

4585 Canada Way

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4585 Canada Way



4585 and 4595 Canada Way are twin, class B, four-storey office buildings. Built in 1982 and renovated in 1996, both buildings form part of the six-building office park encompassing 450,000 square feet in a campus-like setting. 4585 and 4595 offer efficient floor plates with updated building systems, views and amenities. 4585 and 4595 offer exceptional amenities and services to their tenants.



Rental Rates

Negotiable



Taxes & Operating Costs

\$17.34 psf (2024 estimate)



Year Built/Renovated

1982/1996



Building Size

50,000 sf



Typical Floor Plate

12,766 sf



Celling Height **Floors**







Floor Loading

100 lbs psf



Elevators

Two hydraulic, 1,125 kg load



Loading

Outside loading stall



9.0 feet

Sprinkler System

Wet system ground floor



Parking

One (1) stall per 500 sf:

- \$85 per random surface stall
- \$95 per reserved surface stall * plus taxes



Operating Hours Monday – Friday: 8:00 am - 6:00 pm



Storage

\$16.00 psf (100 sf – 500 sf units)



Telecom

Telus, Group Telecom, Bell Canada



Measurement

BOMA 1996



HVAC Hours

Monday – Friday: 8:00 am - 9:00 am



HVAC System

- Central heating natural gas boiler
- Central cooling



Lighting

- Fluorescent 2×4 lighting
- Digital controlled time clock
- Pot lights

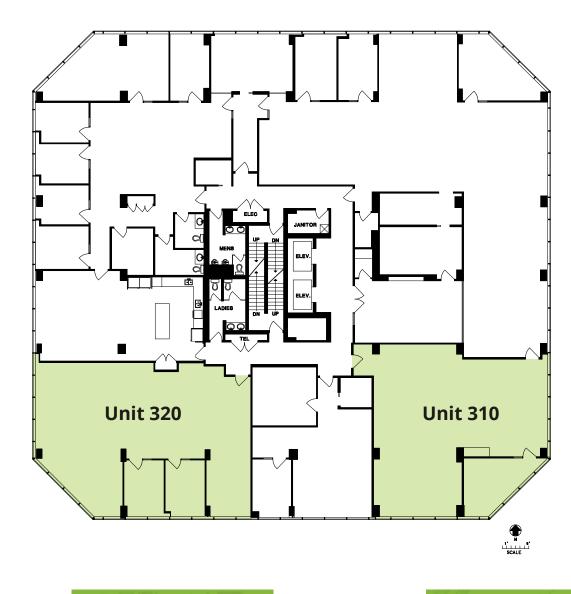


Security

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

4585 Canada Way





Unit No.

AREA

1,694 sf

AVAILABLE

DESCRIPTION

- One (1) private office/ meeting room
- Primarily open area with
- *Unit needs to be properly

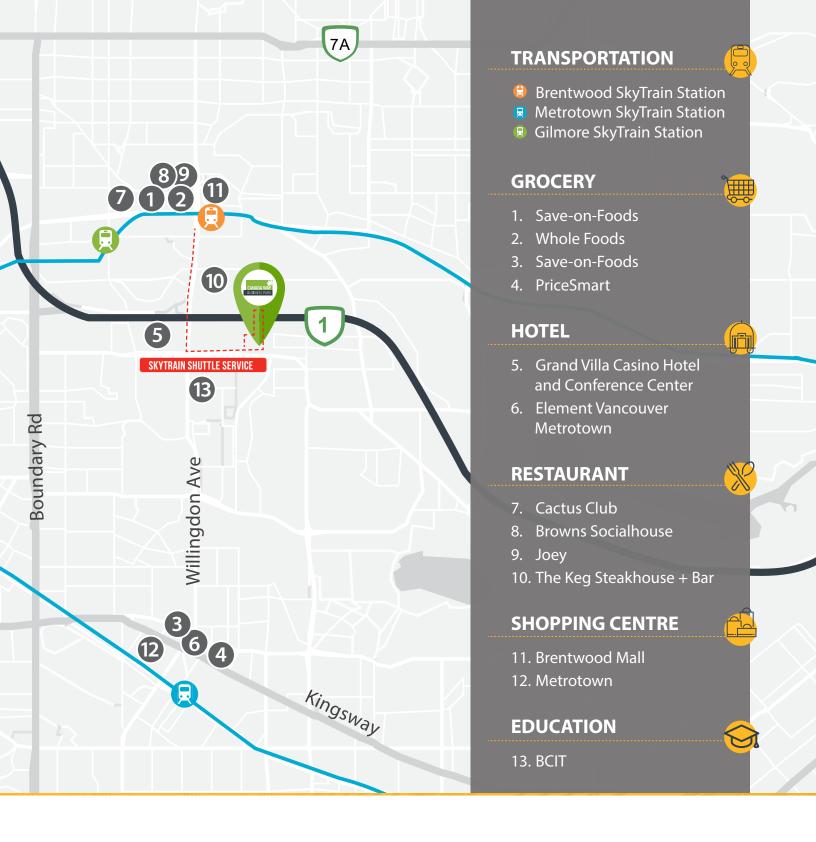
Unit No.

AREA

1.884 sf AVAILABLE

DESCRIPTION

- Two (2) private offices/
- Primarily open area with room for workstations



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