

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

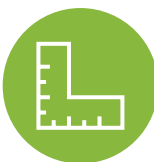
Underground loading dock

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.



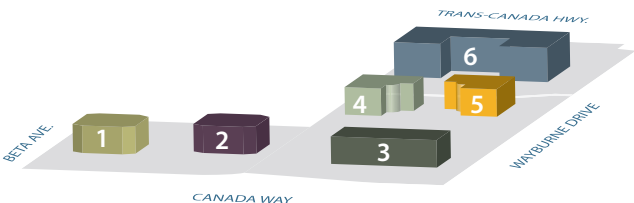
87,000 sf
building size



2000/2001
year built



24,000 sf
typical floor plate



1 4585 Canada Way

2 4595 Canada Way

3 4601 Canada Way

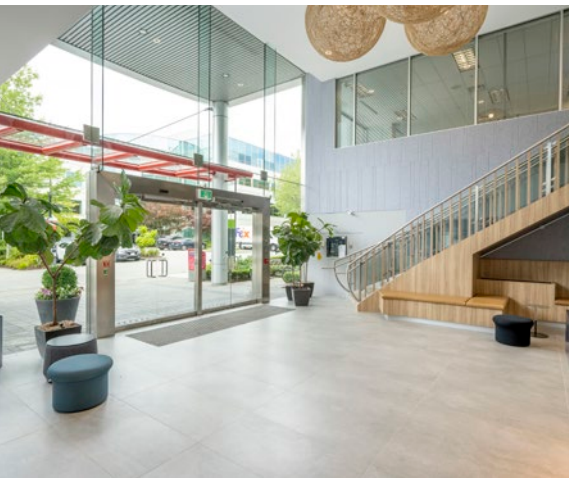
4 4611 Canada Way

5 4621 Canada Way

6 3001 Wayburne Drive

CANADA WAY BUSINESS PARK

Amenities



Features



SkyTrain shuttle service



Large, efficient floor plates



On-site property management



On-site restaurant amenities



Outdoor seating area



24/7 manned security desk



High visibility from major transit routes



Ample parking



Outdoor volleyball & basketball courts



Bike storage



Additional storage lockers



Fitness and shower facilities

Unit 401 - *New show suite



*Proposed space plan displayed.

AREA

1,754 sf
**Rentable area displayed is approximated and subject to remeasurement*

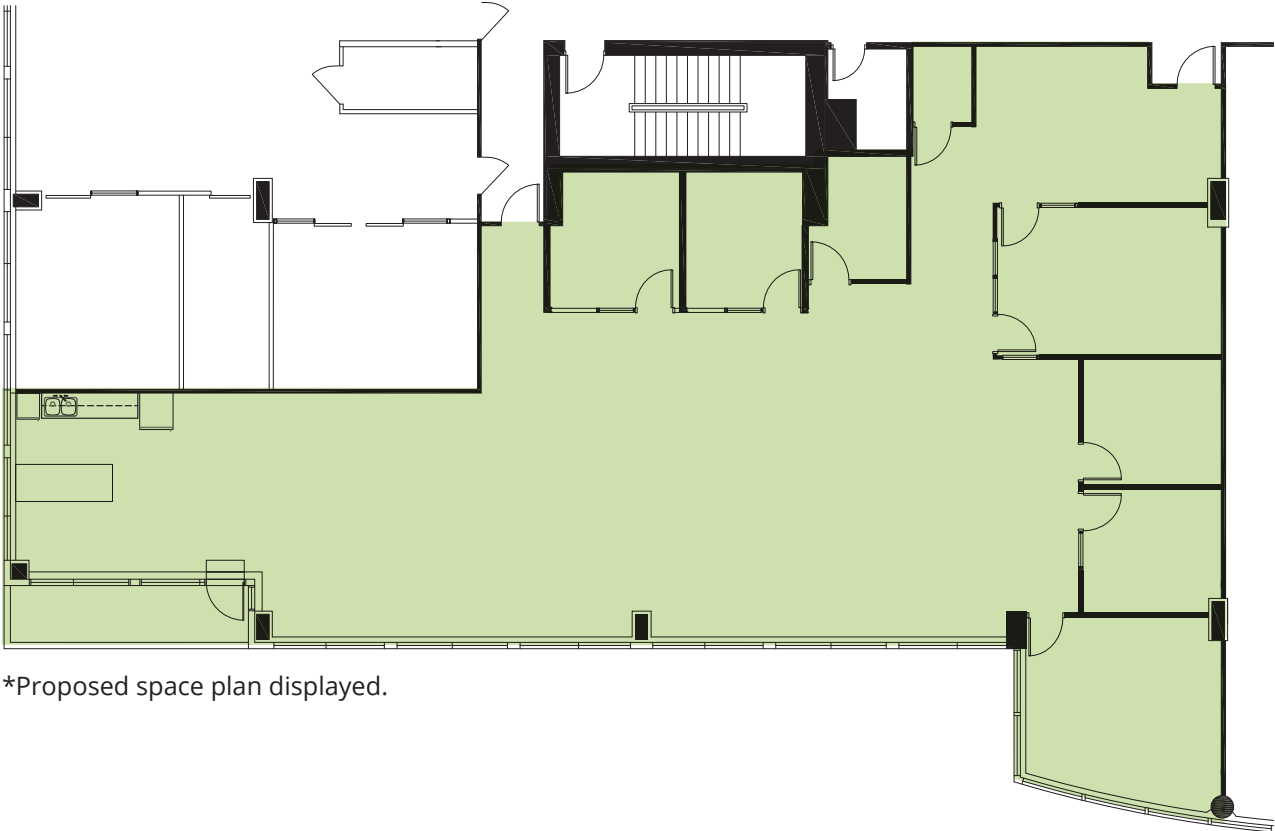
AVAILABLE

**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 - *New show suite



*Proposed space plan displayed.

AREA

3,965 sf
**Rentable area displayed is approximated and subject to remeasurement*

AVAILABLE

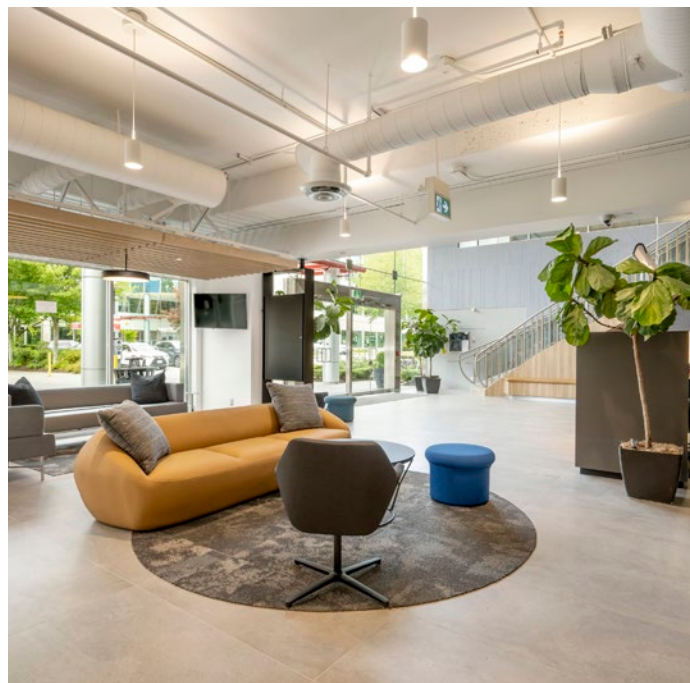
**Demised units subject to construction timelines*

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

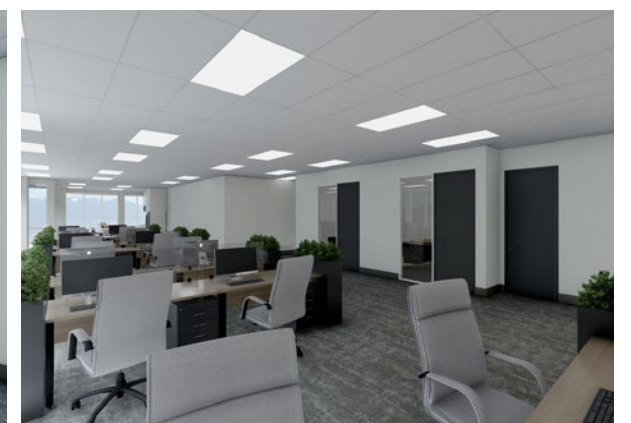
4601 Canada Way

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



CANADA WAY BUSINESS PARK

Unit 403 - Proposed show-suite renderings





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