

GILMORE
PLACE

GILMORE AVENUE &
LOUGHEED HIGHWAY,
BURNABY, BC

NEW RETAIL
FOR LEASE

TRANSIT-ORIENTED
DEVELOPMENT



JOHN MIDDLETON
VICE PRESIDENT, LEASING
T 604.602.7711
E JMIDDLETON@ONNI.COM

ONNI GROUP
#300 - 550 ROBSON STREET
VANCOUVER, BC V6B 2B7
ONNI.COM

onni[®]
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 1 RETAIL AVAILABILITY

FLOOR 1	77,712 sq. ft.*
FLOOR 2	105,402 sq. ft.*
FLOOR 3	89,195 sq. ft.*
TOTAL	272,309 sq. ft.*

* Estimated square feet.

Opportunities exist for CRU to large format multi-level tenants.

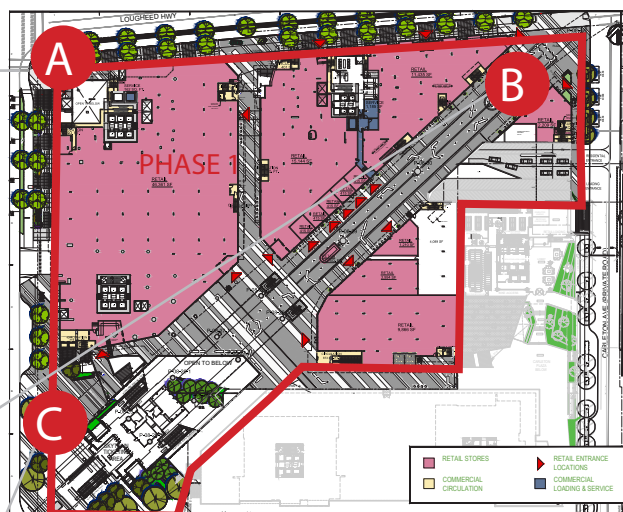


DRIVE BY TRAFFIC ESTIMATES

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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TYPICAL FLOOR PLAN

- Gilmore Place's typical floor plan
- First phase is projected to provide approximately 272,300 sq. ft. of retail

A: Conceptual rendering at the corner of Lougheed Highway and Gilmore Avenue.

B: Conceptual rendering of Gilmore Place's Lougheed Plaza. Located off of Lougheed Highway, this plaza will be the northeast pedestrian access point.

C: Conceptual rendering of Gilmore Place's Gilmore Plaza. The plaza will be the main transit access point.

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

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

EXISTING: ± 400

PROJECTED: ± 700
CONSTRUCTION: ± 650

EXISTING: ± 400

PROJECTED:
 $\pm 2,200$

PROJECTED: ± 430

PROJECTED: ± 200

EXISTING: ± 500

PROJECTED: ± 300

EXISTING: ± 400

GILMORE SKYTRAIN STATION

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

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