

OFFICE SPACE FOR LEASE

OVER 97,000 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



UNIT 300

UNIT 320 / 325



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



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

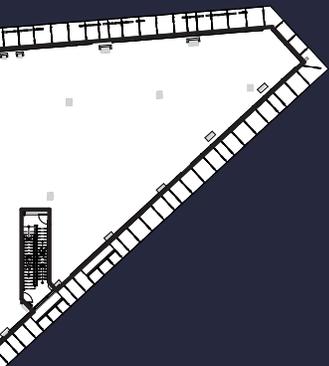
AVAILABLE WITH FLEXIBLE DEMISING OPTIONS

**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

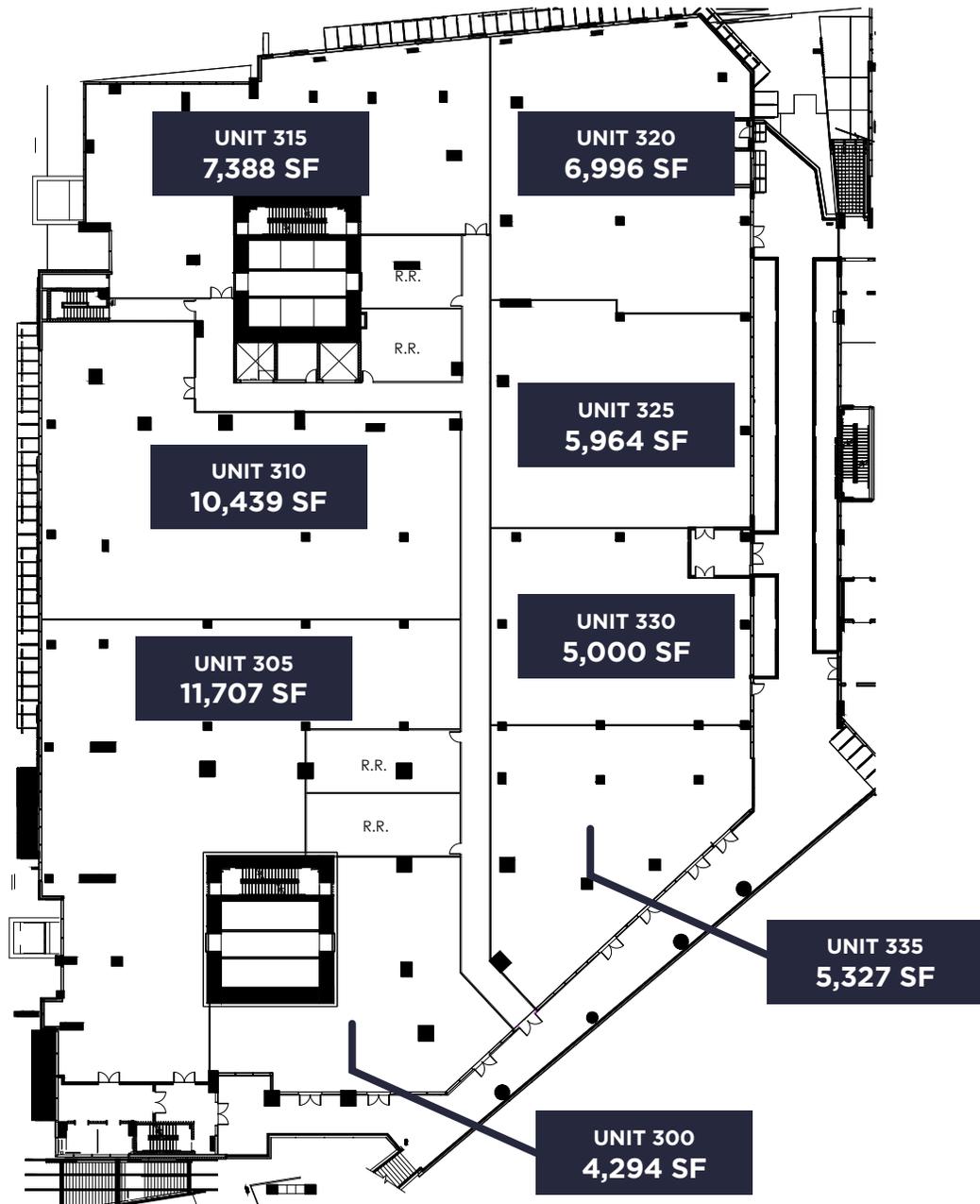




DEMISING PLAN

SUITE 300

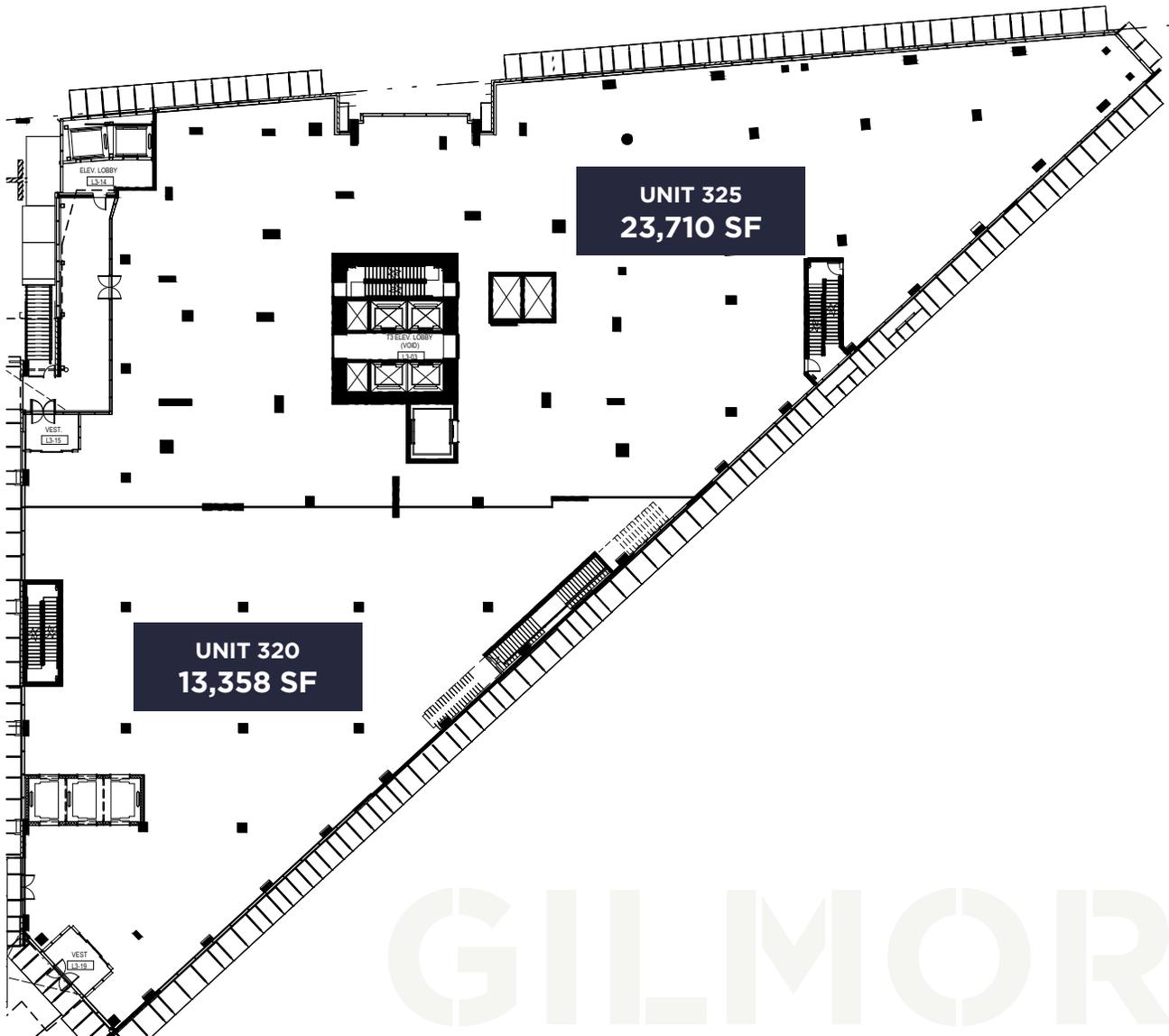
| | |
|------------------------------------|--|
| Size | Total 57,115 SF (can be demised from 4,294 SF to 22,146 SF) |
| Net Asking Rate | Contact Listing Agents For Details |
| Taxes & Operating Costs | \$18.34 psf per annum, plus 7% of net rent Management Fee |



FLOOR PLAN

SUITE 320 & 325

| | |
|------------------------------------|---|
| Size | 23,710 SF & 13,358 SF (Total 37,068 SF) |
| Net Asking Rate | Contact Listing Agents For Details |
| Taxes & Operating Costs | \$18.34 psf per annum, plus 7% of net rent Management Fee |





PHASE 1

1

1,563 UNITS
RESIDENTIAL CONDOS

2

97,000 + SF
OFFICE SPACE

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 Rota Pizza

KFC

Kinton Ramen

Supplement King

Galbi

Gilmore Family Dental

Trees Organic Coffee

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

11 MINS
TO PRODUCTION WAY

20 MINS
TO NEW WESTMINSTER

25 MINS
TO SURREY



**GILMORE
PLACE**

FOR OFFICE LEASING INQUIRIES

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MAX ZESSEL

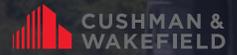
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