



FOR LEASE

# 3577 GILMORE WAY

BURNABY, BC  
3,230 SF AVAILABLE



#### DRIVE TIMES:

**2 min**

Boundary Road

**3 min**

Trans-Canada Highway

**6 min**

Kingsway

**6 min**

The Amazing Brentwood

#### PUBLIC TRANSIT TIMES // SKYTRAIN:

**7 min**

Gilmore SkyTrain Station via #129 bus

**18 min**

Brentwood Town Centre SkyTrain Station  
via #25 bus

**18 min**

Patterson SkyTrain Station via #129 bus



## The Location

The Property is strategically located within the Discovery Place Business Park, home to some of the world's leading technology companies. It offers excellent accessibility, situated on a major public transportation route with direct access to the Trans-Canada Highway, providing seamless connectivity to all local municipalities, including Downtown Vancouver.

3577 Gilmore benefits from extensive underground parking and is easily accessible by bus, walking, or biking. High-frequency bus routes run along Gilmore Way and Willingdon Avenue, with two bus stops immediately in front of the building, and nearby SkyTrain stations at Gilmore and Brentwood Town Centre further enhance transit convenience.

For those who prefer alternative transportation, the area is well-connected with bike and pedestrian pathways throughout Discovery Place, supported by secure bike storage and changeroom facilities.

Nearby amenities include Earls Kitchen + Bar, Cactus Club, Brentwood Town Centre, Whole Foods, Delta Hotels Burnaby Conference Centre, and BCIT, ensuring a vibrant and well-serviced work environment.

LOCATED WITHIN A 5-MINUTE DRIVE

**35+**

RESTAURANTS

**6+**

RETAIL CENTRES

**19+**

FITNESS CENTRES

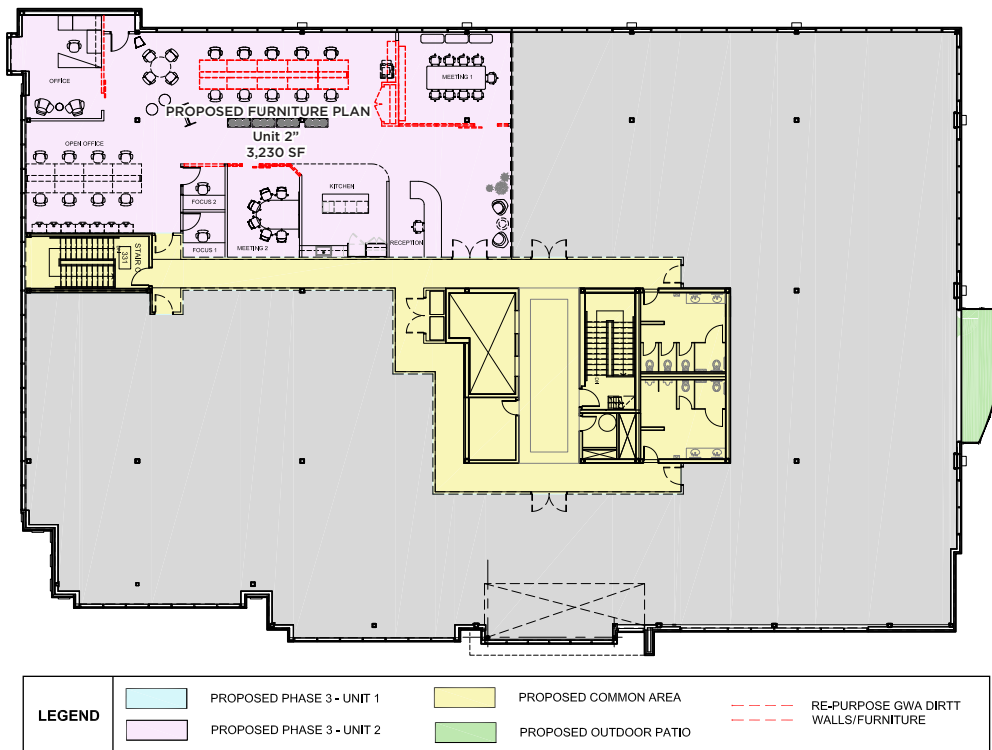
**7+**

HOTELS

**2** 3577 GILMORE WAY, BURNABY, BC

# Floor Plan

- Available Unit: Unit 2
- Available Area: 3,230 SF
- Asking Net Rent: Contact Listing Agents
- Additional Rent: \$15.36 PSF PA
- Availability: Immediately



3577 Gilmore Way offers exceptional accessibility, with convenient connections to main roads, walking paths, and bike routes. Willingdon Avenue is just minutes away for drivers, and the property features ample on-site parking.

Ideally positioned between Brentwood Town Centre and Metrotown, this centrally located office space includes:



**Brand-new construction**



**Underground parking**

with a 2.7/1,000 SF parking ratio



**Secure bike storage and lock-up facilities**



**Fibre optic**



**Unique M8 zoning** for diverse business uses



**Private in-suite washrooms**



**Regular security patrols** for added safety



## CONTACT

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