



**GILMORE
PLACE**

onni[®]
group

RETAIL SPACE FOR LEASE
LOUGHEED HIGHWAY & GILMORE AVENUE, BURNABY, B.C.

Q 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

- 34 storeys with 20,000 sq. ft floor plates

TOTAL	680,000 sq. ft.*
	* Estimated square feet.



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)





PHASE 2 OFFICE RENDERING

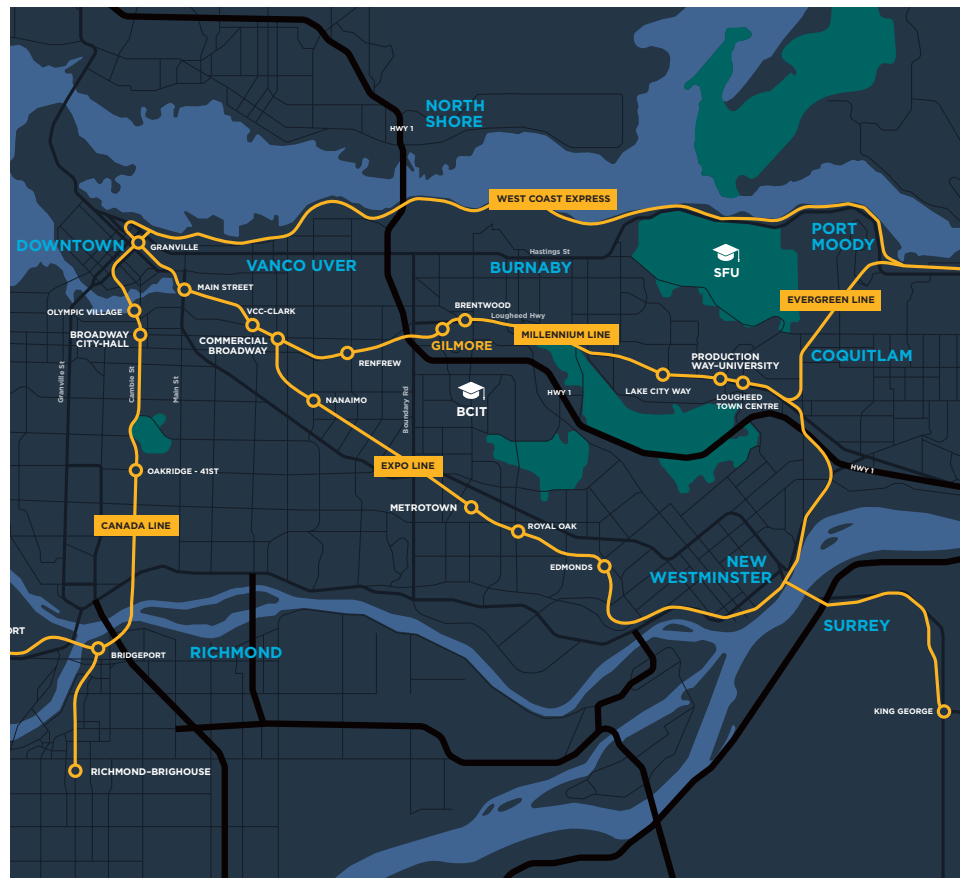
- Approximately 680,000 SF of office space
- Approximate occupancy Q2 2024

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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