

Office | For Sublease

A refined workspace built for focus and flow

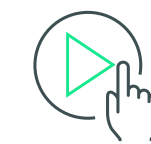


Suite 201

3480 Gilmore Way

Burnaby, BC

CBRE



VIRTUAL TOUR



Thoughtfully improved office space designed for both focus and flow

Recent upgrades complement a well-coordinated layout that balances private offices with an efficient open work area, a dedicated meeting room, and a fully appointed kitchen. Opening windows introduce natural light and fresh air, creating a comfortable, energized environment throughout the day.

Every square foot is intentionally optimized, delivering a turnkey workplace that supports productivity without compromise.

Property Highlights

Building Class
A

Available Space
Suite 201 - 3,684 SF

Lease Rate
Please contact listing brokers

Op.Cost & Taxes
\$22.30 PSF (2026 Est.)

Parking
2.5 Stalls Per 1,000 SF
Random underground \$130
Reserved underground \$160
Reserved surface \$275

Zoning
CD M8A DPK
Allows for business or professional offices as well as technological research and manufacturing

Available
Immediately

Expiry Date
March 31, 2029.

Building Features



Large, ground floor common meeting room (1,600 sf) available to tenants (in landlord's neighbouring building)



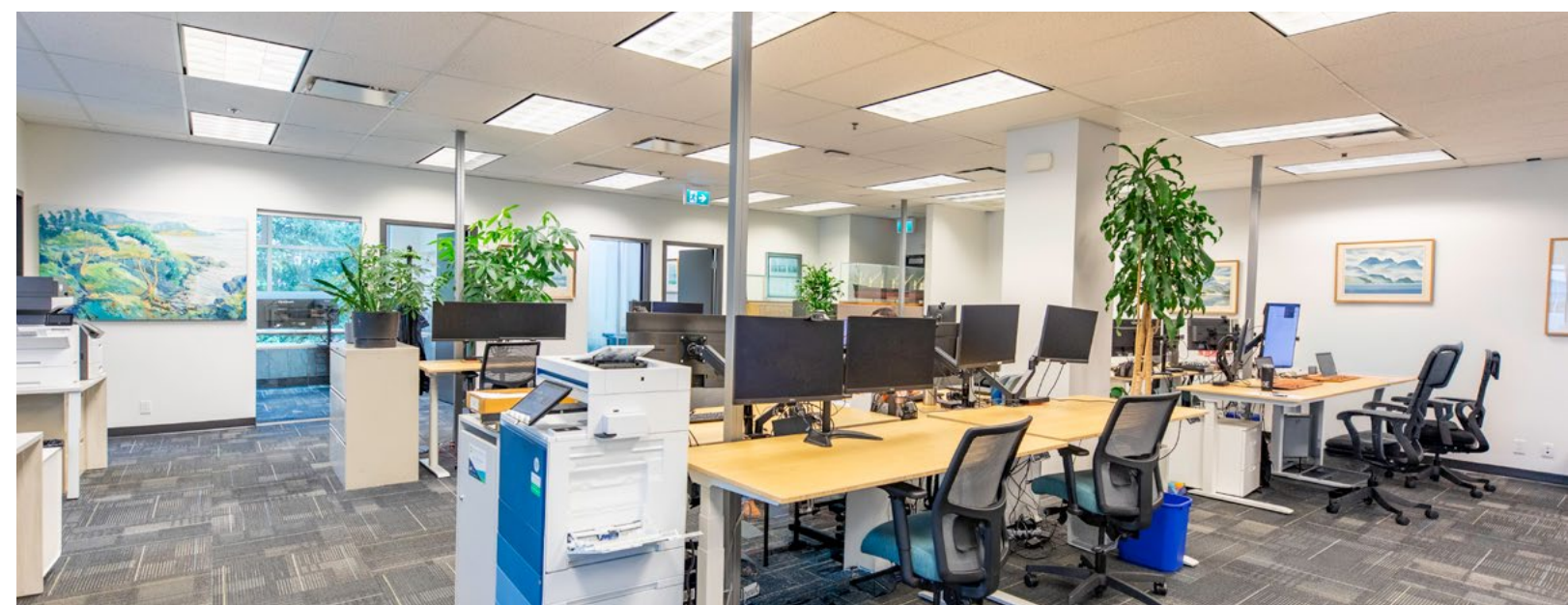
Barrier-free access throughout the building



Adjacent to the Gilmore Way Urban Trail with streams, walking and biking trails



Secure bike storage, shower and changing facilities



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Suite 201-3480 Gilmore Way
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Ideally situated in the heart of Burnaby, 3480 Gilmore Way offers a rare balance of connectivity and calm. The property enjoys immediate access to Highway 1 and the conveniences of The Amazing Brentwood, making daily commutes and after-work errands effortless. Ample visitor parking adds ease for clients and guests, while the surrounding natural forest, walking trails, and landscaped outdoor spaces create a serene backdrop rarely found in such a central setting.

Designed to support a high-quality workday experience, the building features thoughtful amenities for modern professionals, including secure bicycle storage, showers, and nearby jogging trails—inviting a healthier, more balanced routine. It's a location that works hard while offering space to breathe.



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