

# **FOR LEASE**

# canada way business park 4621 Canada Way

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## **CANADA WAY BUSINESS PARK** 4621 Canada Way



### **RENTAL RATES**

Negotiable

**FLOOR LOADING** 100 lbs psf

**ELEVATORS** Two electric (3,500 lbs)

FLOORS

4

**CEILING HEIGHT** 9.0 feet

MEASUREMENT BOMA 1996

#### SPRINKLER SYSTEM

- » Wet system all floors
- » Dry system parkade

#### PARKING

One stall per 250 sf:

- » \$85 per random stall
- » \$105 per reserved stall

#### **OPERATING/HVAC HOURS**

Monday to Friday from 8:00am-6:00pm

STORAGE \$16.00 psf (100 sf - 500 sf units)

**ELECTRICAL** 

Main vault feed: 2,500 KVA 3 Phase

- » A Sub feed: 1,600 amps 600 volts 3 phase
- » B Sub feed: 1,200 amps 600 volts 3 phase
- » C Sub feed: 1,200 amps 600 volts 3 phase

#### SECURITY

- Central monitored security system
- Monitored perimeter cameras and lights
- » Card access
- » 24/7 security patrol

#### **TAXES & OPERATING COSTS**

\$18.50 psf (2024 estimate)

# **Opportunity**

4611 and 4621 Canada Way are twin, state-of-theart, class A, four-storey office buildings. Built in 2000 and 2001 respectively, both buildings form part of the six-building office park encompassing 450,000 square feet in a campus-like setting. 4611 and 4621 offer large, efficient floor plates with good views and generous use of window glazing. Canada Way Business Park offers exceptional amenities and service to its tenants.













## Features



Large, efficient floor

Outdoor seating area

Ample parking

Additional storage



On-site property <u>AAA</u> management



24/7 manned security desk



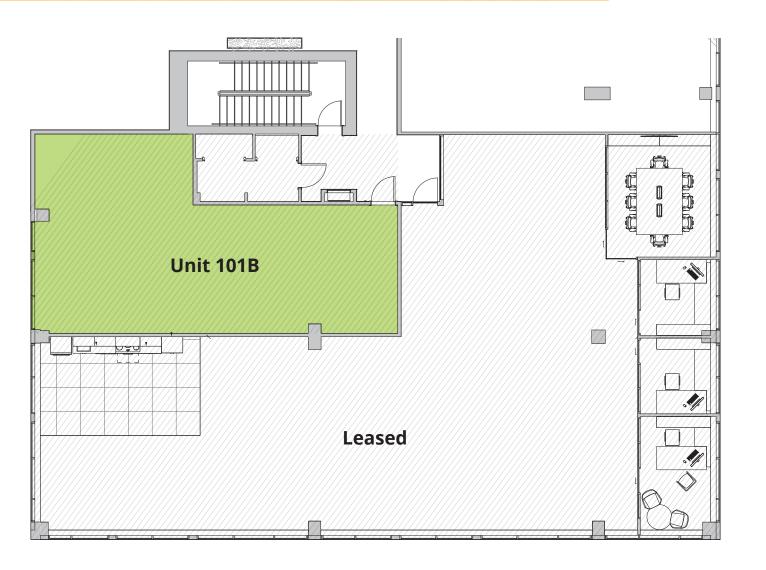
Outdoor volleyball & basketball courts



Fitness and shower facilities

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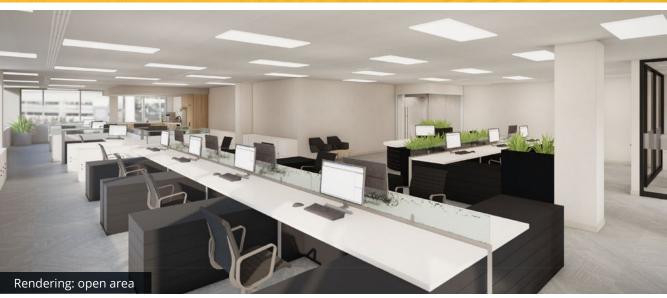


Unit No.



# Proposed space plan

Images shown are sample renderings only and any finishes, materials or layouts are subject to change at the landlord's sole discretion.





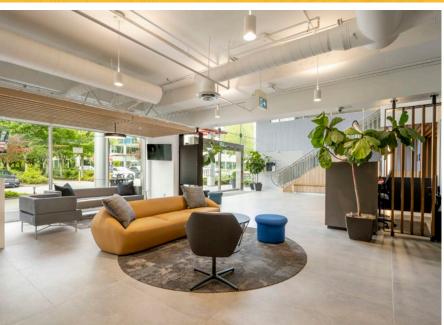


# **NOW COMPLETE!**

Brand new, modern collaborative spaces and tenant lounge at main entrance of 4601 Canada Way











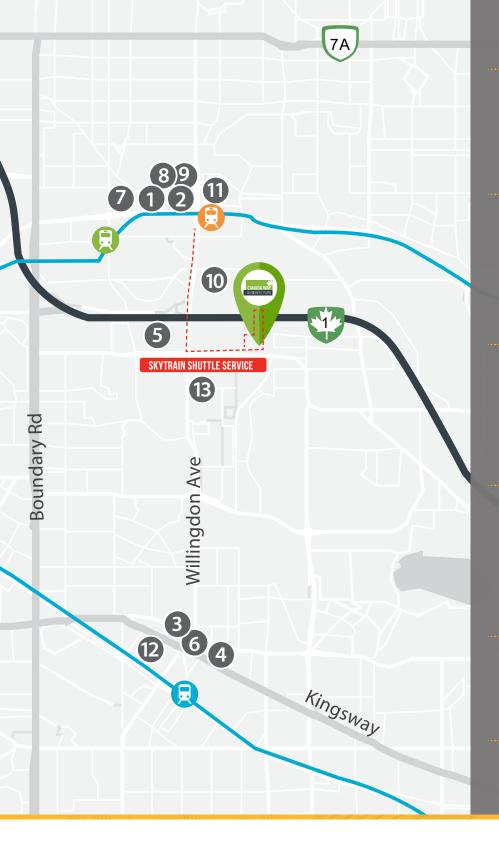












## TRANSPORTATION

- Brentwood SkyTrain Station
- R Metrotown SkyTrain Station
- limore SkyTrain Station

## GROCERY

- 1. Save-on-Foods
- 2. Whole Foods
- 3. Save-on-Foods
- 4. PriceSmart

## HOTEL

5. Grand Villa Casino Hotel and Conference Center

(ii)

6. Element Vancouver Metrotown

## RESTAURANT

- 7. Cactus Club
- 8. Browns Socialhouse
- 9. Joey
- 10. The Keg Steakhouse + Bar

## **SHOPPING CENTRE**

- 11. Brentwood Mall
- 12. Metrotown

EDUCATION

13. BCIT

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