



Professionally Managed by:



WARRINGTON PCI
MANAGEMENT

FOR LEASE / 3577 GILMORE WAY

FULL FLOOR OPPORTUNITY

Third Floor - 16,905 SF

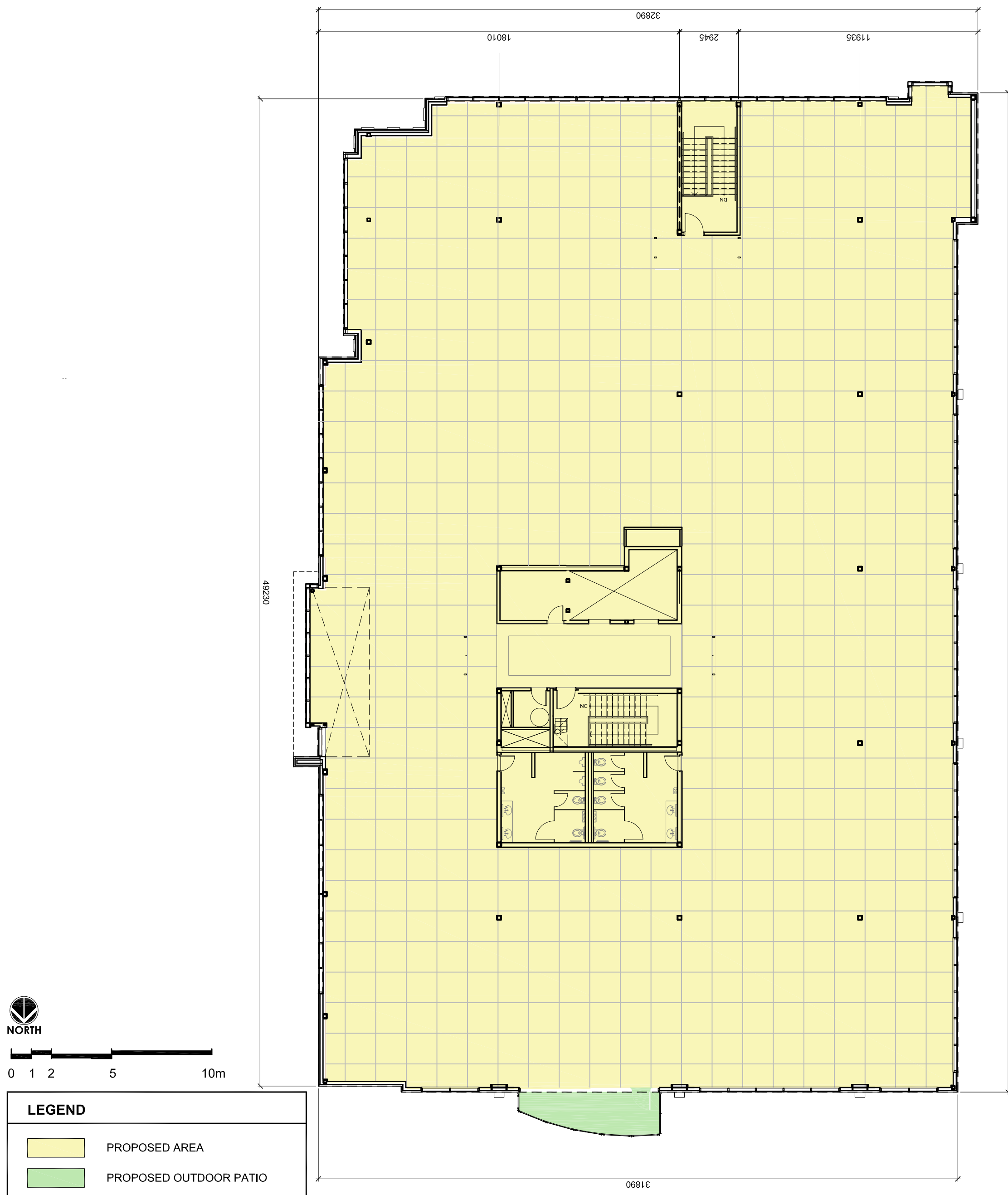
Expected completion: Q4 2022

ABOUT

Owned and constructed by Kingswood Capital Corporation, this addition to Discovery Place is a rare opportunity for a large office space in a prime central location.

3577 Gilmore is located on a major public transportation route with easy access to Highway #1. There is extensive underground parking and is also easily accessed by bus, walking, or biking. The high frequency of buses which run along Gilmore Way and Willingdon Avenue (2 bus stops immediately in front) the local SkyTrain stations at Gilmore and Brentwood Town Centre. There are also many bike and foot paths that surround the building and throughout Discovery Place for those who prefer alternate modes of transportation, all supported by secure bike storage and changeroom facilities at the location.





ABOUT THE BUILDING

3577 Gilmore Way boasts excellent access to main roads as well as walking paths and bike routes. For drivers, Willingdon Ave. is a short distance away and there is ample on-site parking. Located centrally, between Brentwood Town Centre and Metrotown.

- Newly constructed building
- Underground parking available
- Bike storage and lock up
- Unique M8 zoning
- Washrooms within suite
- Security patrols



Underground Parking

Parking Ratio : 2.7/1,000sf



Fibre Connections



Near Hospital and
Research



Common Lunch
Area



Security Within
Location



Walk Score

35



Bike Score

66



Transit Score

57

LEASING ENQUIRIES

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