





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

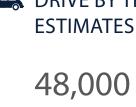


PHASE 1 RETAIL **AVAILABILITY**

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

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)





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

B: Conceptual rendering of Gilmore Place's retail space harmoniously connected by lively open-air plazas and pedestrian mews.

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

Q LOCATION

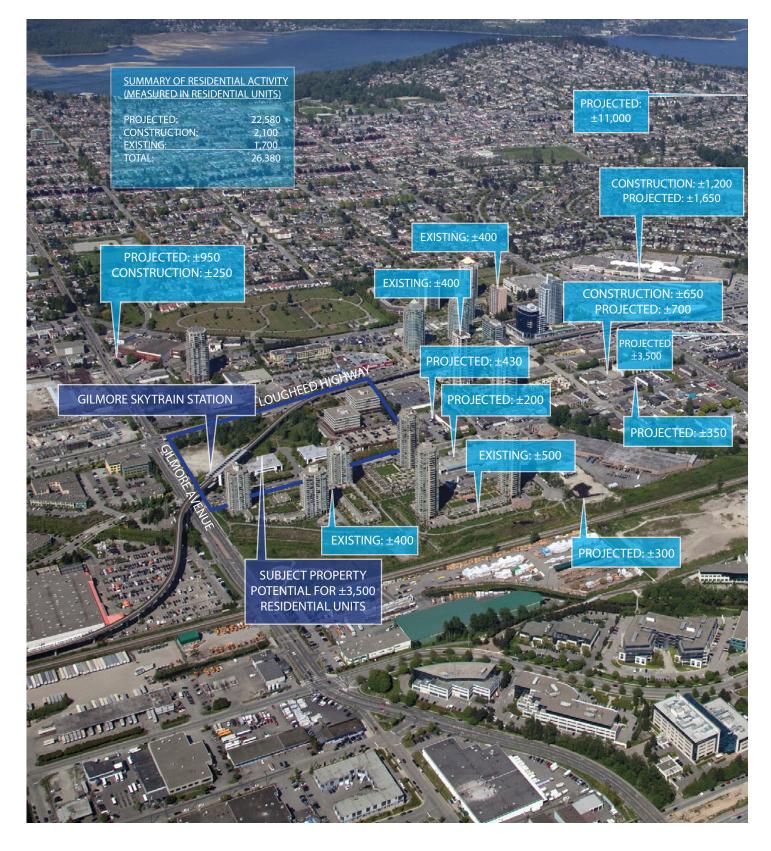
- Located southeast of Gilmore Avenue and Lougheed Highway and north of Dawson Street
- Intersection is heavily traveled and has substantial residential density in the immediate vicinity
- High exposure property because of its corner location on major arterial road
- Approximately 20 minute drive from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







JOHN MIDDLETON, VICE PRESIDENT, LEASING | 604.602.7711 | JMIDDLETON@ONNI.COM ONNI GROUP | #300 - 550 ROBSON STREET, VANCOUVER, BC V6B 2B7

ONNI.COM