



**CANADA WAY**  
BUSINESS PARK

**FOR LEASE**

CANADA WAY BUSINESS PARK

**4601 Canada Way**

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**AVISON  
YOUNG**

CANADA WAY BUSINESS PARK

# 4601 Canada Way



**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:

- » \$85 per random stall
- » \$105 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**

\$17.54 psf (2024 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.

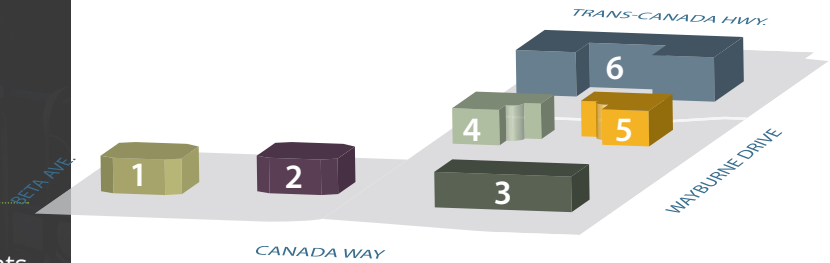
87,000 sf  
building size



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

## 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



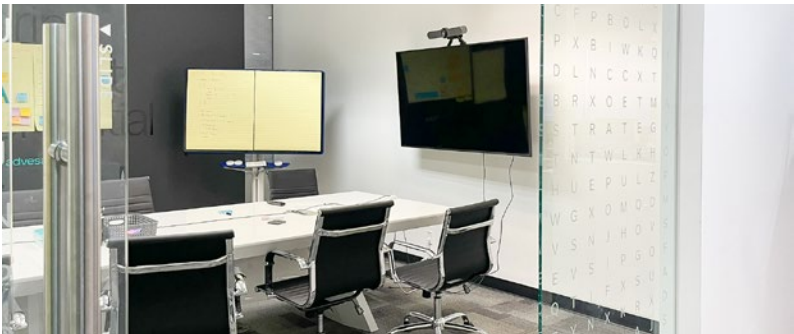
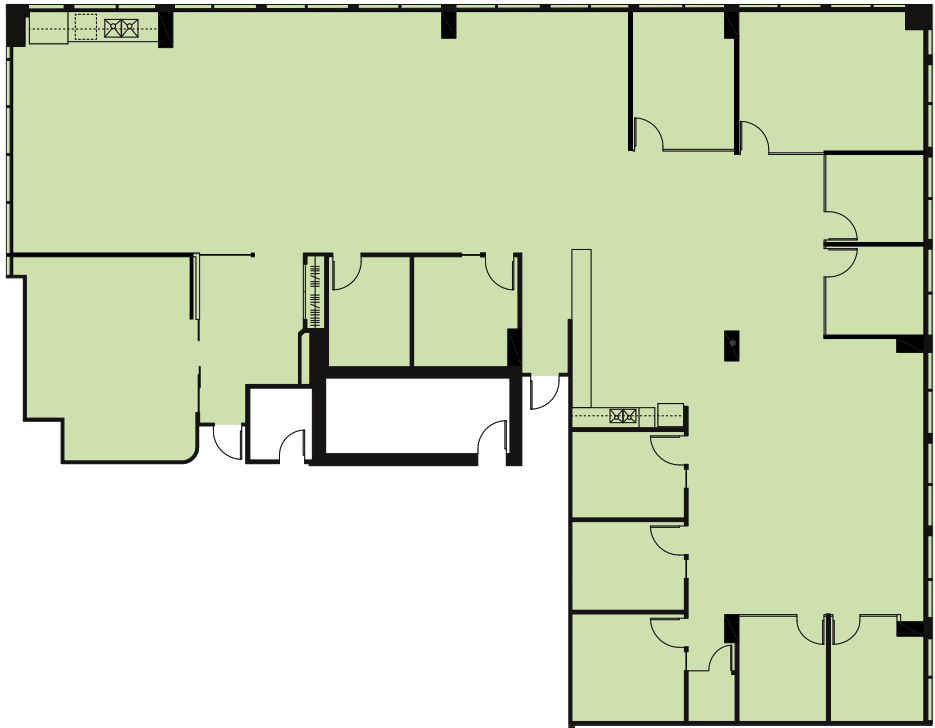
Additional storage lockers



Fitness and shower facilities

Unit No.  
201

\*New to market\* Exceptionally improved corner office in Canada Way Business Park



AREA

5,258 sf

AVAILABLE

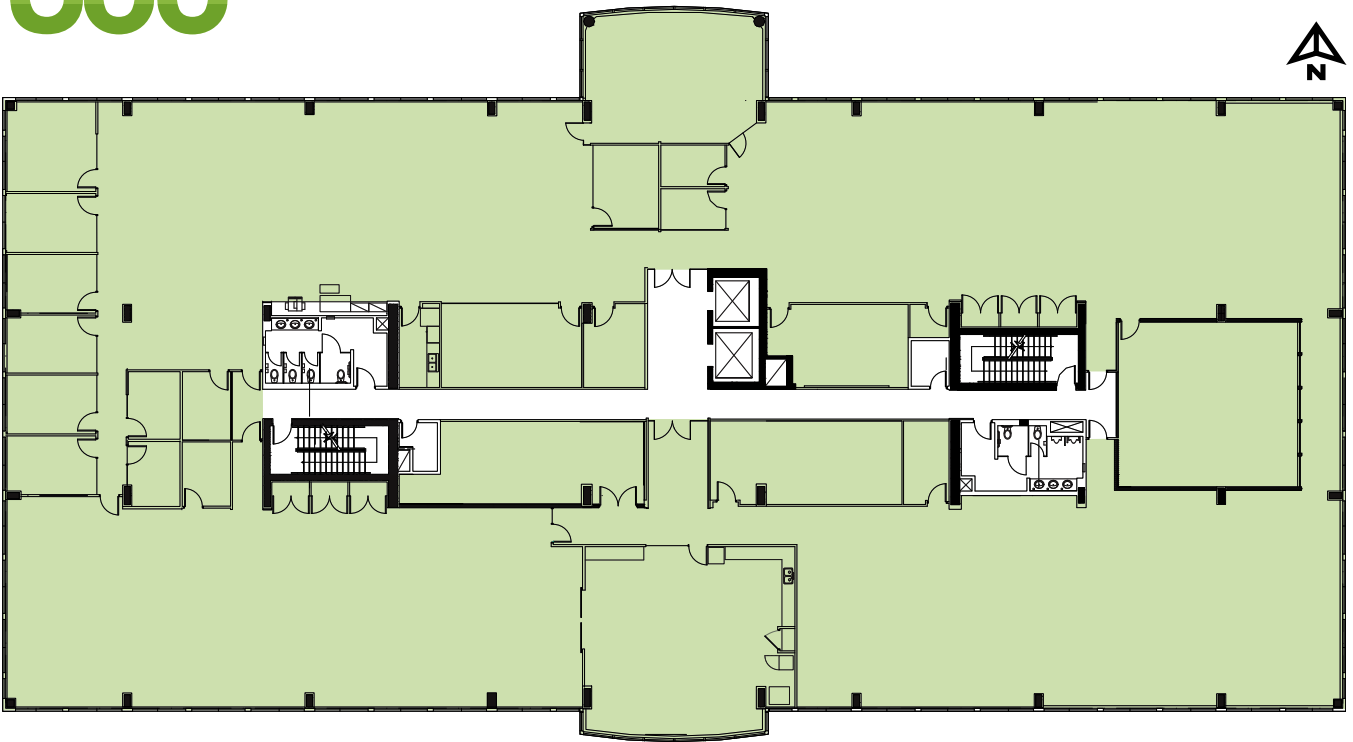
September 1, 2024

DESCRIPTION

- Exceptional, modern improvements
- Ten (10) private offices
- Boardroom
- Newly improved kitchen
- Reception
- Server/storage room
- Open area suitable for workstations

Unit No.  
300

\*New to market\* The only full floor availability in Canada Way Business Park



AREA

24,352 sf

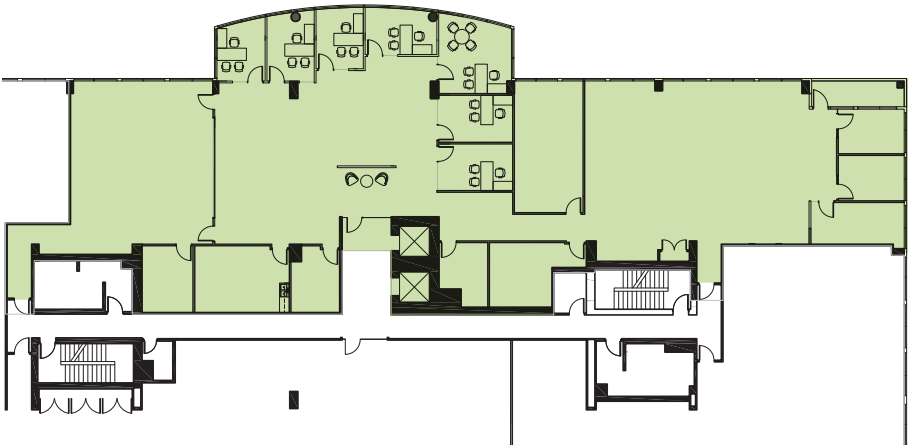
AVAILABLE

July 1, 2024

DESCRIPTION

- Unique, full floor opportunity
- Exceptional mountain views
- Ten (10) private offices
- Two (2) boardrooms
- Two (2) meeting rooms
- Large kitchen and lounge area
- Copy/print room
- First aid room
- Storage
- Server room
- Open area

Unit No.  
400



AREA

9,097 sf

AVAILABLE

Immediately

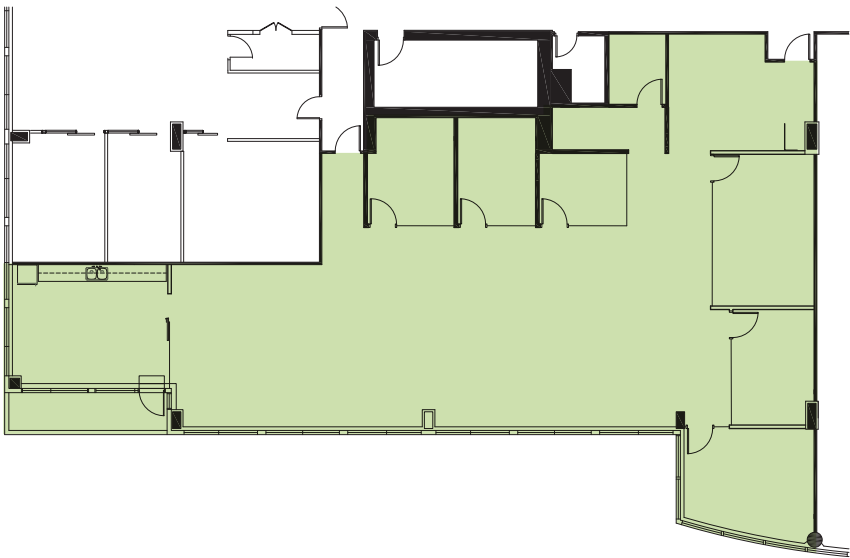
DESCRIPTION

- Eleven (11) private offices
- One (1) boardroom
- One (1) meeting room
- Kitchen
- Reception
- Storage
- Server room
- Print/copy room
- Open area
- Elevator Exposure
- Exceptional window glazing allows for abundance of natural light

Unit No.  
401



VIEW VIRTUAL TOUR



AREA

3,965 sf

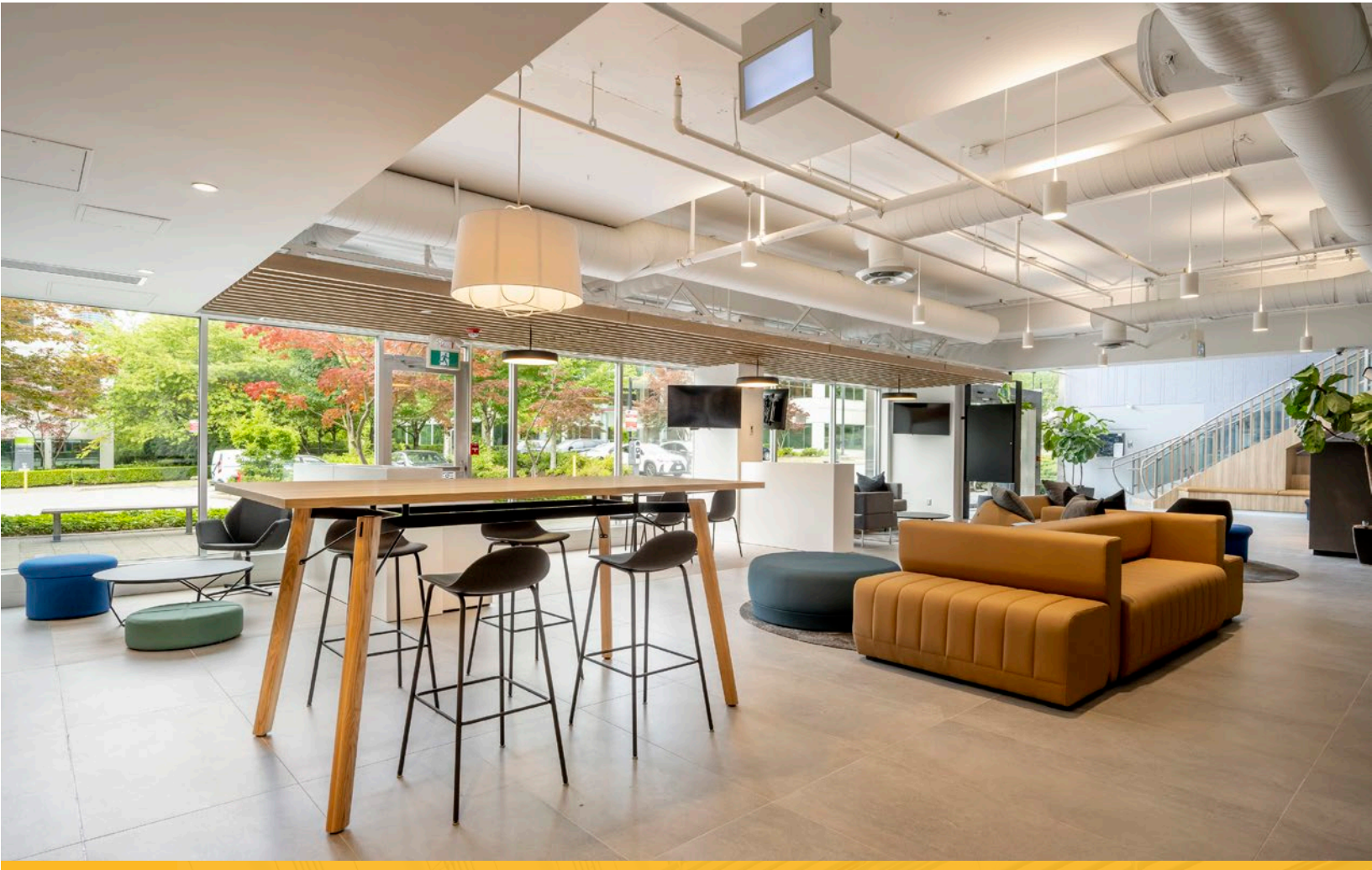
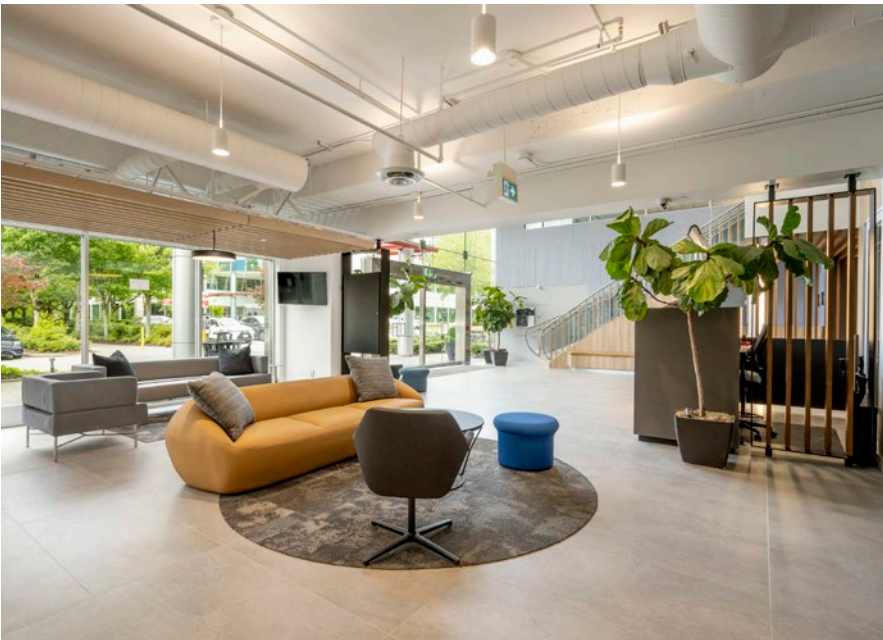
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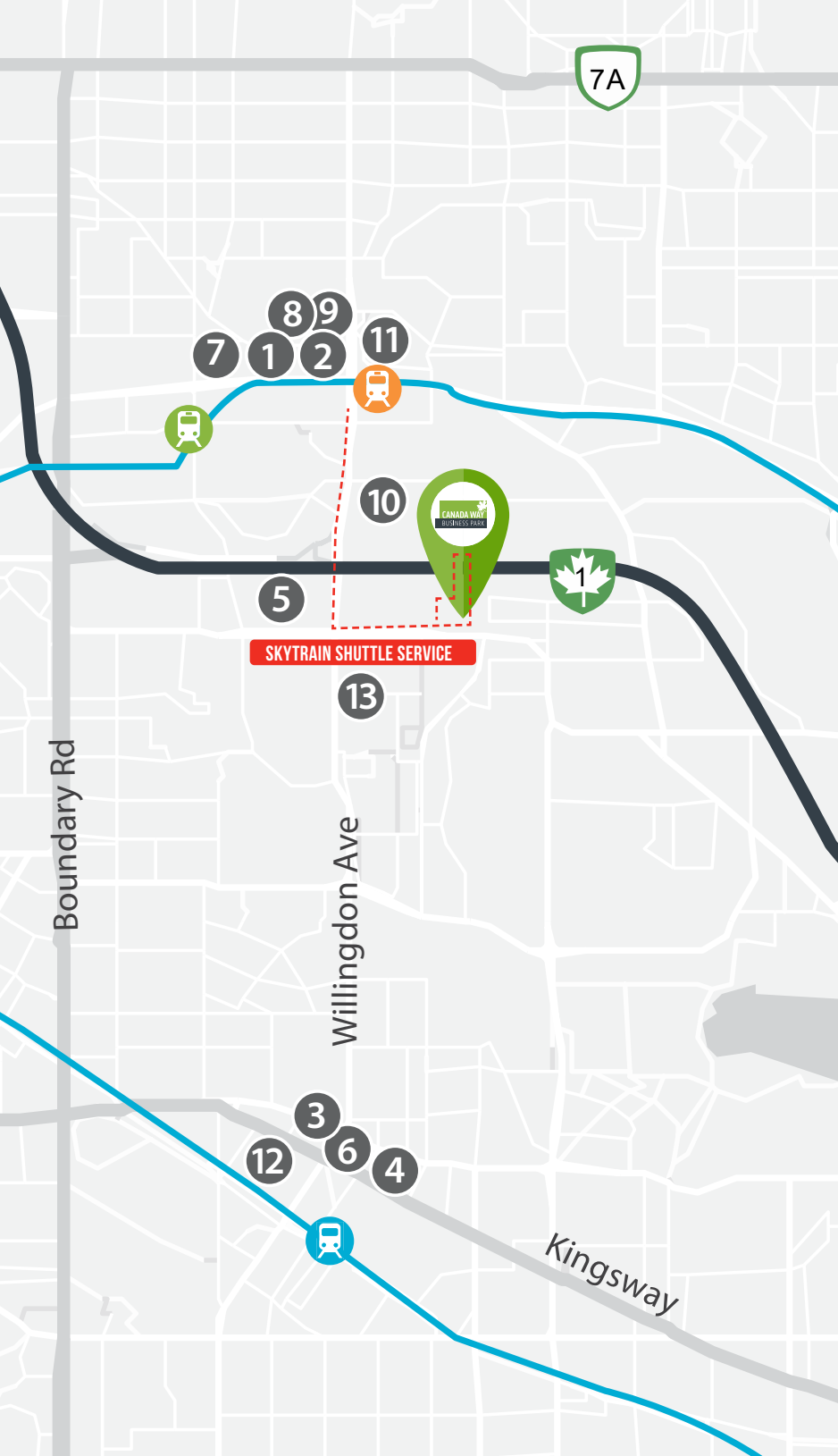
Immediately

DESCRIPTION

- Four (4) private offices
- Kitchenette
- Storage
- Reception
- Open area
- Landlord to provide demolition to base building condition

Newly completed modern lobby renovations  
designed for today's workspaces





## 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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