

# 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



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



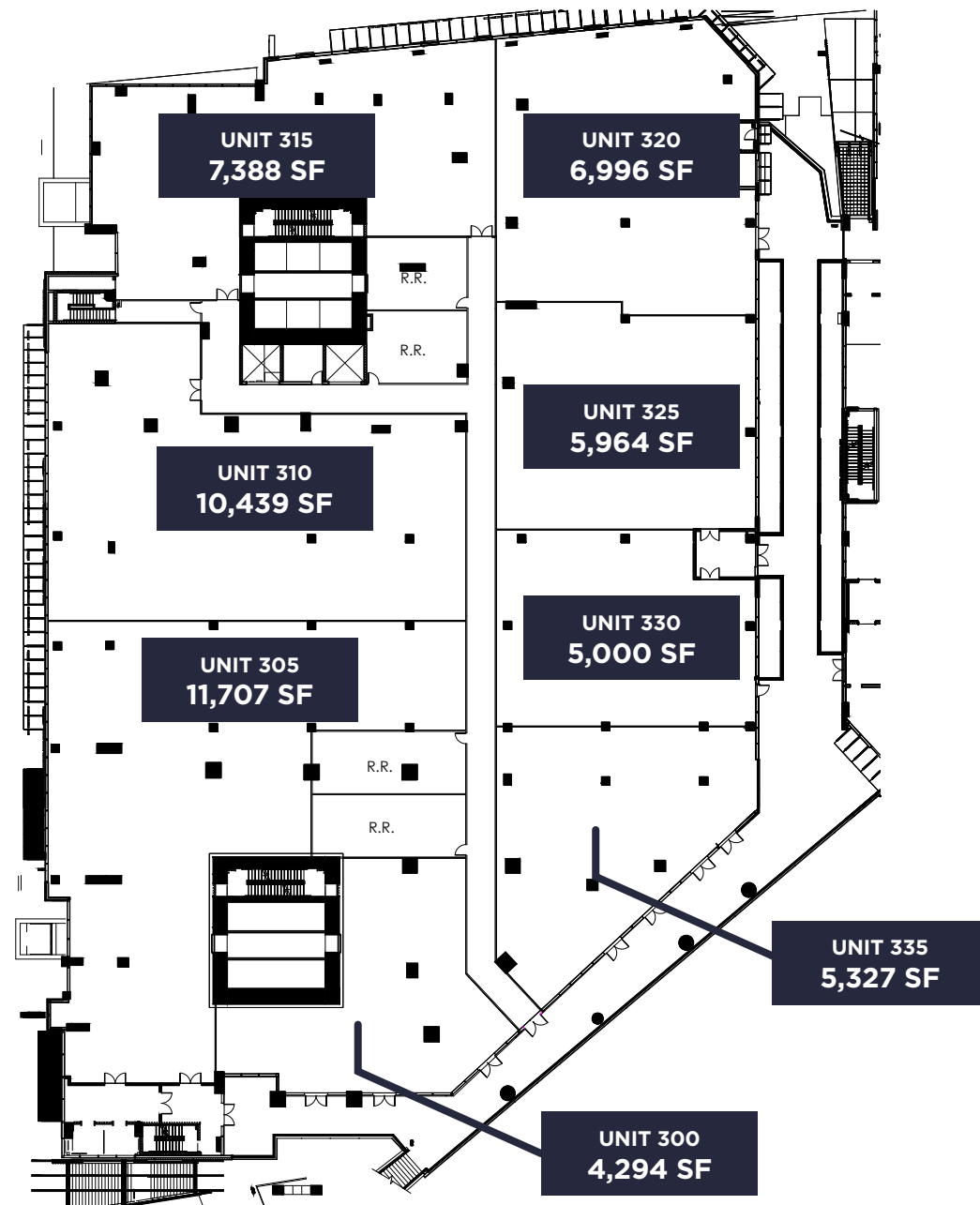
GILMORE PLACE



# DEMISING PLAN

## SUITE 300

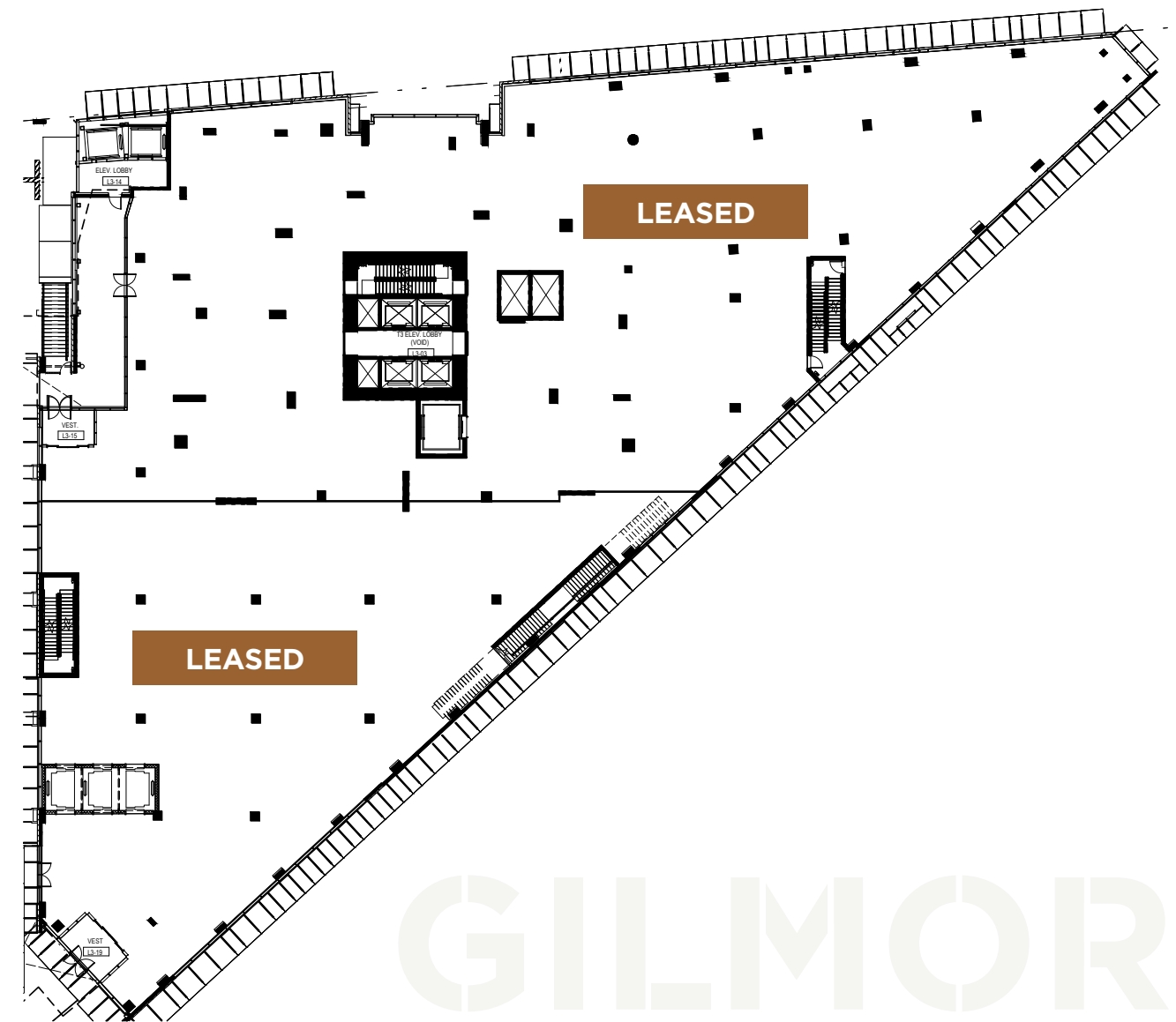
<b>Size</b>	Total 57,115 SF <i>(can be demised from 4,294 SF to 22,146 SF)</i>
<b>Net Asking Rate</b>	Contact Listing Agents For Details
<b>Taxes &amp; Operating Costs</b>	\$18.34 psf per annum, plus 7% of net rent Management Fee



# FLOOR PLAN

## SUITE 320 & 325

<b>Size</b>	23,710 SF & 13,358 SF <i>(Total 37,068 SF)</i>
<b>Net Asking Rate</b>	LEASED
<b>Taxes &amp; Operating Costs</b>	\$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
- La Ruta Pizza
- Kinton Ramen
- Galbi
- Trees Organic Coffee
- Brooklyn Dumpling
- KFC
- Supplement King
- Gilmore Family Dental
- 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





**GILMORE  
PLACE**

**FOR OFFICE LEASING INQUIRIES**

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