

DISCOVERY GREEN

FULLY WIRED & FURNISHED

BELOW MARKET SUBLEASE

OPPORTUNITIES RANGING FROM
25,000-146,000 SQ.FT.



3 3 8 3

GILMORE WAY

BURNABY, BC

www.3383GilmoreWay.com



Class AAA Trophy Office Space For Sublease

CBRE

ABOUT THE BUILDING

Discovery Green is a 5-storey, 146,567 square foot office building located on the high profile corner of Canada Way and Gilmore Way.

Designed by B+H Architects (formerly Bunting Coady) and constructed in 2009, the Subject Property is a showcase for state-of-the-art, energy efficient buildings and is finished to the highest quality. Environmental and sustainability issues have been addressed in the development and subsequent operation of the building, achieving LEED® Platinum Core & Shell and LEED® Gold Tenant Improvement standards.

The Property was developed to achieve long term environmental, energy and economical goals. These goals include improved conditions of health and comfort both interior and exterior to the building, improved energy management, reduced potable water use, efficient use of materials and local resources, and improved long term prosperity of the site and the surrounding community.



PROPERTY DETAILS

Asking Lease Rate:	\$17.50 per sq. ft. per annum												
Op. Costs & Taxes:	\$13.25 per sq. ft. (2017 estimate) Excluding in-suite janitorial and security												
Furniture:	<ul style="list-style-type: none"> The building is wired and furnished with high quality furniture Steelcase benching stations on the 5th floor 6x6 Herman Miller workstations throughout the floors Easy-to-store nesting tables and chairs for optimal space efficiency Additional furniture which may also be available includes hard and soft seating and tables throughout work areas and common areas 												
Occupancy:	March 1, 2017												
Sublease Term:	Negotiable												
Parking:	412 reserved, underground parking stalls, at market 7 visitor and 2 handicapped at grade												
Office Rentable Area:	<table border="1"> <tr> <td>1st Floor</td> <td>24,701 sq. ft.</td> </tr> <tr> <td>2nd Floor</td> <td>29,082 sq. ft.</td> </tr> <tr> <td>3rd Floor</td> <td>32,690 sq. ft.</td> </tr> <tr> <td>4th Floor</td> <td>32,684 sq. ft.</td> </tr> <tr> <td>5th Floor</td> <td>27,410 sq. ft.</td> </tr> <tr> <td>Total</td> <td>146,567 sq. ft.</td> </tr> </table> <p>Note: Floors can be separately leased</p>	1st Floor	24,701 sq. ft.	2nd Floor	29,082 sq. ft.	3rd Floor	32,690 sq. ft.	4th Floor	32,684 sq. ft.	5th Floor	27,410 sq. ft.	Total	146,567 sq. ft.
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CORE & SHELL



COMMERCIAL INTERIORS



	TO DOWNTOWN CORE:	TO METROTOWN/ SKYTRAIN STATION:	TO BRENTWOOD TOWN CENTRE/ SKYTRAIN STATION:	TO SURREY GUILDFORD TOWN CENTRE:
	18 Minutes By Car	6 Minutes By Car	7 Minutes By Car	16 Minutes By Car
	34 Minutes By Transit	21 Minutes By Transit	20 Minutes By Transit	57 Minutes By Transit

3383 Gilmore is ideally located at the entrance to Discovery Place Business Centre providing excellent exposure and convenient access at the corner of Gilmore Avenue and Canada Way. This central location provides quick and easy access to Trans-Canada Hwy 1, servicing surrounding municipalities of Burnaby, Vancouver, Surrey, North Shore, Coquitlam and Port Coquitlam. The Brentwood Town Centre is in close proximity and provides numerous amenities for shopping and restaurants.



SUPERB TURNKEY OPPORTUNITY

- Fresh high quality improvements featuring renowned local artists such as Brent Comber and Joel Berman
- Quality furniture and wiring in place
- Signage & branding opportunities
- Superb mountain views
- Situated in a park-like setting
- Good, secured parking ratio
- Quality established tech business park with great neighbours
- Excellent infrastructure in place
- LEED® Gold certified
- DIRTT demountable wall systems

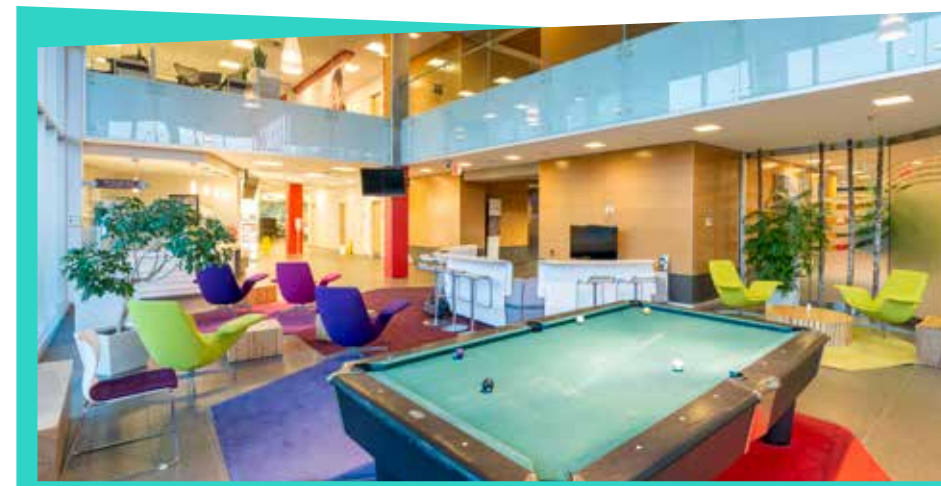


STATE-OF-THE-ART BUILDING SECURITY SYSTEMS

- Comprehensive security system incorporating intrusion detection, access control and video surveillance
- Card access system available for elevators, stairwells, interior doors and underground parkade
- Card access barrier optical turnstile entrance
- 24 hour video surveillance

EMPLOYEE HEALTH & WELL BEING

- Fully equipped fitness facility
- Change rooms, washroom facilities including showers, benches and individual storage lockers
- Outdoor sport court
- Full-service staff cafeteria
- Secured bike storage & lockers
- Outdoor decks
- Billiards & recreational area
- On-site security/ concierge services during business hours



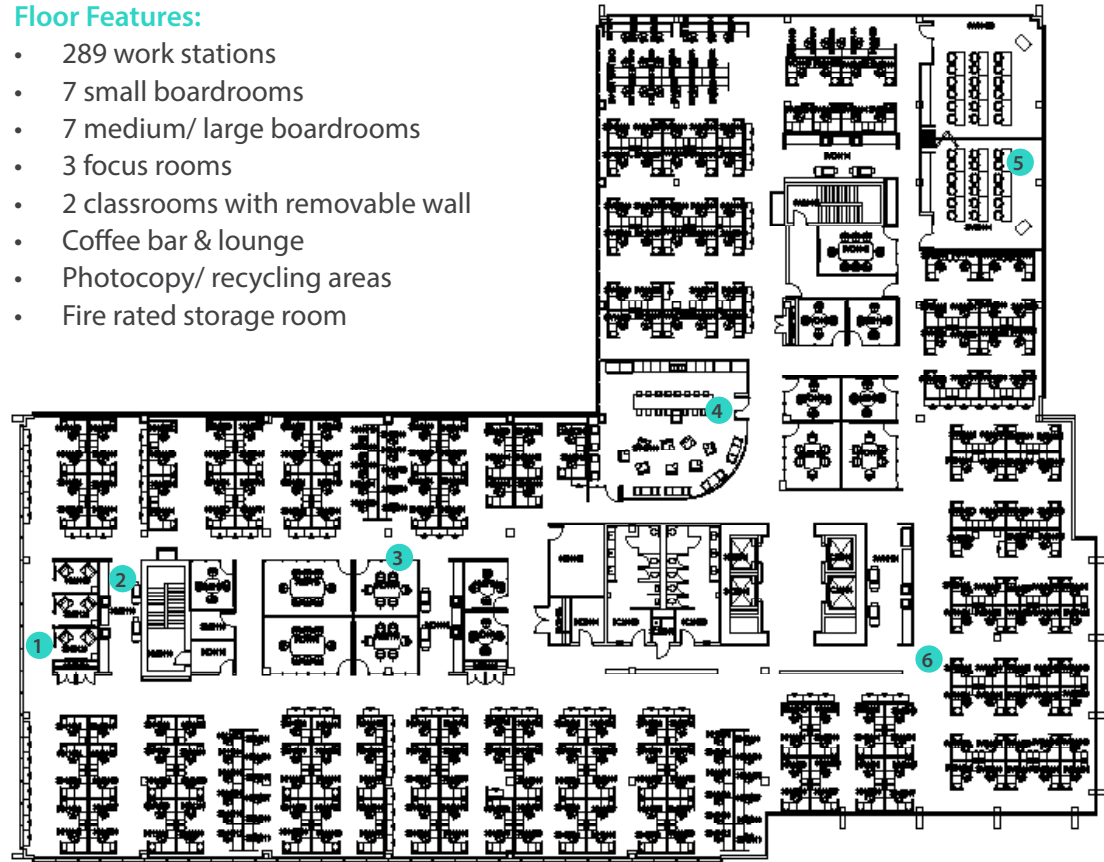
ATTRACTIVE FLOOR PLATES

- Open plan to facilitate collaboration and innovation amongst employees
- Efficient and attractive floor plates ranging from 24,701 to 32,690 sq. ft.

Typical Floor Plate - 3rd Floor - 32,690 sq.ft.

Floor Features:

- 289 work stations
- 7 small boardrooms
- 7 medium/ large boardrooms
- 3 focus rooms
- 2 classrooms with removable wall
- Coffee bar & lounge
- Photocopy/ recycling areas
- Fire rated storage room



1. Focus rooms



2. Photocopy area



3. Meeting room



4. Coffee bar & lounge



5. Classroom



6. Open plan work area



Building Specs

HVAC

Fresh Air

- ASHRAE 62 Outdoor Air Requirement for Ventilation
- 20 CFM (Cubic Feet per Minute) per occupant

Cooling and Heating

- Advanced refrigerant & control technology
- Energy consumption estimated to be 32% that of a conventional system servicing a similar building

Temperature Control Zones

- Thermostatically controlled for maximum comfort

Cooling Capacity

- Tenant cooling load of 3 watts/ sq. ft. for lighting and equipment combined

Rainwater Harvesting & Water Management

- Rainwater is collected and circulated in dedicated plumbing distribution for use in flush water. Water consumption is reduced by up to 45%.

ELECTRICAL SYSTEMS

Power

- Serviced from the BCHPA 15kv grid into a 1250kva transformer substation located on the P2 level.
- 120/208/3/4 power then distributed throughout the entire building via panels located in the floor electrical rooms.

Emergency Power

- (Landlord-provided) 250kva diesel powered generator connected through an automatic transfer switch provides emergency power for tenant usage. One emergency panel is made available in the electrical room located on each floor for tenant emergency power requirements.
- (Tenant-provided) 1 x 150 kVA Cat encapsulate generator - 600 Litre fuel tank - run time 36-48 hours at 100% load - installed circa 2009
- (Tenant-provided) 2 x Powerware 9390 UPS 100 KW each, paralleled configuration. run time 15-30 mins at full load - currently circa 28% loaded

Lighting

- General office space throughout building provided with technologically advanced Ledalite Pure FX fixtures with superior photometric technology.
- HVAC control system integrated with the Encelium lighting control system with daylight harvesting and occupancy sensing capabilities provides both energy efficiency and leading edge design to enhance the sustainability of the building.

Wiring

- 3 drops per work station
- CAT5

Fire Protection

- Addressable fire alarm devices strategically located in the building provide life safety protection which can easily be isolated for servicing.
- Graphic annunciator located at the front entrance provides easy access and identification in case of a fire situation.

Building Structure

- The building structure consists of reinforced concrete columns and flat slab with drop panels.
- Live load of 65 pounds per square foot (psf)
- Select areas designed for 100 pounds psf to accommodate heavier load requirements
- Floor-to-floor heights are 12.5 feet

Glazing

- Exterior Walls (Kawneer System Curtain wall) - High Performance double-glazed vision panels and insulated glass spandrel.
- Kawneer 1600 & 1600 - SSG Series system complete with sunshades on south elevations.
- Clear glazing - float glass in sealed units with low-E coating.

Elevators

- Four passenger elevators (Traction Type) including one dual purpose passenger/freight elevator.

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