

FOR LEASE

# 3555 GILMORE WAY

Burnaby, BC



**3rd Floor: 20,256 SF Available**  
**Full Floor Opportunity**







## OPPORTUNITY

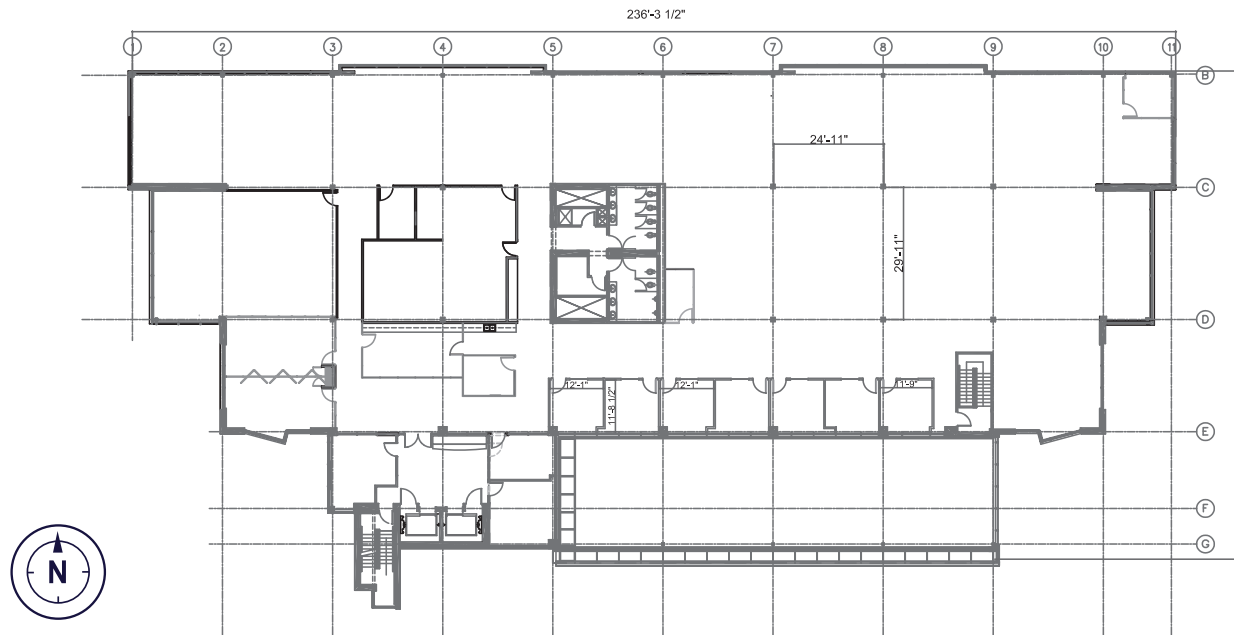
The entire 3rd floor is available for lease, offering 20,256 SF of high quality office space. The efficient floor plate and generous natural light create an ideal environment for a variety of workplace strategies, from collaborative layouts to private office configurations.

## LOCATION

Positioned within Burnaby's established and rapidly evolving Discovery Park District, 3555 Gilmore Way offers exceptional access to transit and major transportation corridors. The property is minutes from Gilmore SkyTrain Station and Highway 1, providing convenient connectivity across Metro Vancouver. Proximity to Brentwood Town Centre and Lougheed further enhances the appeal of this well located business address within a growing employment node.

In addition to nearby retail and services, tenants enjoy the convenience of an on site café at ground level, ideal for informal meetings or quick breaks during the day. Continued development in the surrounding area contributes to a dynamic and increasingly amenity rich business environment.

# FLOOR PLAN



## PREMISES DETAILS

|                        |   |
|------------------------|---|
| <b>SUITE</b>           | 3rd Floor   |
| <b>SIZE: 20,256 SF</b> | 20,256 SF   |
| <b>BASIC RENT</b>      | Contact listing agents  |
| <b>ADDITIONAL RENT</b> | \$17.74 PSF pa (including taxes and in-suite janitorial; 2026 est.) |
| <b>AVAILABILITY</b>    | Available Q3 2026   |
| <b>PARKING</b>         | 2.5 stalls per 1,000 SF<br>Underground parking                      |

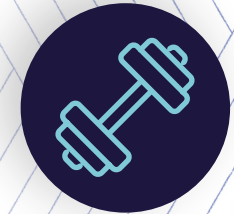
## BUILDING AMENITIES



End-of-trip  
showers



Secure bike  
storage



Fitness  
Centre

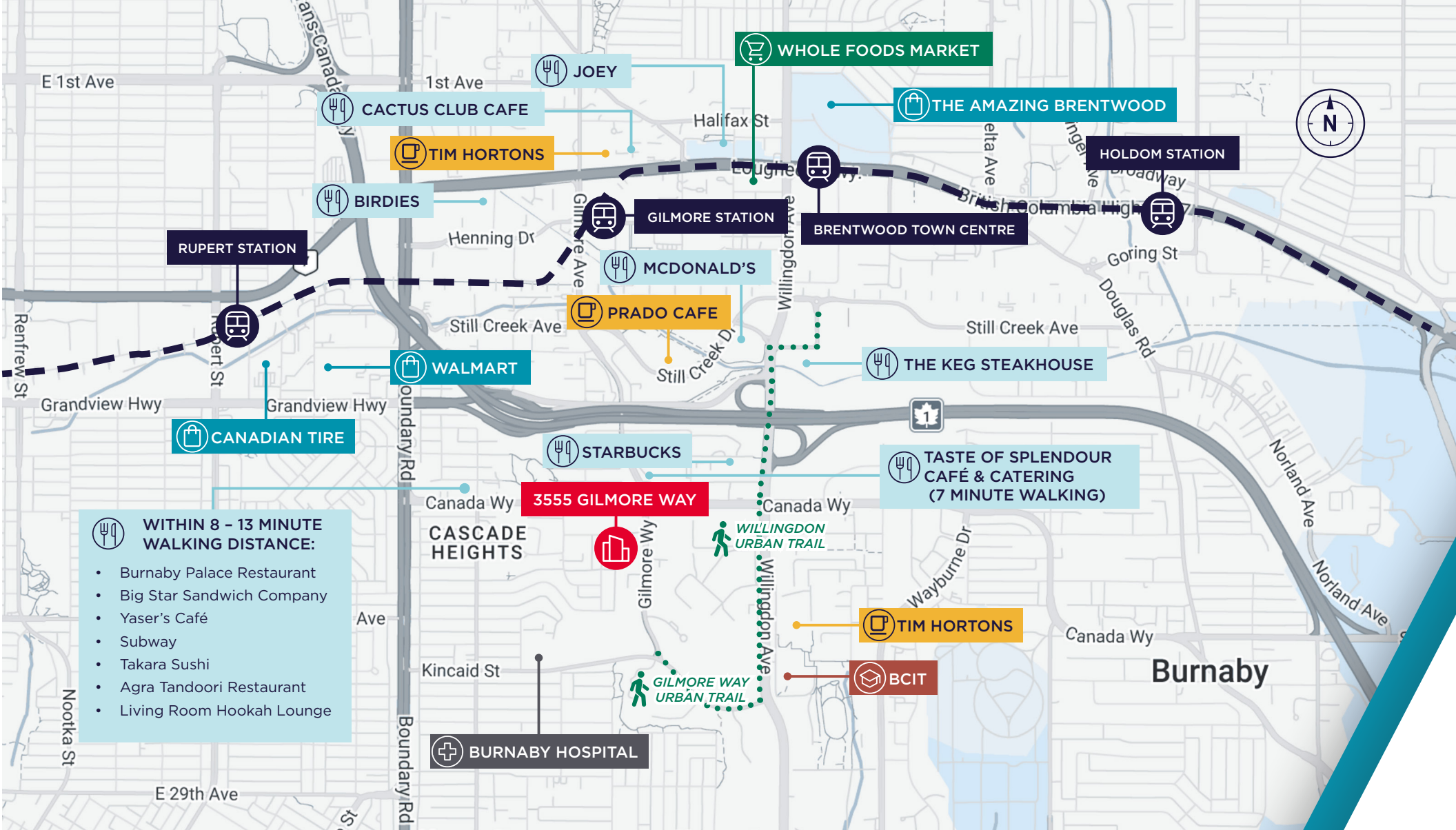


Café on the  
ground floor



Atrium area





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