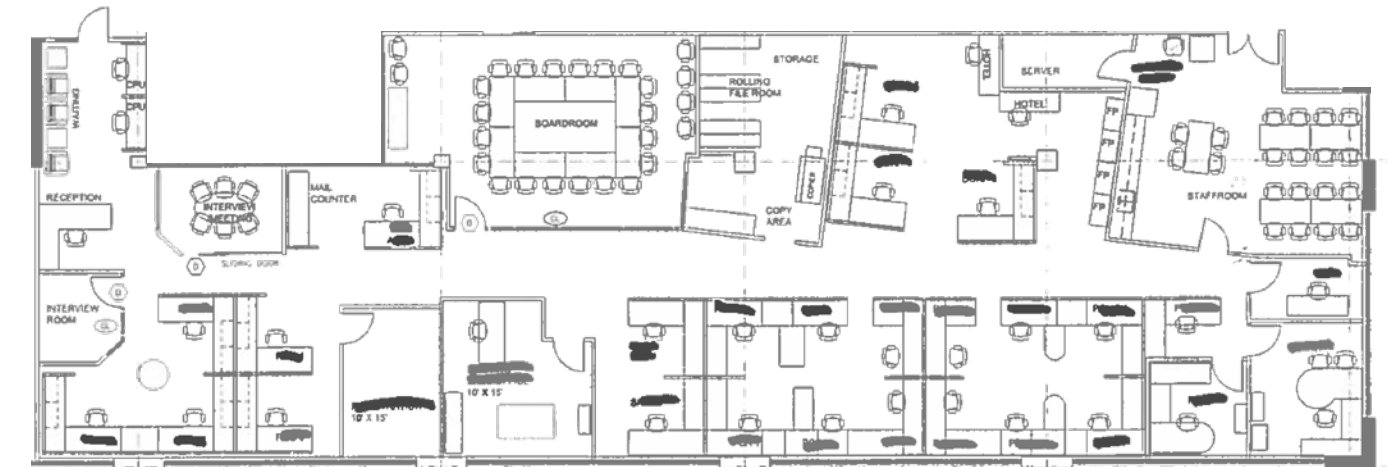
Located in the heart of Burnaby, 3480 Gilmore Way features a high-quality work environment with excellent amenities for staff including bicycle storage, showers and jogging trails.

## 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 260

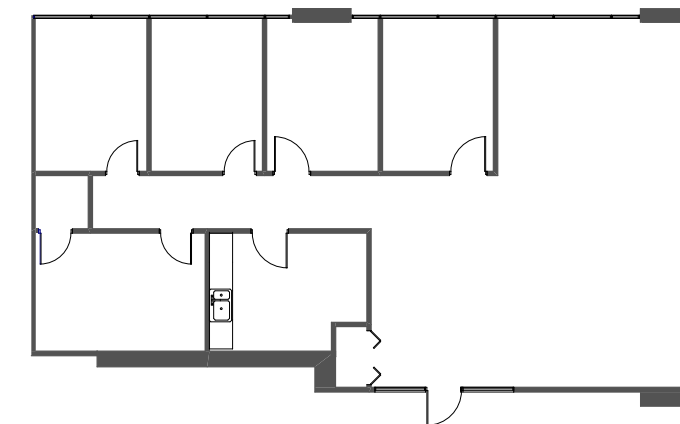


**SUITE AREA**  
6,117 sf  
*Premises can be demised to 1,575 sf or 4,584 sf*

**AVAILABLE**  
Immediately

- SUITE FEATURES**
- Nicely improved with recent renovations
  - Mix of open plan and closed offices
  - Kitchen & staff lounge
  - Boardroom
  - Reception area
  - Seven meeting rooms / offices
  - Furniture can be made available

### SUITE 120



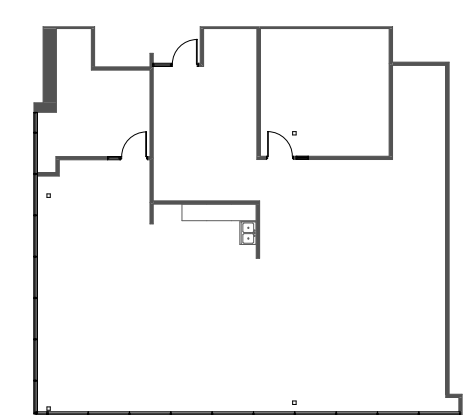
**SUITE AREA**  
2,009 sf

**AVAILABLE**  
On notice

**SUITE FEATURES**

- Main floor unit
- Kitchen and staff lounge
- 5 offices/meeting rooms
- Open area and reception

### SUITE 350

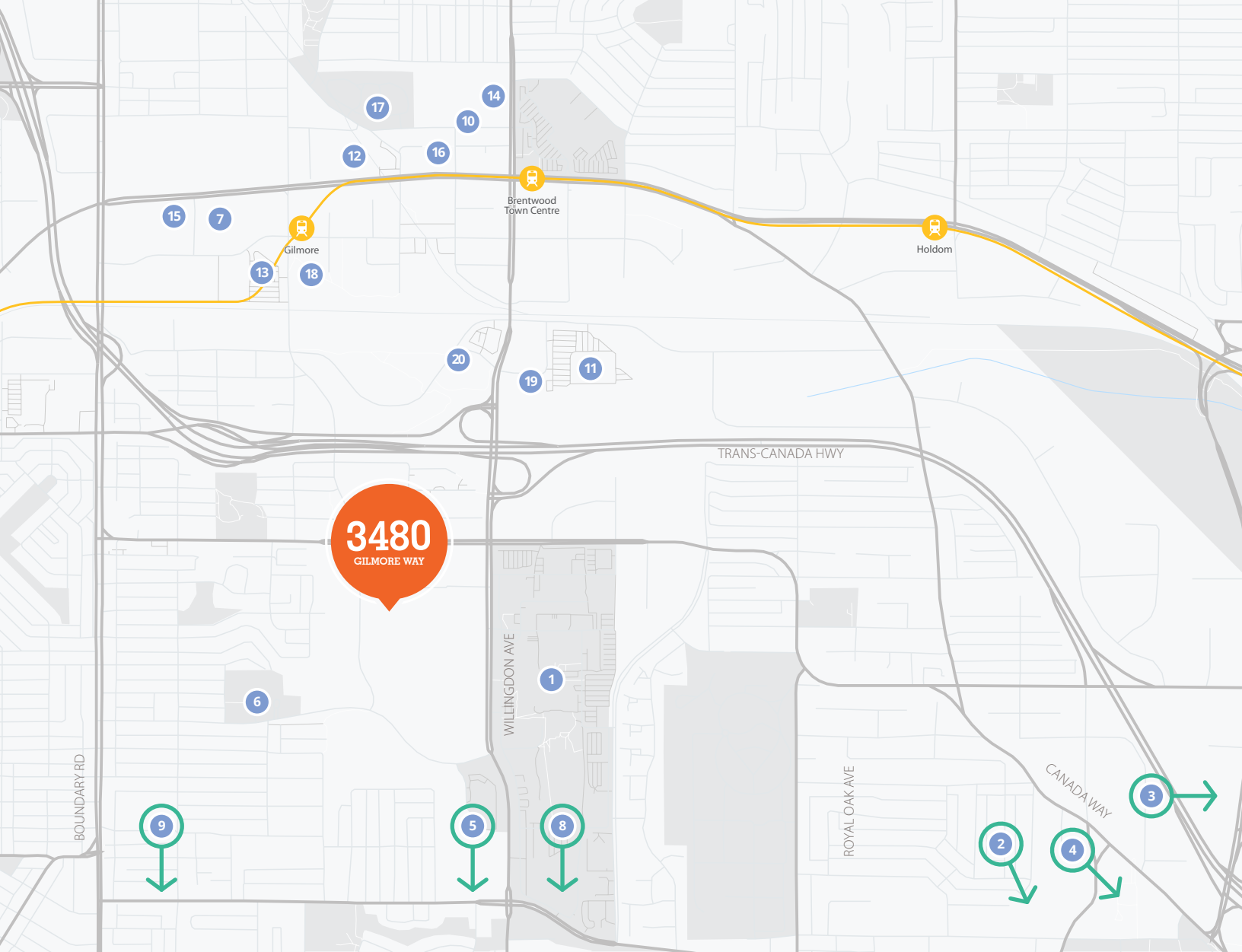


**SUITE AREA**  
2,699 sf

**AVAILABLE**  
Immediately

**SUITE FEATURES**

- Primarily open area
- Kitchenette
- 2 boardrooms/offices
- Reception area



- |                           |                           |                         |                  |
|---------------------------|---------------------------|-------------------------|------------------|
| 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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