

FOR LEASE

# 4601 Canada Way



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# 4601 Canada Way

## Salient details

### RENTAL RATES

Negotiable

### FLOOR LOADING

100 lbs psf

### ELEVATORS

Two electric (3,500 lbs)

### FLOORS

5

### CEILING HEIGHT

9.0 feet

### MEASUREMENT

BOMA 1996

### SPRINKLER SYSTEM

Wet system all floors  
Dry system parkade

### PARKING

One stall per 250 sf:  
\$95 per random stall  
\$115 per reserved stall  
\*Plus taxes

### OPERATING/HVAC HOURS

Monday to Friday 7:00am-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

### LOADING

Underground loading dock

### TAXES & OPERATING COSTS

\$18.54 psf (2025 estimate)

## Opportunity

4601 Canada Way is a state-of-the-art, class A, five-storey office building. Built in 2001, 4601 Canada Way is part of the six-building office park encompassing 450,000 square feet in a campus-like setting. The building offers large, efficient floor plates with good views and generous use of window glazing. 4601 Canada Way offers exceptional amenities and service to its tenants.



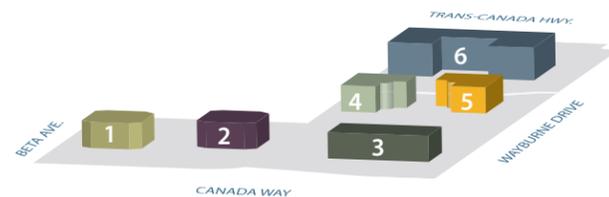
87,000 sf  
building size



2000/2001  
year built



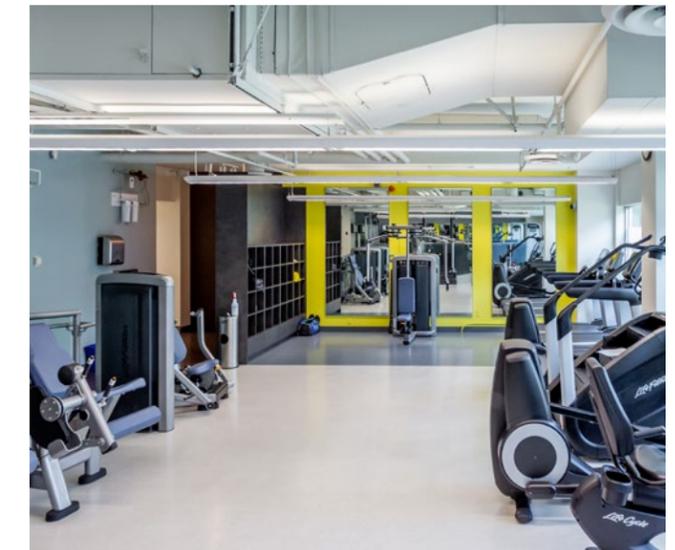
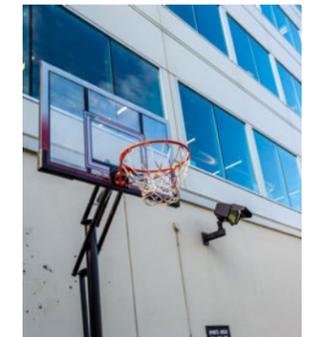
24,000 sf  
typical floor plate



- 1 4585 Canada Way
- 2 4595 Canada Way
- 3 4601 Canada Way
- 4 4611 Canada Way
- 5 4621 Canada Way
- 6 3001 Wayburne Drive

# CANADA WAY BUSINESS PARK

## Amenities



## Features

- SkyTrain shuttle service
- On-site restaurant amenities
- High visibility from major transit routes
- Bike storage
- Large, efficient floor plates
- Outdoor seating area
- Ample parking
- Additional storage lockers
- On-site property management
- 24/7 manned security desk
- Outdoor volleyball & basketball courts
- Fitness and shower facilities

Unit 401



\*Proposed space plan displayed.

**AREA**

1,754 sf\* Unit 401 can be made contiguous with Unit 402 and Unit 403 for up to 9,719 sf

\*Rentable area displayed is approximated and subject to remeasurement

**AVAILABLE**

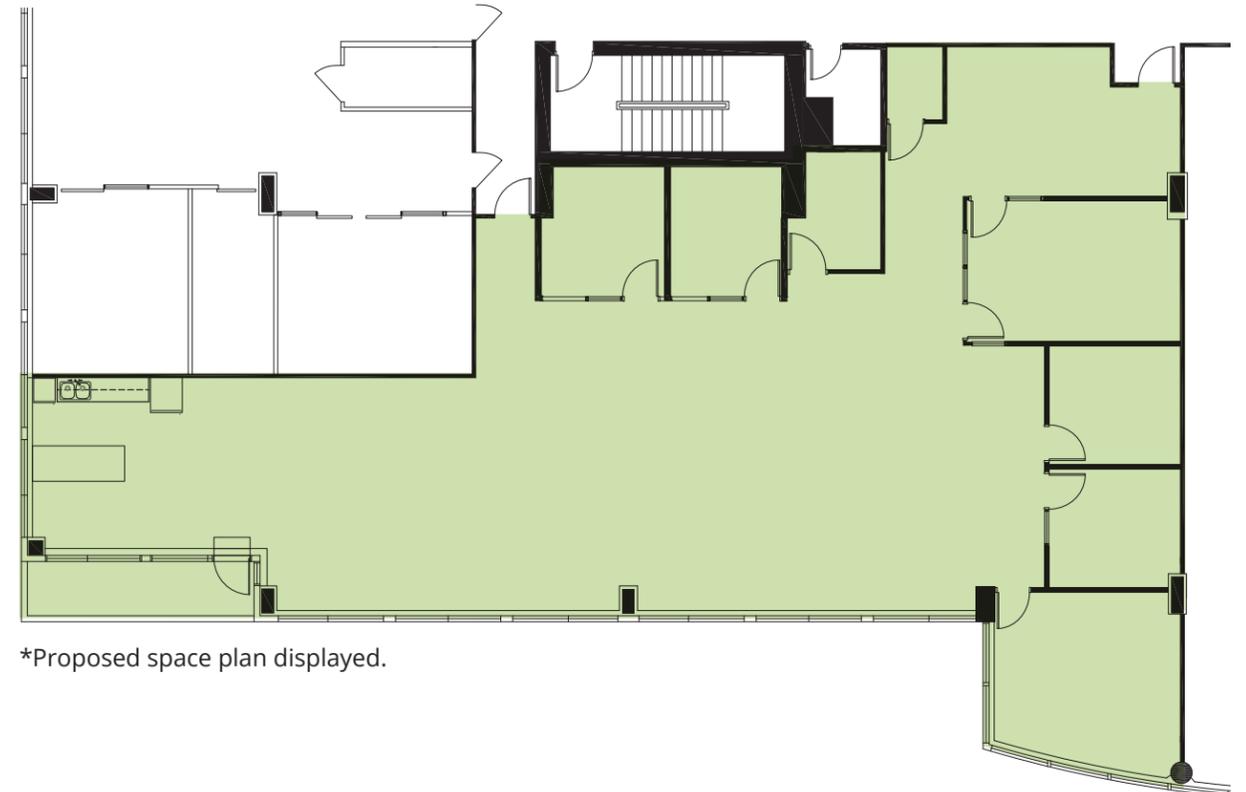
\*Demised units subject to construction timelines

**DESCRIPTION**

- Proposed space plan
- One (1) meeting room
- Three (3) offices
- Kitchenette
- Reception
- Printer/copy area
- Open area for multiple workstations
- Features north outlooks

Unit 403

\*Adjacent unit(s) can be made contiguous with Unit 401 and Unit 402 up to 9,179 sf



\*Proposed space plan displayed.

**AREA**

3,965 sf\* Can be made contiguous with Unit 401 and Unit 402 for up to 9,179 sf

\*Rentable area displayed is approximated and subject to remeasurement

**AVAILABLE**

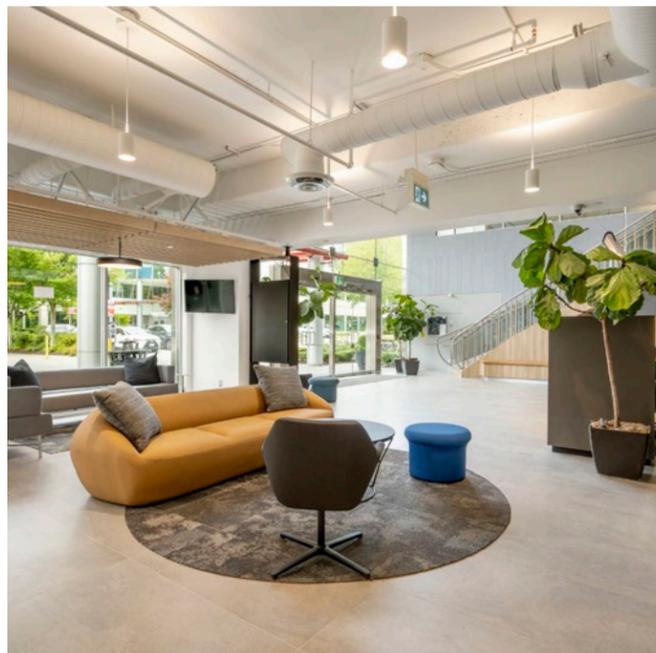
\*Demised units subject to construction timelines

**DESCRIPTION**

- Proposed space plan
- Beautiful west-facing suite with ample natural light and exposure along Canada Way
- One (1) meeting room
- Five (5) offices
- Kitchen
- Server room and storage
- Reception
- Open area with room for multiple workstations

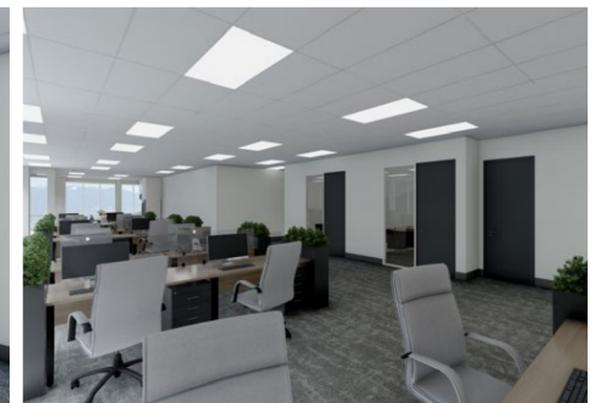
# 4601 Canada Way

Newly completed modern lobby renovations at 4601 Canada Way for all Canada Way Business Park tenants' use



# CANADA WAY BUSINESS PARK

Proposed renderings for Unit 403





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