



FOR LEASE

# 1,025 - 2,560 SF of Office Space Available for **Lease**

3600 Gilmore Way, Burnaby, BC

## Blake Davies

Vice President  
+1 604 694 7239  
blake.davies@colliers.com

Colliers

Accelerating success.



# Property Overview

## Location

Located in Burnaby's Cascade Heights neighbourhood, this property sits nestled in a business park directly between Burnaby Hospital and BCIT.

This location is both transit and vehicular friendly as it sits one block west of Willingdon's major 130 bus route and is a 2 minute drive from Highway 1.

## Salient Facts

**Civic Address:** 3600 Gilmore Way, Burnaby, BC

<b>Available Area:</b>	Unit 215	1,025 SF
	Unit 313	LEASED
	Unit 316	2,560 SF

**Availability:** Immediately

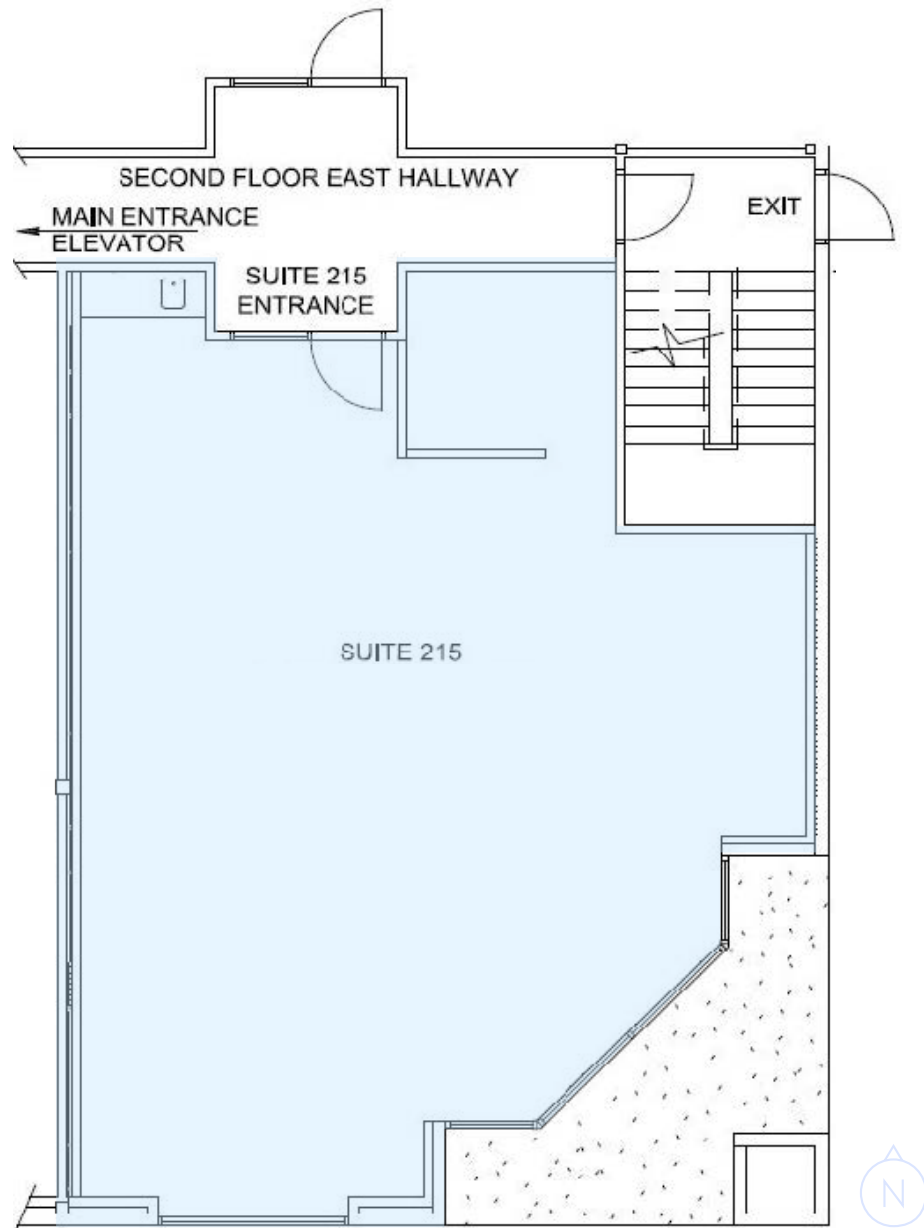
**Gross Rent:** \$36.00/SF

## Key Highlights

- M8 zoning
- Shipping and receiving area with dedicated loading
- Major bus routes nearby
- 24/7 security monitoring system
- Three storey building in Burnaby business park
- Ample on-site parking
- Certain units have private decks



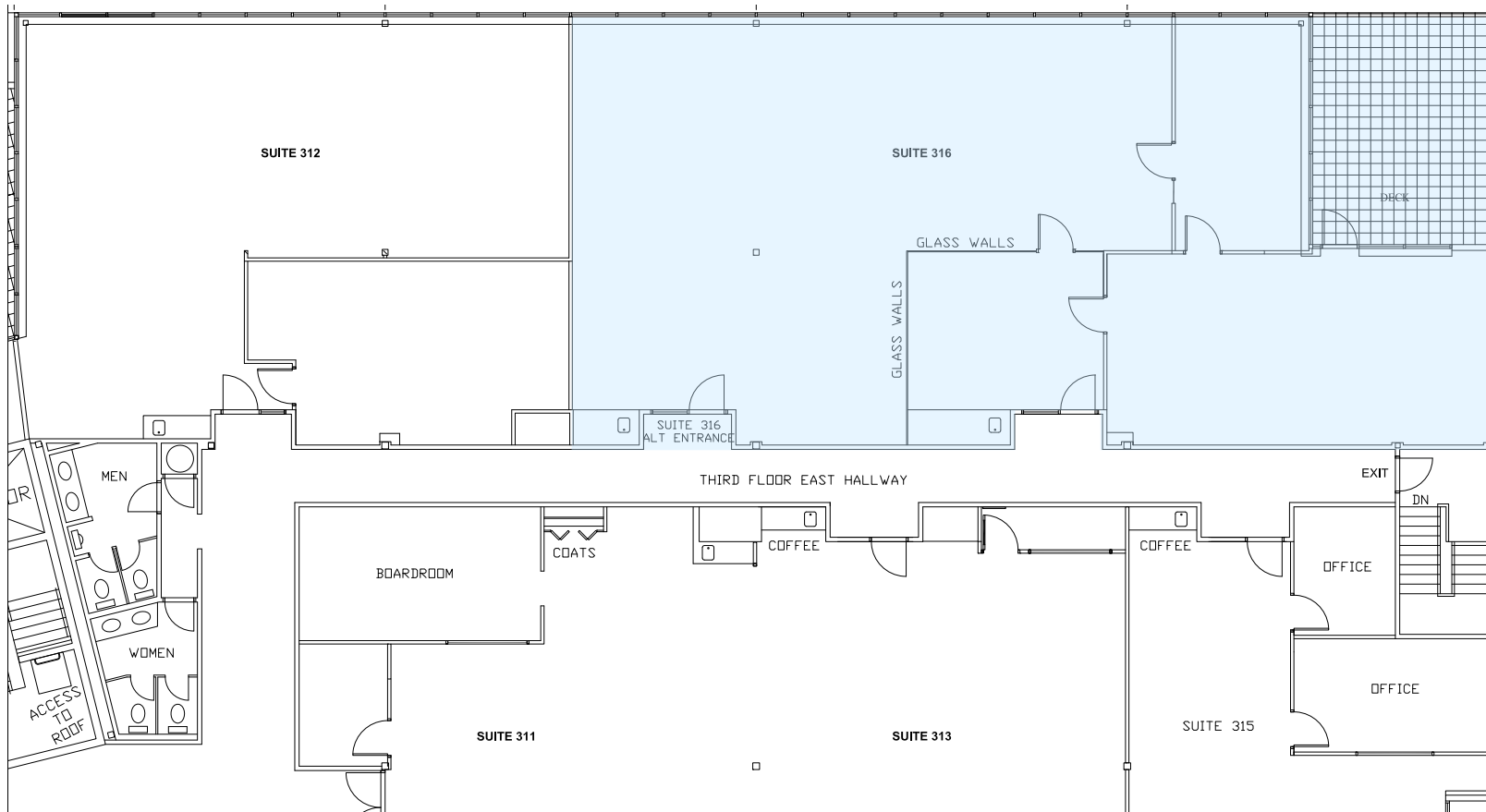
# Floor Plan



Suite 215

1,025 SF  
Available

# Floor Plan



## Suite 316

2,560 SF  
Available





Colliers

**Colliers**

11th Floor, 1067 West Cordova Street  
Vancouver, BC V6C 1C7  
+1 604 681 4111

**Blake Davies**

Vice President  
+1 604 694 7239  
[blake.davies@colliers.com](mailto:blake.davies@colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, BC.

[collierscanada.com](https://collierscanada.com)