



FOR LEASE

3577 GILMORE WAY

BURNABY, BC

FULL FLOOR OPPORTUNITY

THIRD FLOOR: UP TO 16,905 SF



CUSHMAN &
WAKEFIELD

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-served work environment.

LOCATED WITHIN A 5-MINUTE DRIVE

35+

RESTAURANTS

6+

RETAIL CENTRES

19+

FITNESS CENTRES

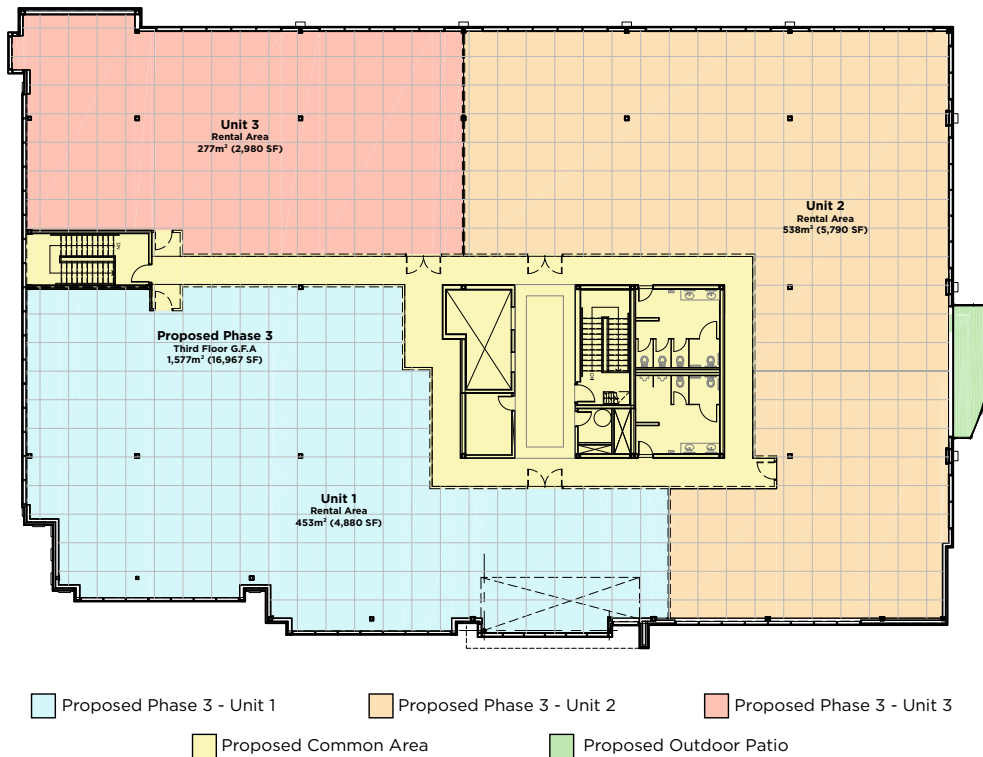
7+

HOTELS

2 3577 GILMORE WAY, BURNABY, BC

Floor Plan

- Available Unit: 3rd Floor
- Available Area: Up to 16,905 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

ROGER LEGGATT

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

MAX ZESSEL

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

ROBERT STOKES

Executive Vice President
Industrial/Investment Sales & Leasing
+1 604 640 5835
robert.stokes@cushwake.com

Suite 1200 – 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca