

FOR LEASE

3555 GILMORE WAY - PHASE III

DISCOVERY PLACE

BURNABY, BRITISH COLUMBIA



**BRAND NEW 50,000 SF CLASS "A" OFFICE BUILDING IN DISCOVERY PLACE
READY FOR OCCUPANCY IN 2015**

HIGHLIGHTS

- Signage and naming rights available.
- Access to a fully equipped fitness room, showers and secured bike lock-up.
- Large efficient floor plates between 15,000+ SF to 16,000+ SF, could accommodate single or multi-tenant occupancy
- Expansive windows with abundant natural light.
- Green roof, living wall and other Green Building initiatives.

FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

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MUNICIPAL ADDRESS

3555 Gilmore Way, Phase III
Burnaby, BC

AVAILABLE SPACE

Main Floor 16,000+SF
Second Floor 15,000+SF
Third Floor 15,000+SF

ASKING RATE

\$25.00 psf

ZONING

CD/M8

TAXES & OP. COSTS (2015 ESTIMATE)

\$12.82 psf

PARKING

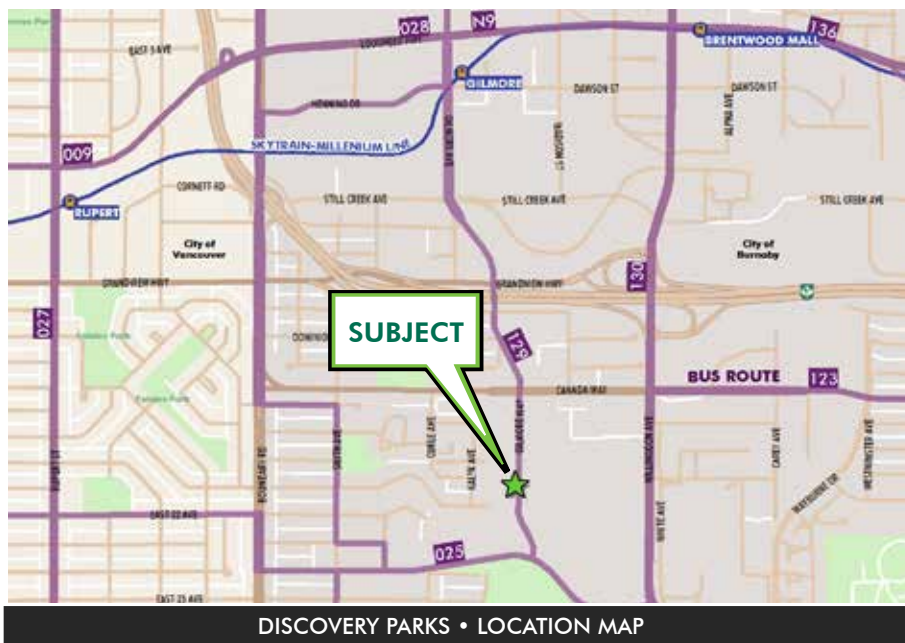
2.5 stalls per 1,000 SF leased
6 surface and 325 underground/secured
at current market rates
1 loading bay

AVAILABLE

2015

LOCATION

The building will be well situated on Gilmore Way just south of the Canada Way Corridor and located within the Discovery Place Business Park boundaries-home to some of the world's leading technology companies. In close proximity to the BCIT campus, the central location offers convenient access to transit, restaurants, hotels and shopping in Metrotown and Brentwood Town Centre. Nearby amenities include jogging trails, public open spaces and recreational facilities at BCIT.



PUBLIC TRANSIT & ACCESSIBILITY

In addition to the extensive secured underground parking available on-site, Phase III is located on a major public transportation route with easy access to Highway #1. The high frequency of buses which run along Gilmore Way and Willingdon Avenue (2 bus stops immediately in front) offer quick access to the building from the local SkyTrain stations at Gilmore and Brentwood Town Centre. There are also many bike and foot paths that surround the building and throughout Discovery Place for those who prefer alternate modes of transportation, all supported by secure bike storage and change-room facilities on site.

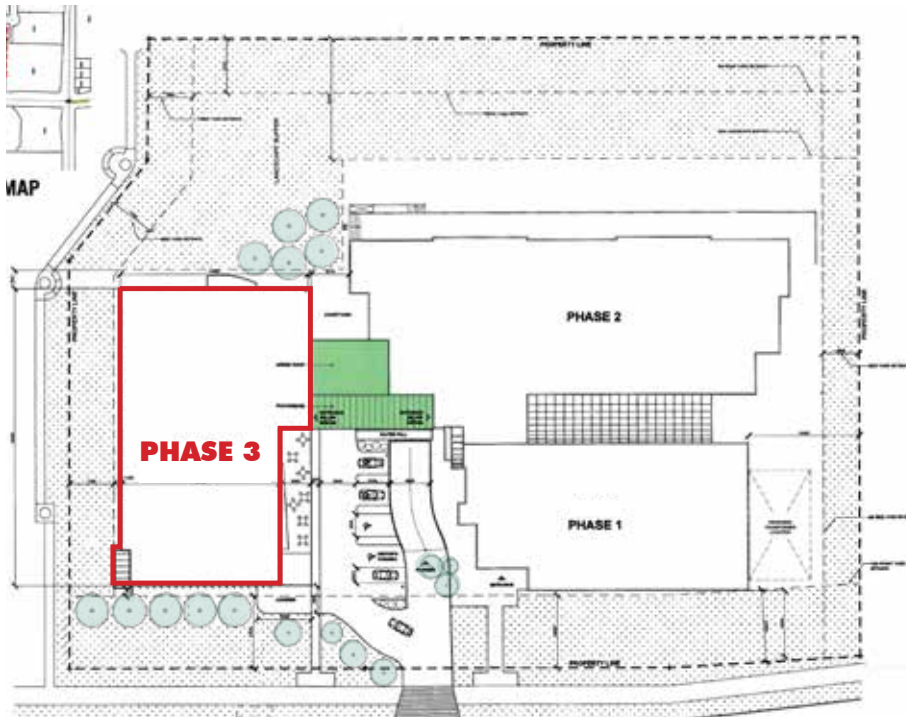


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THE BUILDING

3555 Gilmore Way Phase III will be the newest "A" class office building within Discovery Place, situated on the south end of the property standing 3 storeys in height. The elegant glass building will provide an abundance of natural light on each floor with outlooks onto the surrounding natural park-like setting. The efficiently designed floor plates will allow for a combination of space planning scenarios for either full floor tenants or multi-tenant layouts. Building highlights include:

- Floor plates ranging from 15,000+ to 16,000+ SF
- Green building initiatives include rain water harvesting and heat recovery system, solar faucets, solar massing walls, horizontal and vertical sunshades and integration of a landscape plan as part of the building shading
- Attractive and expansive windows with low emissivity coating and tinted glass to control glare and heat gain
- Rooftop garden and public courtyards with picnic seating
- Professionally landscaped garden

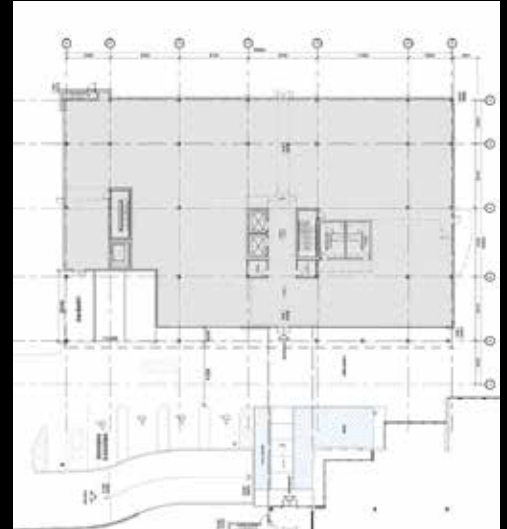


BUILDING AMENITIES

- Access to a full service fitness centre with showers
- On site management and security with extensive access control and CCTV
- Bike lock up
- Food service and common area within the building atrium
- Outdoor patio and cafeteria seating



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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DISCOVERY PLACE

The building benefits from being located within Metro Vancouver premier business park home to many global brands such as:

SCHNEIDER ELECTRIC | ELECTRONIC ARTS | KODAK | TELUS | HSBC

Discovery Place is a unique setting with 27% of the park being dedicated green space, providing clients and their employees a truly natural setting within the City of Burnaby.

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