

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



GILMORE PLACE



GILMORE
PLACE



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

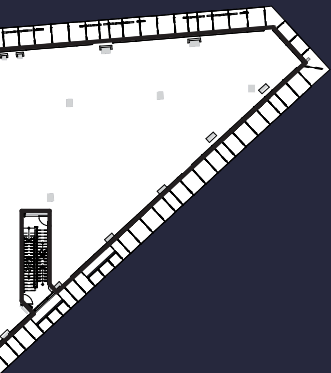
AVAILABLE WITH FLEXIBLE DEMISING OPTIONS

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





DEMISING PLAN

SUITE 300

Size

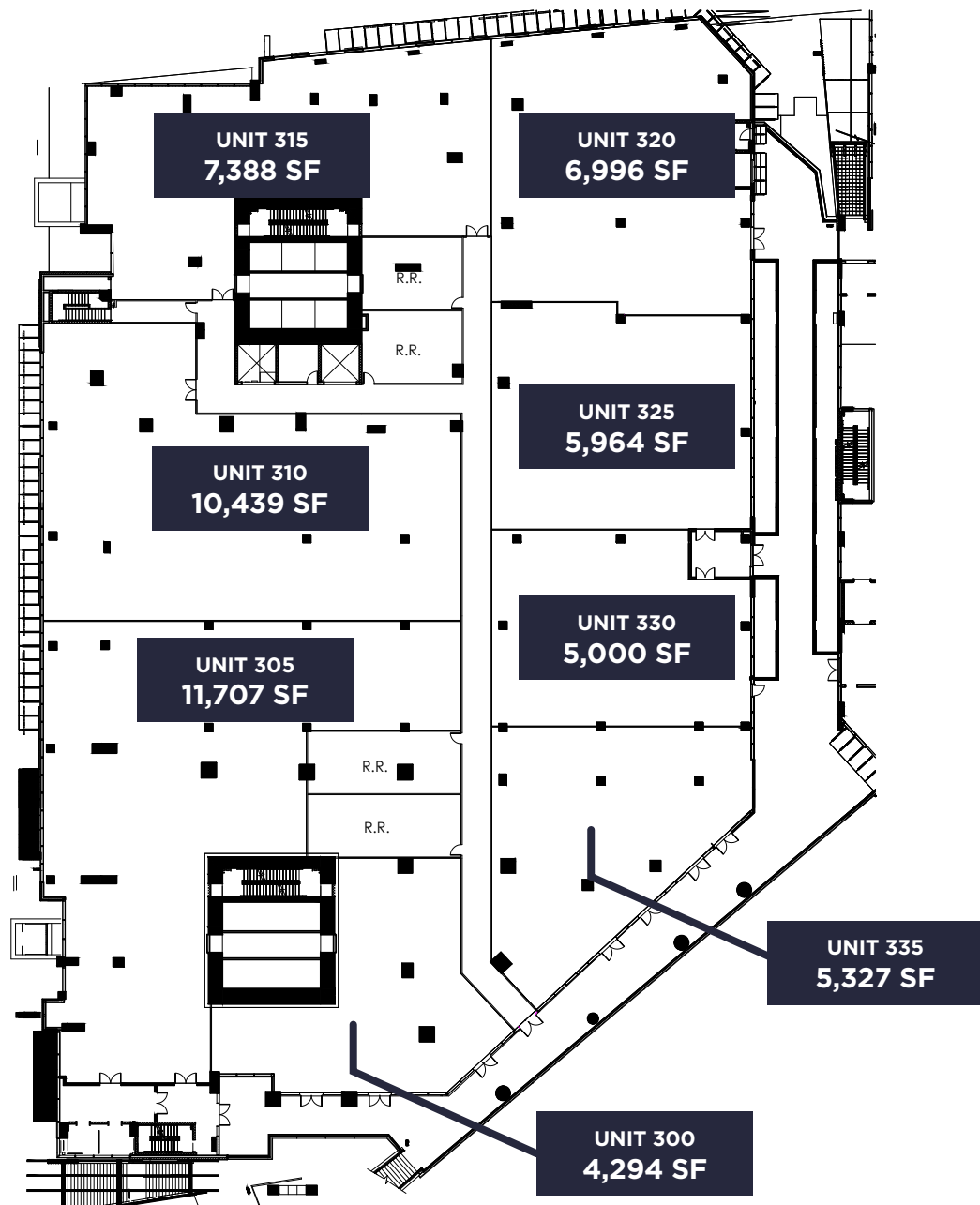
Total 57,115 SF
(can be demised from 4,294 SF to 22,146 SF)

Net Asking Rate

Contact Listing Agents For Details

Taxes & Operating Costs

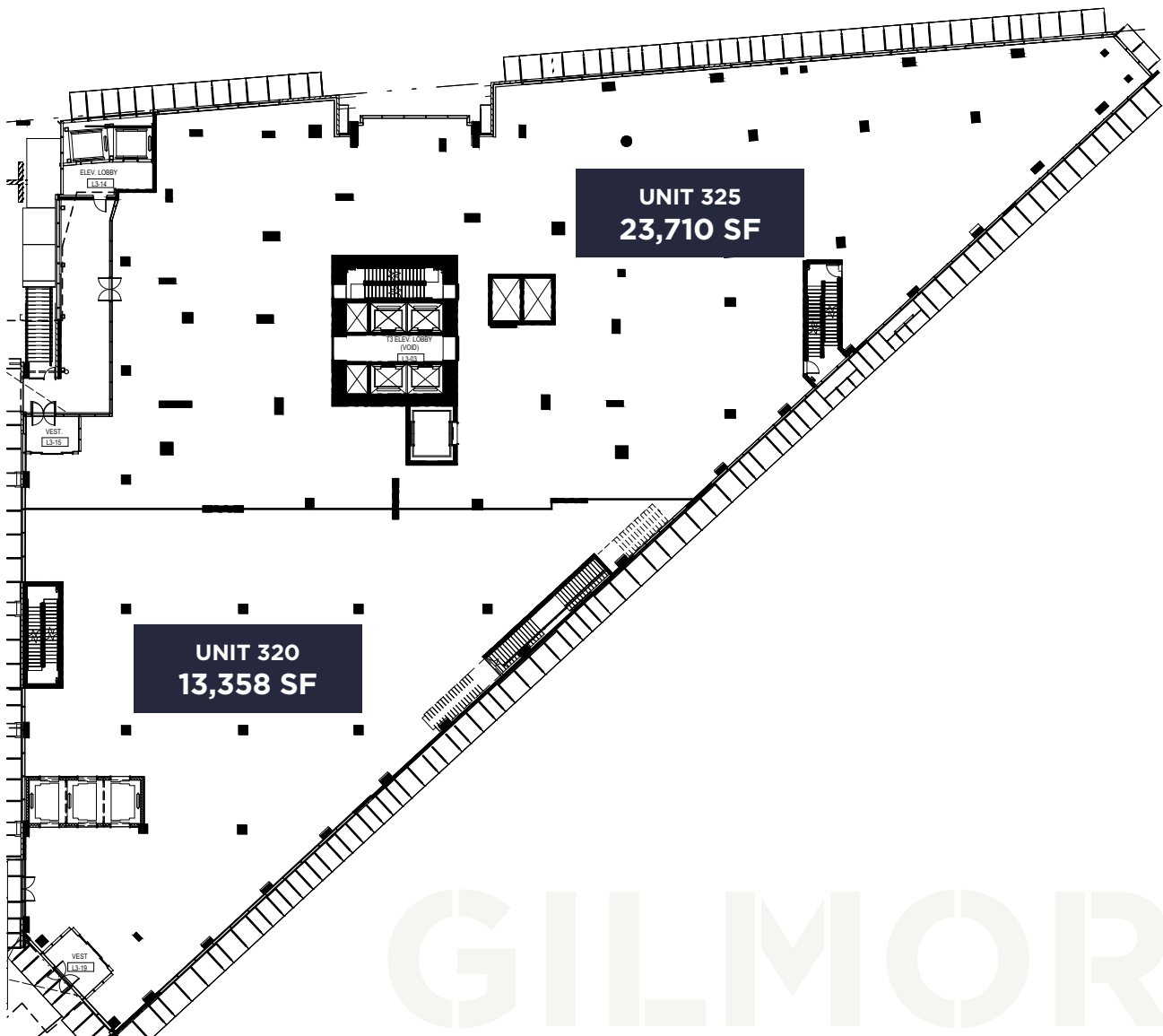
\$18.34 psf per annum, plus 7% of net rent Management Fee



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

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

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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Executive Vice President
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MAX ZESSEL

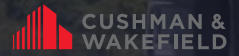
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