

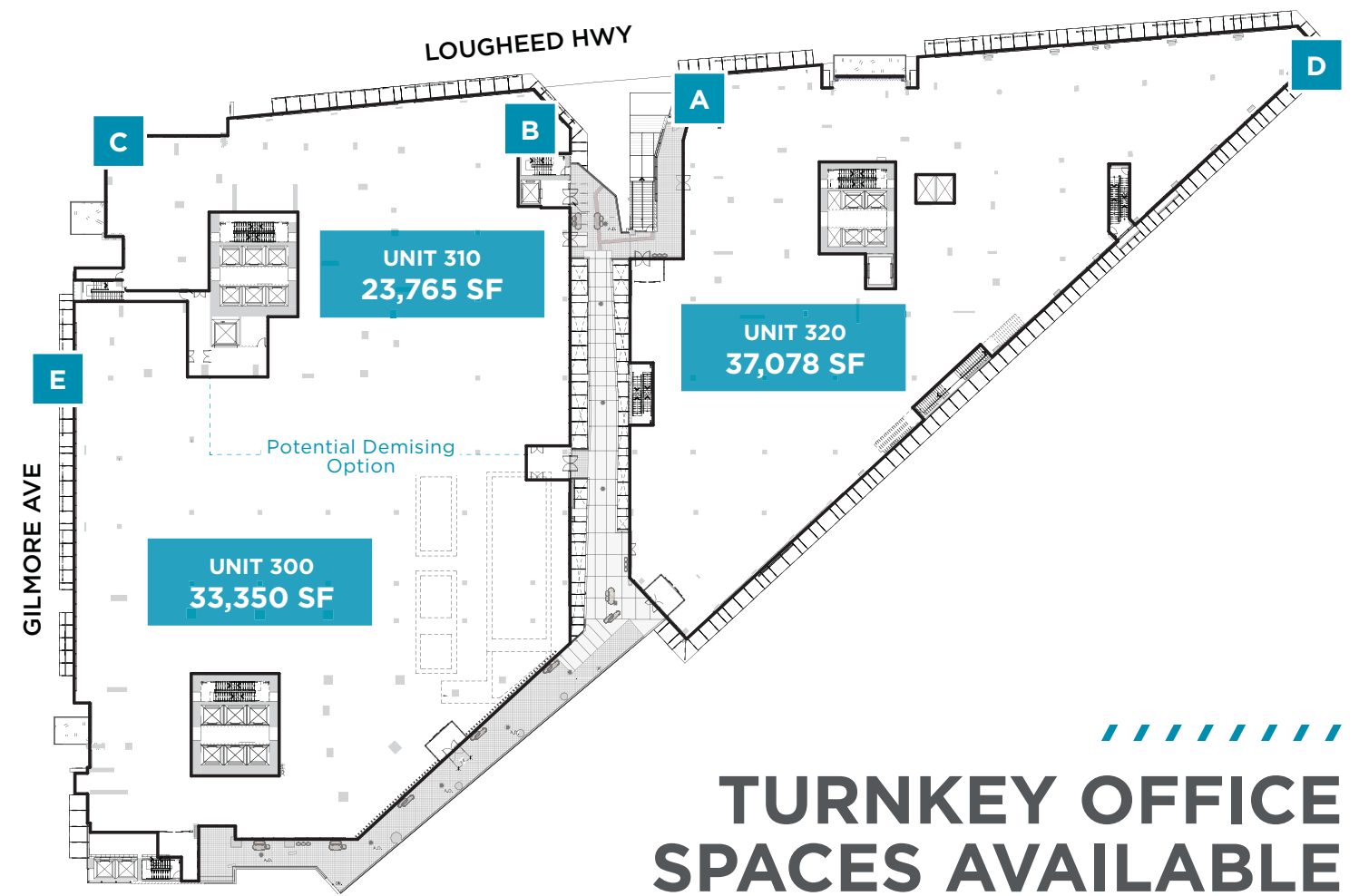
GILMORE PLACE

OFFICE SPACE FOR LEASE

OVER 97,000 SF
OFFICE SPACE
ON SKYTRAIN

READY FOR FIXTURING Q2 2024
4112 & 4172 Lougheed Highway, Burnaby, BC





*Sizes are approximate and subject to change

TURNKEY OFFICE SPACES AVAILABLE WITH FLEXIBLE DEMISING OPTIONS

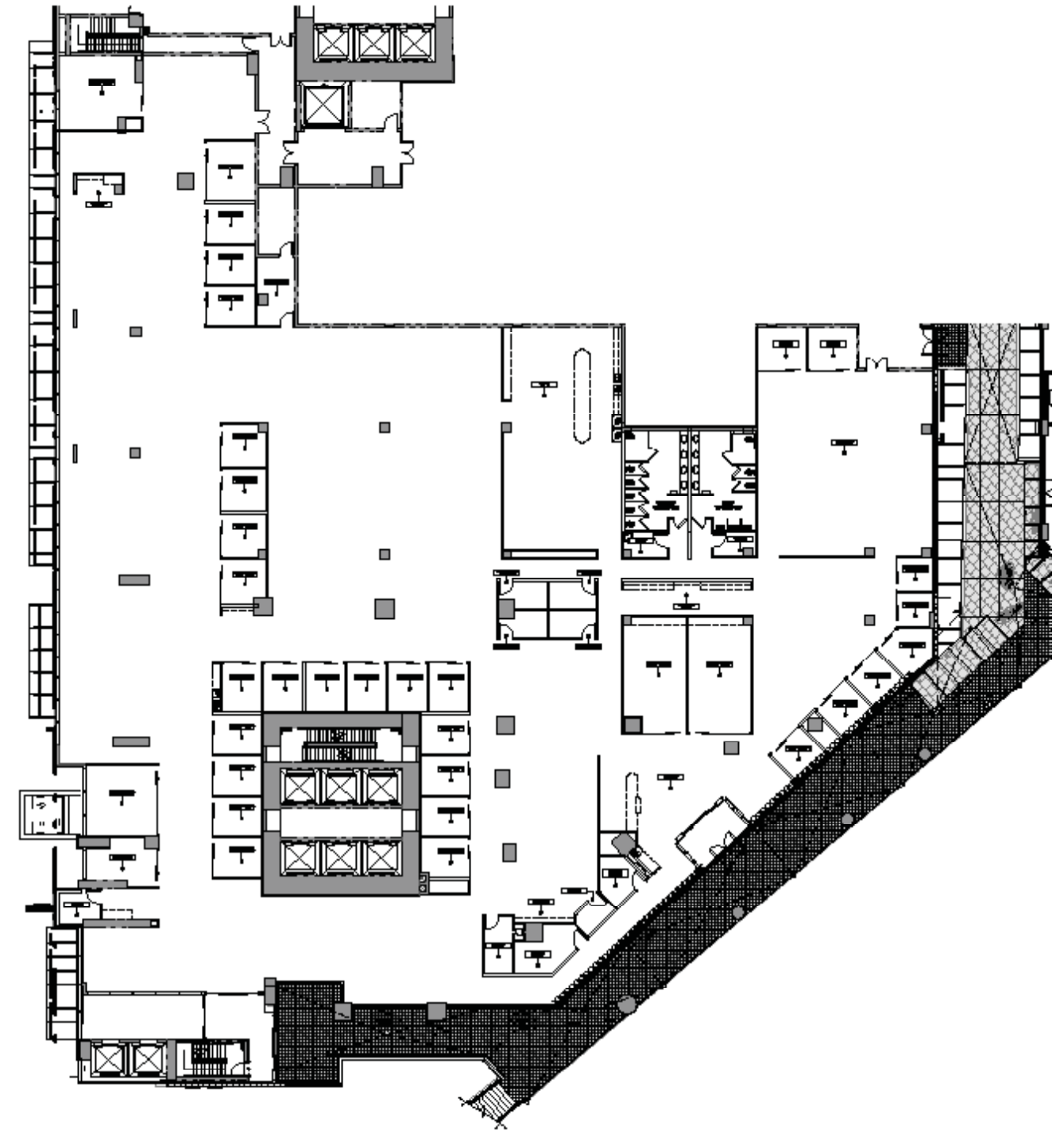
SPACE & PROPERTY HIGHLIGHTS

- Large, efficient podium level floor plate
- Demisable for tenants 21,000 sf or greater
- An average of 18ft ceiling heights
- Flexible HVAC controls over individual zones
- Direct access off of Lougheed Highway or Gilmore Avenue
- Parking ratio of 2 stalls per 1,000 sf
- Fully equipped End-of-Trip facilities (bike storage, change rooms, lockers & showers)
- A variety of prominent signage options along Gilmore Avenue & Lougheed Highway

DESIGN & TURNKEY CONSTRUCTION SERVICES

Let Onni Group do what they do best: design and build space.

Onni can assist qualified prospective tenants retrofitting their space from start to finish. Save time and money with Onni's in-house capabilities

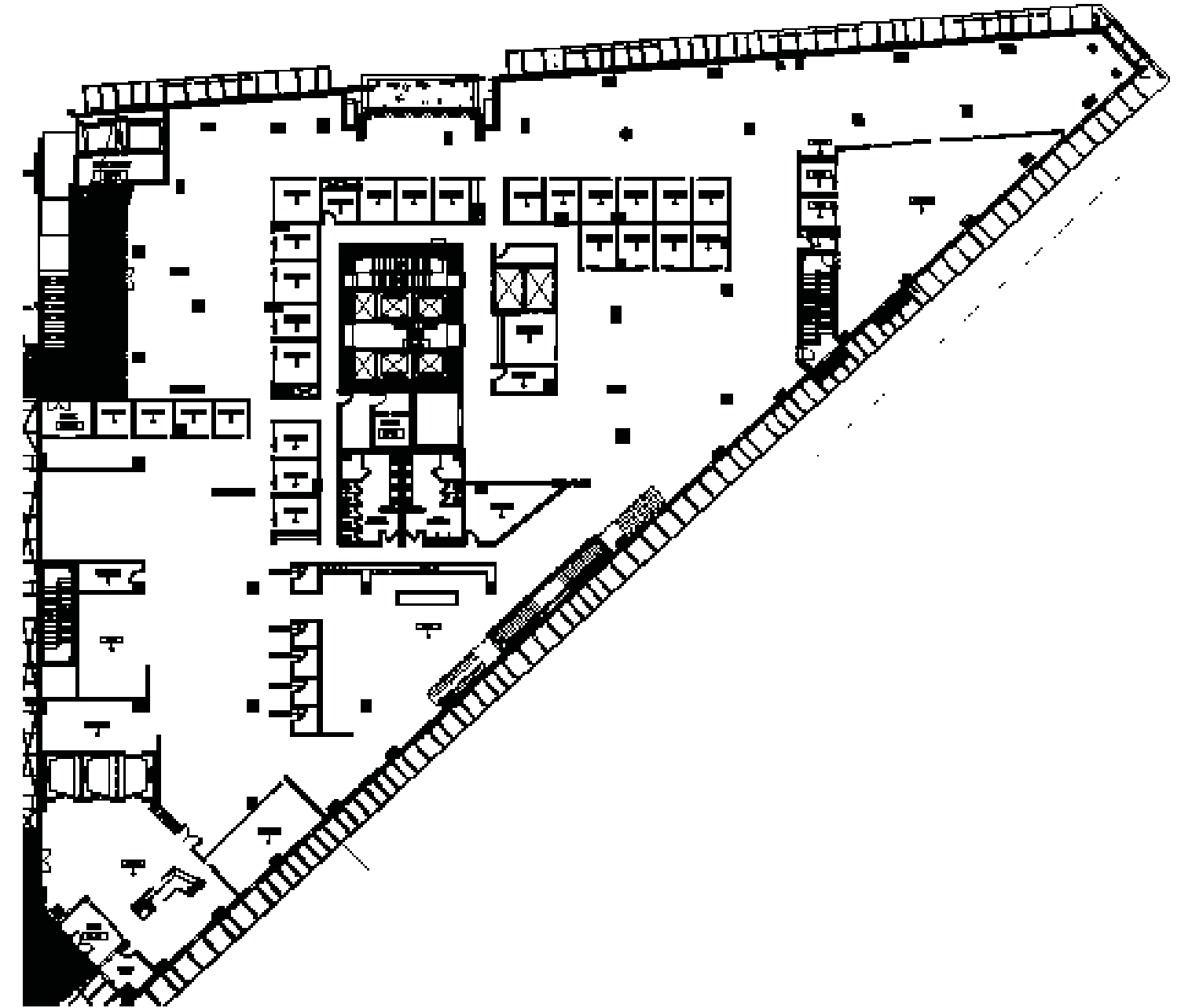
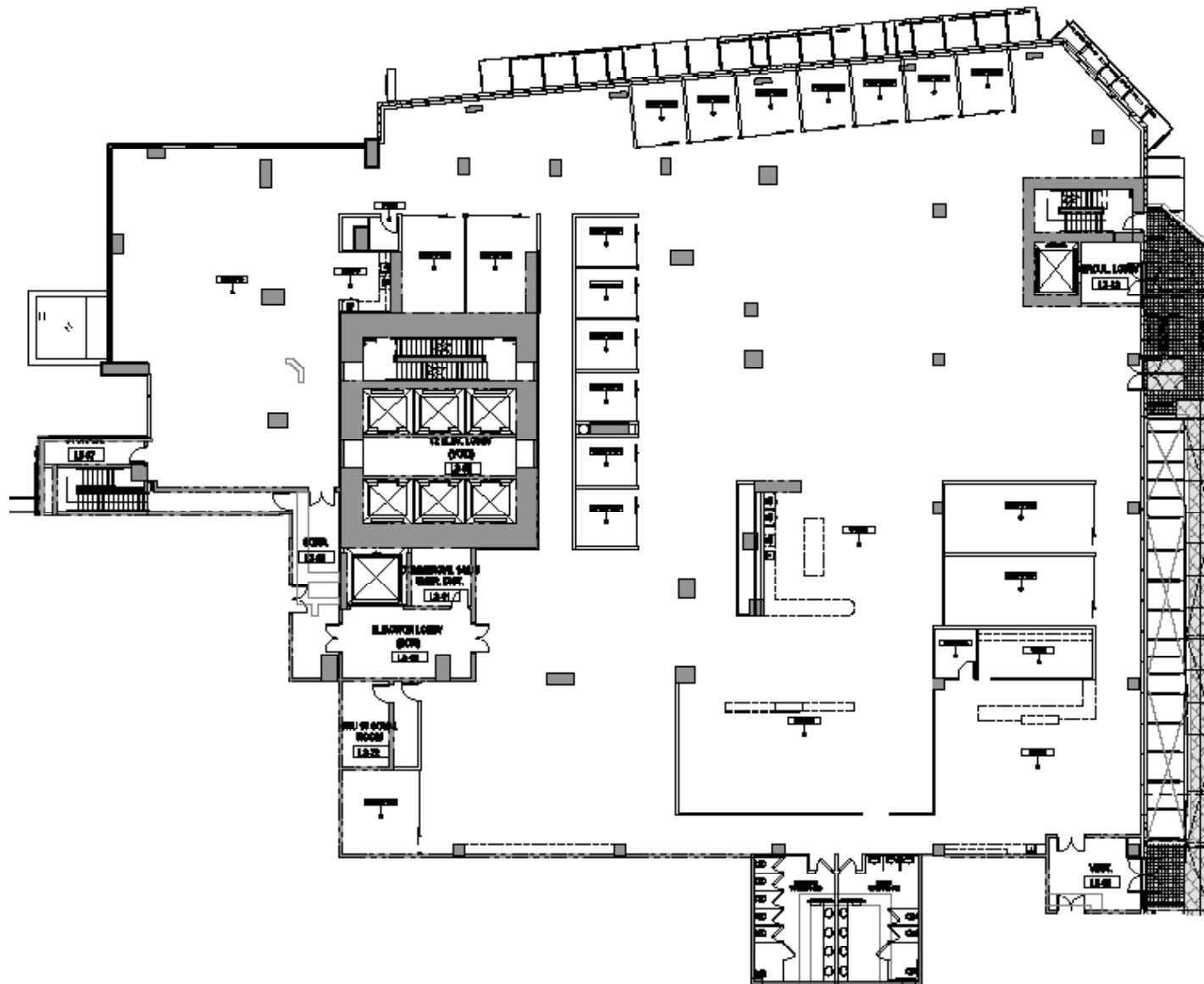


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SUITE 300

SIZE	33,350 SF
PARKING	2 stalls per 1,000 sf leased at market rates
TAXES & OPERATING COSTS	To be determined
NET ASKING RATE	Contact Listing Agents For Details

SUITE 310

SIZE	23,765 SF
PARKING	2 stalls per 1,000 SF leased at market rates
TAXES & OPERATING COSTS	To be determined
NET ASKING RATE	Contact Listing Agents For Details



SUITE 320

SIZE	37,078 SF
PARKING	2 stalls per 1,000 SF leased at market rates
TAXES & OPERATING COSTS	To be determined
NET ASKING RATE	Contact Listing Agents For Details



**1,563 UNITS
RESIDENTIAL
CONDOS**
(PHASE 1)

97,000+ SF
OFFICE SPACE (PHASE 1)



150,000 SF
RETAIL
(PHASE 1)



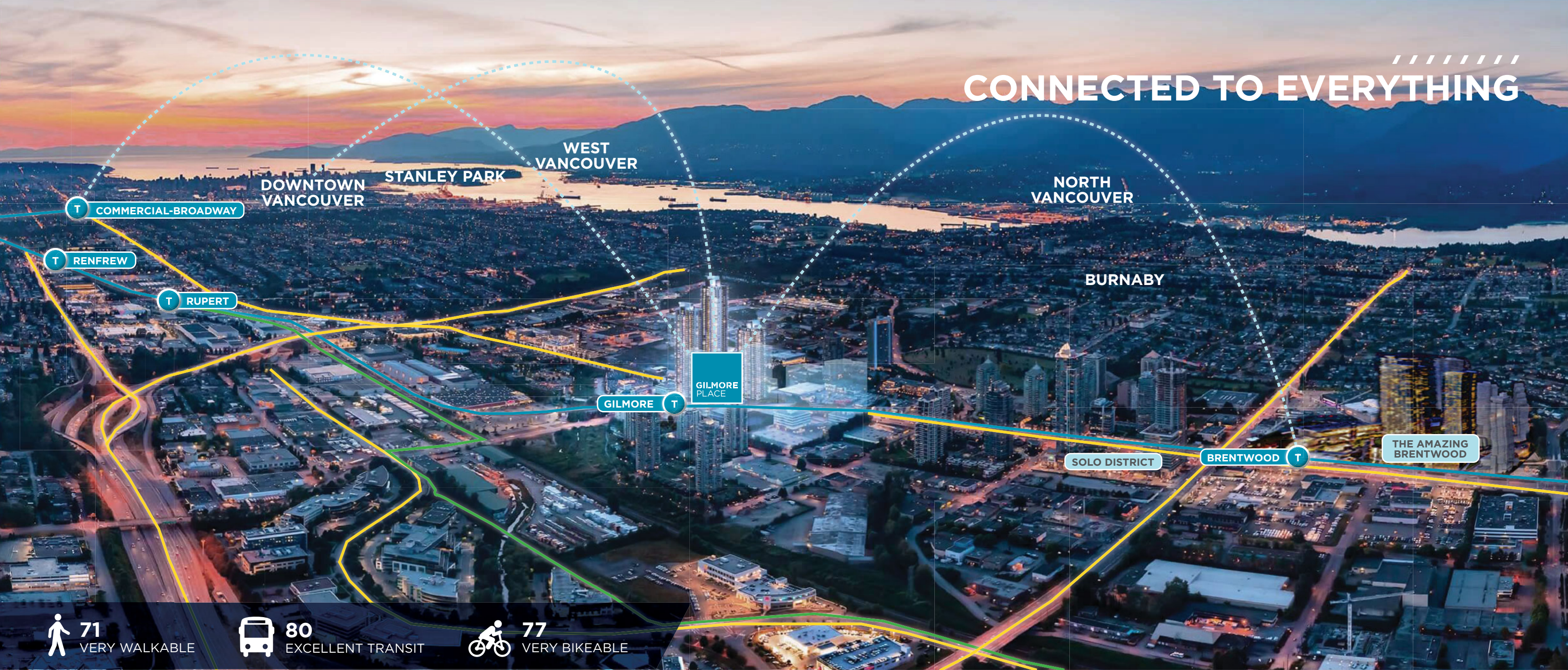
**ACCESS
TO SKYTRAIN**

MORE PLACES TO WORK

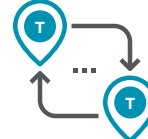
Join Metro Vancouver's newest master-planned community, located at Gilmore Station in North Burnaby's vibrant Brentwood district.

Gilmore Place, defined by its inviting communal plaza and open-air breezeways, once completed it will be complimented by up to **1 million square feet of commercial space** and approximately **5,000 residential units**.


CONNECTED TO EVERYTHING



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.


6 MINUTES TO
 COMMERCIAL-BROADWAY
7 MINUTES TO
 VCC-CLARK
11 MINUTES TO
 PRODUCTION WAY
20 MINUTES TO
 WATERFRONT


10 MINUTES TO
 NORTH SHORE
15 MINUTES TO
 DOWNTOWN
20 MINUTES TO
 NEW WESTMINSTER
25 MINUTES TO
 SURREY


24 KILOMETER
 CENTRAL VALLEY
 GREENWAY BIKE ROUTE




42
 RESTAURANTS


3
 GROCERY STORES


150,000 SF
 RETAIL SHOPS
 & SERVICES (PHASE I)


8
 FINANCIAL
 INSTITUTIONS



OFFICE SPACE FOR LEASE

OVER 97,000 SF

OFFICE SPACE ON SKYTRAIN



FOR OFFICE LEASING INQUIRIES

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