

FOR LEASE

# 4585 Canada Way



**Glenn Gardner\***, Principal  
604 647 5092  
glenn.gardner@avisonyoung.com

\*Glenn Gardner Personal Real Estate Corporation

**Stephanie Yeargin**, Associate Vice President  
604 757 4985  
stephanie.yeargin@avisonyoung.com

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



**AVISON  
YOUNG**

# 4585 Canada Way

## Salient details

### RENTAL RATES

Negotiable

### FLOOR LOADING

100 lbs psf

### ELEVATORS

Two hydraulic (1,125 kg load)

### FLOORS

4

### CEILING HEIGHT

9.0 feet

### MEASUREMENT

BOMA 1996

### HVAC SYSTEM

Central heating natural gas boiler  
Central cooling

### SPRINKLER SYSTEM

Wet system ground floor

### PARKING

One stall per 250 sf:  
\$85 per random stall  
\$95 per reserved stall  
\*Plus taxes

### OPERATING/HVAC HOURS

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

### STORAGE

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

### TELECOM

Telus, Group Telecom, Bell Canada

### SECURITY

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

### LOADING

Outside loading stall

### TAXES & OPERATING COSTS

\$18.52 psf (2025 estimate)

## Opportunity

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.



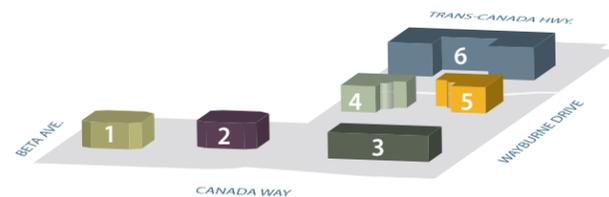
50,000 sf  
building size



1982/1996  
year built/renovated



12,766 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

## Unit 310

### AREA

1,694 sf

### AVAILABLE

Immediately

### DESCRIPTION

- One (1) private office/meeting room
- Primarily open area with room for workstations

*\*Unit needs to be properly demised*

## Unit 320

### AREA

1,884 sf

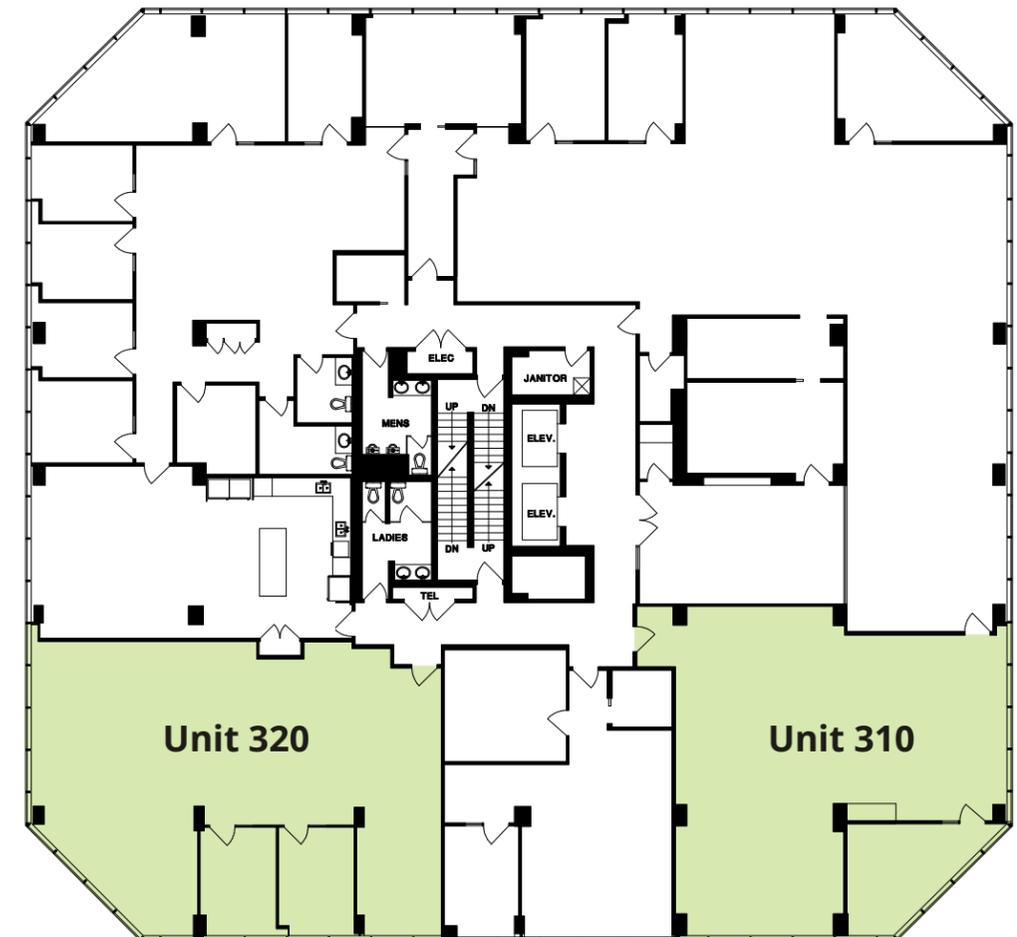
### AVAILABLE

Immediately

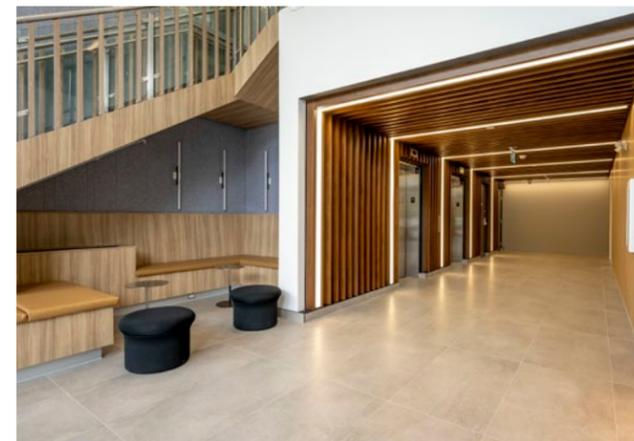
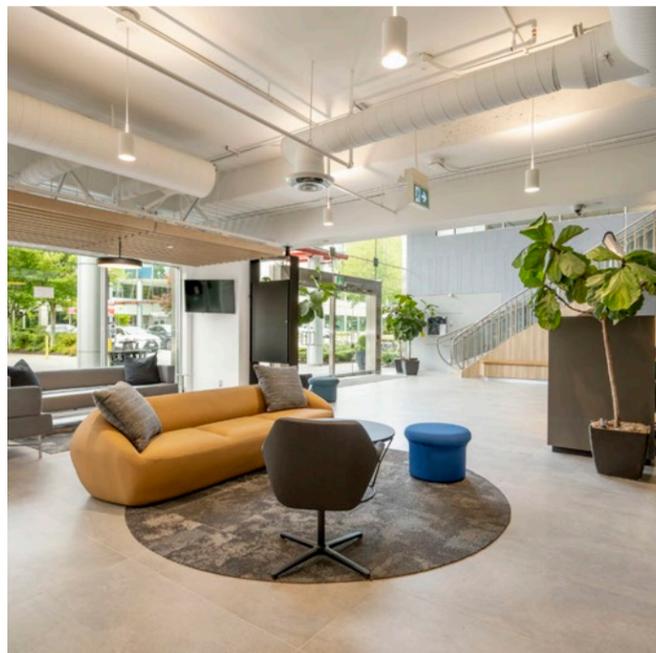
### DESCRIPTION

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

*\*Unit needs to be properly demised*



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





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

**Stephanie Yeargin**, Associate Vice President  
 604 757 4985  
 stephanie.yeargin@avisonyoung.com

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