



CANADA WAY
BUSINESS PARK

FOR LEASE

CANADA WAY BUSINESS PARK

4595 Canada Way

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin, Senior Associate
604 757 4985
stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Associate
604 647 1334
rhys.cartwright@avisonyoung.com



**AVISON
YOUNG**

CANADA WAY BUSINESS PARK
4595 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.

Typical Floor Plate
 12,766 sf

Celling Height
 9.0 feet

Floor Loading
 100 lbs psf

Elevators
 Two hydraulic, 1,125 kg load

Loading
 Outside loading stall

Sprinkler System
 Wet system ground floor

Parking
 One (1) stall per 500 sf:
 - \$85 per random stall
 - \$95 per reserved stall
 * plus taxes

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

Storage
 \$16.00 psf
 (100 sf – 500 sf units)

Floors
 4

Measurement
 BOMA 1996

HVAC Hours
 Monday – Friday:
 8:00 am – 9:00 am

HVAC System
 - Central heating natural gas boiler
 - Central cooling

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

Lighting
 - Fluorescent 2x4 lighting
 - Digital controlled time clock
 - Pot lights

Electrical
 800 amps 600 volts 3 phase

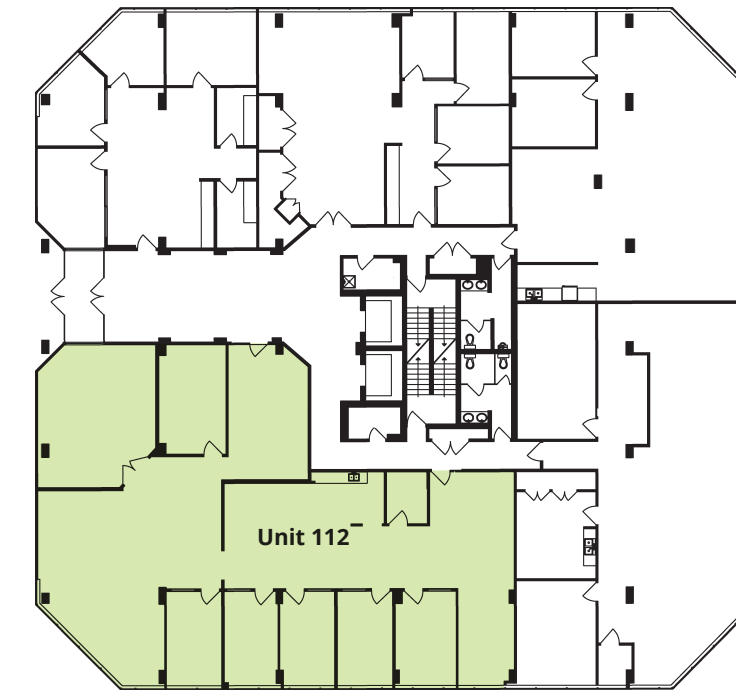
Rental Rates
 Negotiable

Taxes & Operating Costs
 \$17.19 psf (2024 Estimate)

Year Built/Renovated
 1982/1996

Building Size
 50,000 sf

CANADA WAY BUSINESS PARK
4595 Canada Way



Unit No.
112

[VIEW VIRTUAL TOUR](#)

AREA
 3,964 sf

AVAILABLE
 Immediately

DESCRIPTION

- Six (6) offices
- One (1) meeting room
- Kitchen
- Storage
- Printer/copy area
- Reception
- Open area

*Potential to be demised to smaller units of 1,645 sf and 1,888 sf



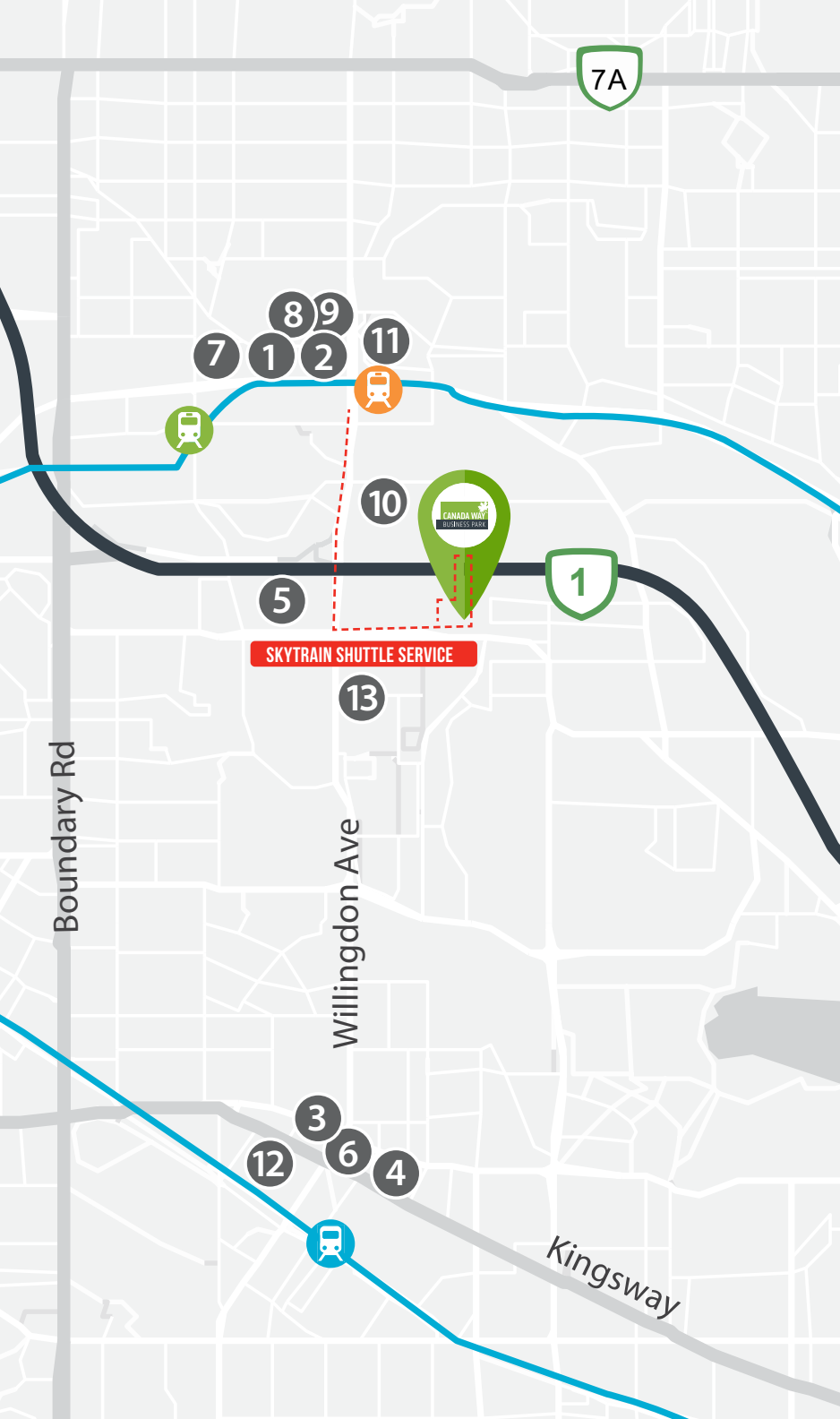
Unit No.
200

AREA
 6,530 sf

AVAILABLE
 May 1, 2024

DESCRIPTION

- Thirteen (13) private window offices
- One (1) boardroom/meeting room
- Storage/IT room
- Private enclosed kitchen
- Reception
- Open area with room for workstations
- Features elevator exposure



TRANSPORTATION



- Brentwood SkyTrain Station
- Metrotown SkyTrain Station
- Gilmore 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
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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