

OFFICE SPACE FOR LEASE

OVER 57,000 SF OF
PREMIER OFFICE SPACE ON SKYTRAIN

**GILMORE
PLACE**

*CONNECTED +
CONVENIENT*

READY FOR FIXTURING IMMEDIATELY

Gilmore Avenue & Lougheed Highway, Burnaby, BC

LOUGHEED HWY

GILMORE AVE

 CUSHMAN &
WAKEFIELD

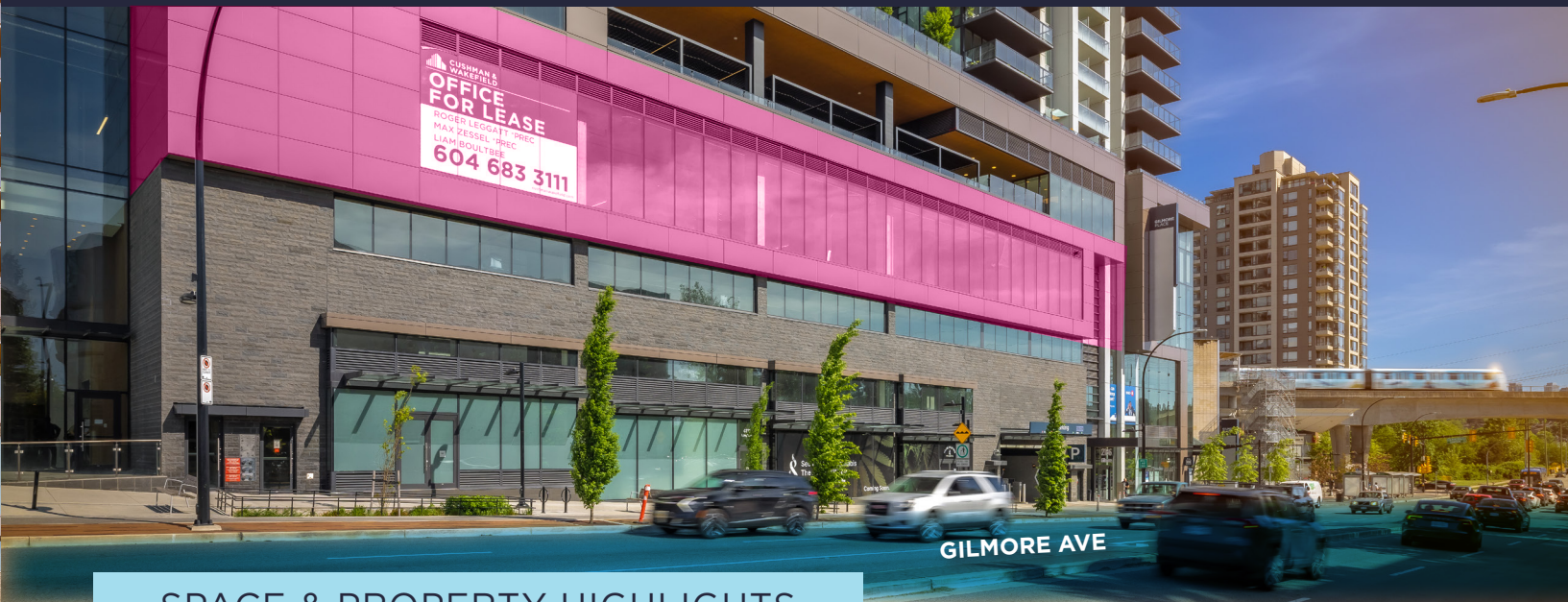
 onni
group



MORE SPACES TO THRIVE



 Substantial retail amenities located throughout development including T&T Supermarket, restaurants, personal services and fitness offerings.



SPACE & PROPERTY HIGHLIGHTS



Parking:
2 stalls per 1,000 SF



Demisable options:
4,000 - 25,000 SF



18 ft average
ceiling heights



Flexible HVAC for
individual zones



Direct access via Lougheed
Hwy or Gilmore Ave



End-of-trip facilities: bike storage,
change rooms, lockers, showers



Prominent signage along
Gilmore Ave & Lougheed Hwy

TURNKEY OFFICE SPACES

AVAILABLE WITH FLEXIBLE DEMISING OPTIONS

Let Onni Group do what they do best:
design and build space

Onni can assist qualified prospective tenants with transforming their space from start to finish.

Save time and money with Onni's in-house capabilities



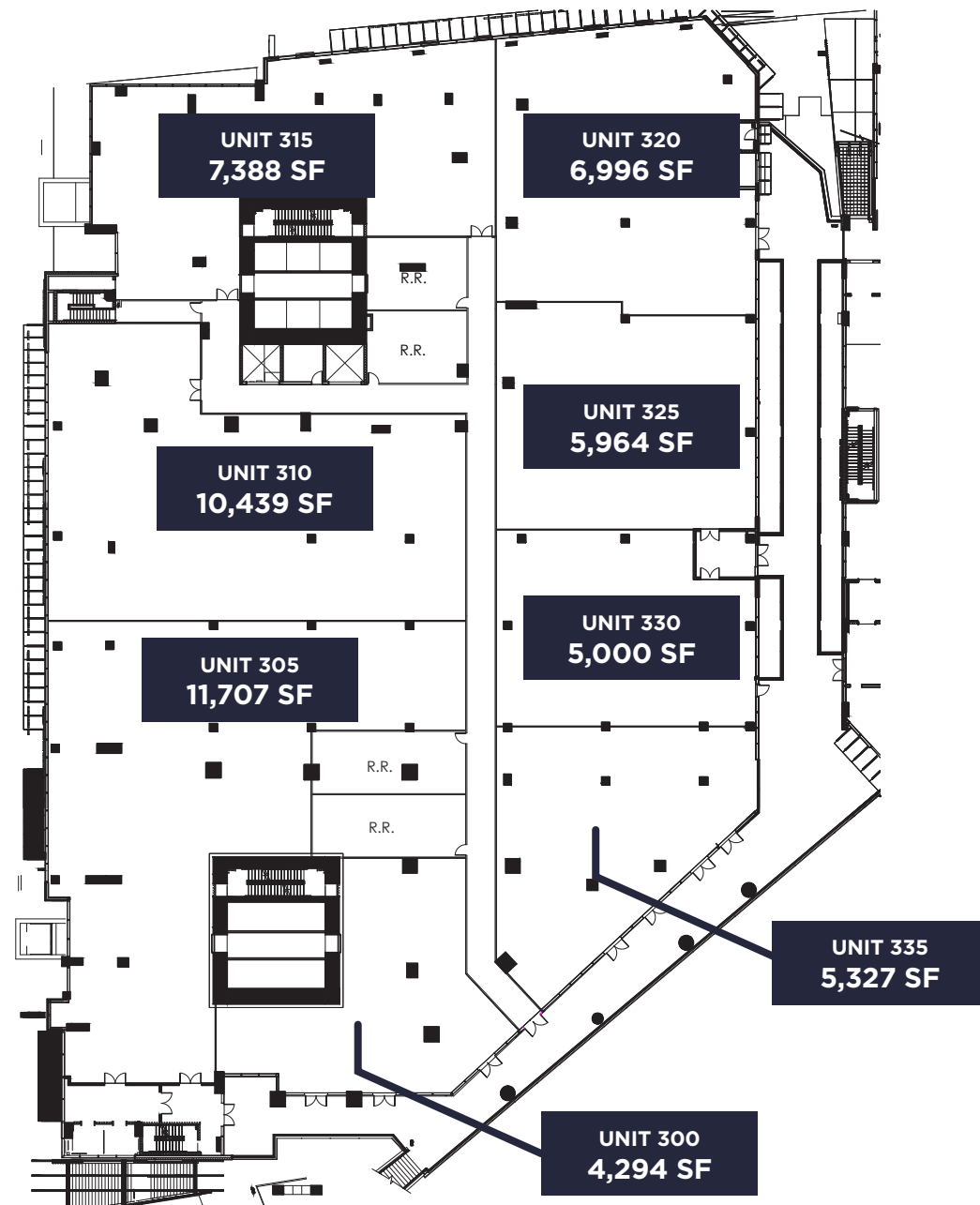
GILMORE PLACE



DEMISING PLAN

SUITE 300

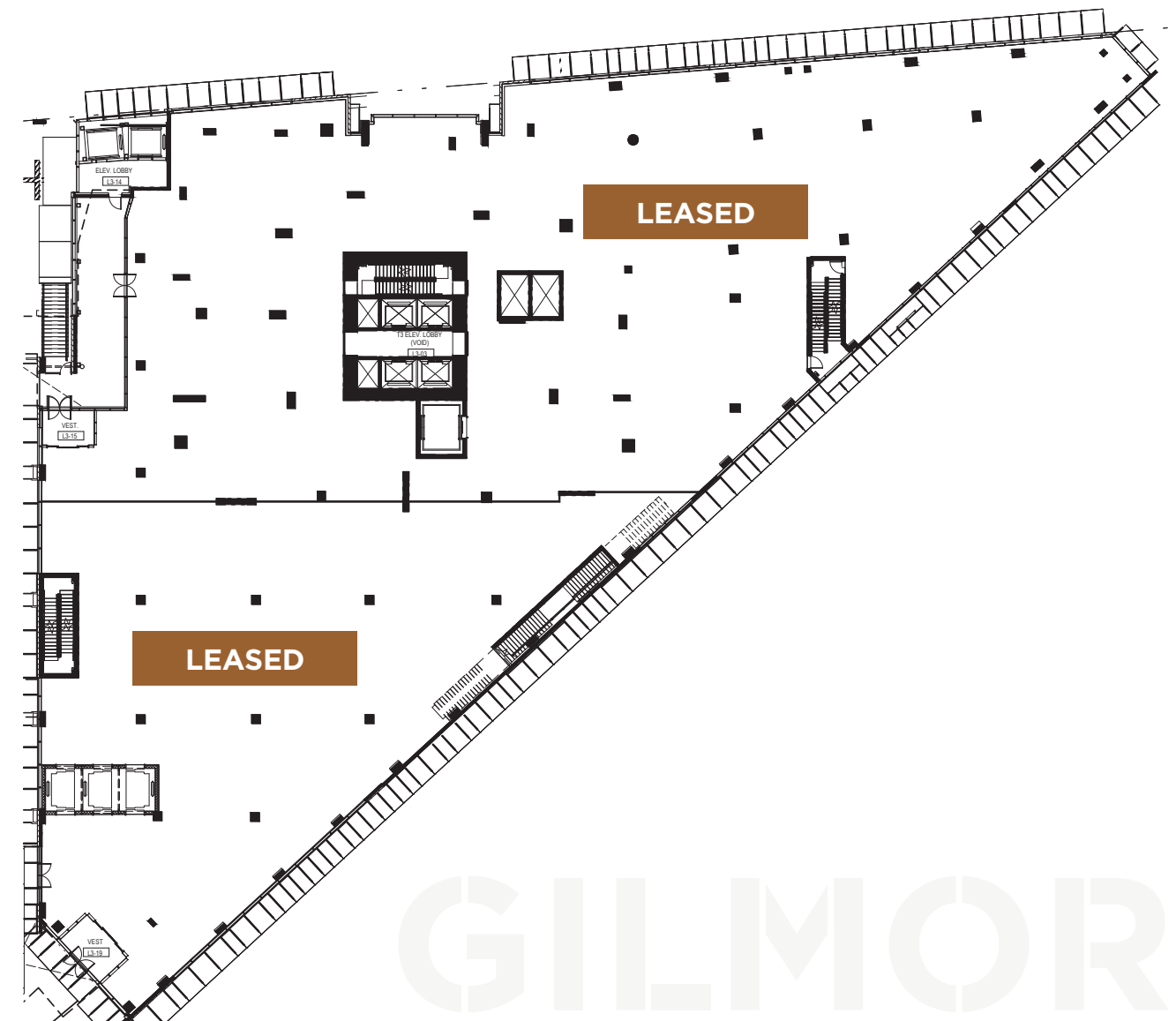
Size	Total 57,115 SF <i>(can be demised from 4,294 SF to 22,146 SF)</i>
Net Asking Rate	Contact Listing Agents For Details
Taxes & Operating Costs	\$18.34 psf per annum, plus 7% of net rent Management Fee



FLOOR PLAN

SUITE 320 & 325

Size	23,710 SF & 13,358 SF <i>(Total 37,068 SF)</i>
Net Asking Rate	LEASED
Taxes & Operating Costs	\$18.34 psf per annum, plus 7% of net rent Management Fee



GILMORE PLACE

A PRIME, TRANSIT-CONNECTED HUB

THAT OFFERS UNPARALLELED CONVENIENCE & MEETS ALL YOUR NEEDS EFFORTLESSLY.

Join Metro Vancouver's newest master-planned community, located at Gilmore Station in North Burnaby.

Gilmore Place, defined by its inviting communal plaza and open-air breezeways, once completed will be complimented by up to 1 million square feet of commercial space and approximately 5,000 residential units.

RETAILERS COMING...

- | | |
|----------------------|-----------------------|
| T&T Supermarket | Brooklyn Dumpling |
| La Ruta Pizza | KFC |
| Kinton Ramen | Supplement King |
| Galbi | Gilmore Family Dental |
| Trees Organic Coffee | Fitness World |



PHASE 1

1 1,563 UNITS
RESIDENTIAL CONDOS

2 57,000 + SF
OFFICE SPACE REMAINING

3 150K SF
RETAIL SPACE

4 ACCESS TO
SKYTRAIN

SEAMLESSLY CONNECTED, EFFORTLESSLY ACCESSIBLE



Directly adjacent to the Gilmore Millennium Station, Gilmore Place will draw commuters and shoppers alike from surrounding communities to its diverse assortment of large-format stores, boutique retailers, and multiple food and restaurant offerings. Quick access to Highway 1 plus communities in all directions, make Gilmore Place an exciting new shopping destination for all of Metro Vancouver.

71 VERY WALKABLE

80 EXCELLENT TRANSIT

77 VERY BIKABLE

BIKE

24 KM CENTRAL VALLEY GREENWAY BIKE ROUTE

SURROUNDED BY AMENITIES (WITHIN 2 KILOMETERS)

08
FINANCIAL INSTITUTIONS

42
RESTAURANTS

03
GROCERY STORES

150K SF
RETAIL SHOPS + SERVICES (PHASE 1)



GILMORE PLACE

FOR OFFICE LEASING INQUIRIES

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Seed & Stone Cannabis
The Journey Within.

Coming Soon



onni.com



cushmanwakefield.ca