

GILMORE
PLACE

GILMORE AVENUE &
LOUGHEED HIGHWAY,
BURNABY, BC

NEW OFFICE
FOR LEASE

TRANSIT-ORIENTED
DEVELOPMENT



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group



PROPERTY HIGHLIGHTS

- Opportunity to be part of the newest high density, transit-oriented, community in Metro Vancouver
- Within the Brentwood Town Centre community plan area with substantial growth projections
- Gilmore Place will be a community of approximately 2.7 million sq. ft. of residential including approximately:
 - Retail: 450,000 sq. ft.
 - Office: 1,000,000 sq. ft.
 - Total: 1,450,000 sq. ft. over 4 phases



PHASE 2 OFFICE AVAILABILITY

- 20 stories with 20,000 SF floor plates



DRIVE BY TRAFFIC ESTIMATES

48,000

VEHICLES PER DAY
LOUGHEED HIGHWAY
(BY MADISON)

13,000

VEHICLES PER DAY
DAWSON STREET
(BY MADISON)

17,000

VEHICLES PER DAY
GILMORE STREET
(2ND AVENUE)



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PHASE 2 OFFICE RENDERING

- Approximately 400,000 SF of office space
- Approximate occupancy Q2 2024

A FOCAL POINT WITHIN METRO VANCOUVER.



LOCATION

- Located southeast of Gilmore Avenue and Lougheed Highway and north of Dawson Street
- Intersection is heavily traveled and has substantial residential density in the immediate vicinity
- High exposure property because of its corner location on major arterial road
- Approximately 20 minute drive from 9 of the major cities within Metro Vancouver



TRANSIT

- Convenient access to the Millennium Line, Expo Line, and the Evergreen Extension
- The Gilmore Skytrain Station is located directly in the middle of the Gilmore development
- High traffic bus routes located on Lougheed Highway



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SUMMARY OF RESIDENTIAL ACTIVITY (MEASURED IN RESIDENTIAL UNITS)

PROJECTED:	9,930
CONSTRUCTION:	2,100
EXISTING:	1,700
TOTAL:	13,730

PROJECTED: ± 950
CONSTRUCTION: ± 250

EXISTING: ± 400

CONSTRUCTION: $\pm 1,200$
PROJECT: $\pm 1,650$

PROJECTED: ± 700
CONSTRUCTION: ± 650

PROJECTED:
 $\pm 2,200$

GILMORE SKYTRAIN STATION

EXISTING: ± 400

PROJECTED: ± 430

PROJECTED: ± 200

EXISTING: ± 500

PROJECTED: ± 300

EXISTING: ± 400

SUBJECT PROPERTY
POTENTIAL FOR $\pm 3,500$
RESIDENTIAL UNITS

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