



  
**CANADA WAY**  
BUSINESS PARK

FOR LEASE

CANADA WAY BUSINESS PARK

**4601 Canada Way**

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**AVISON  
YOUNG**

**Crestpoint**  
REAL ESTATE  
INVESTMENTS LTD.

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.



### Rental Rates

Negotiable



### Taxes & Operating Costs

\$16.81 psf (2021 estimate)



### Year Built/Renovated

2001



### Building Size

87,000 sf



### Typical Floor Plate

24,000 sf



### Floors

5



### Ceiling Height

9.0 feet



### Floor Loading

100 lbs psf



### Elevators

Two electric, 3,500 lbs



### Loading

Underground loading dock



### 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 Hours

Monday – Friday:  
8:00 am – 6:00 pm



### Storage

\$16.00 psf  
(100 sf – 500 sf units)



### Telecom

Telus, Shaw



### Measurement

BOMA 1996



### HVAC Hours

Monday – Friday:  
7:00 am – 6:00 pm



### 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



### Lighting

- Fluorescent 2x4 lighting
- Digital controlled time clock
- Pot lights—PL 26 watts



### Security

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



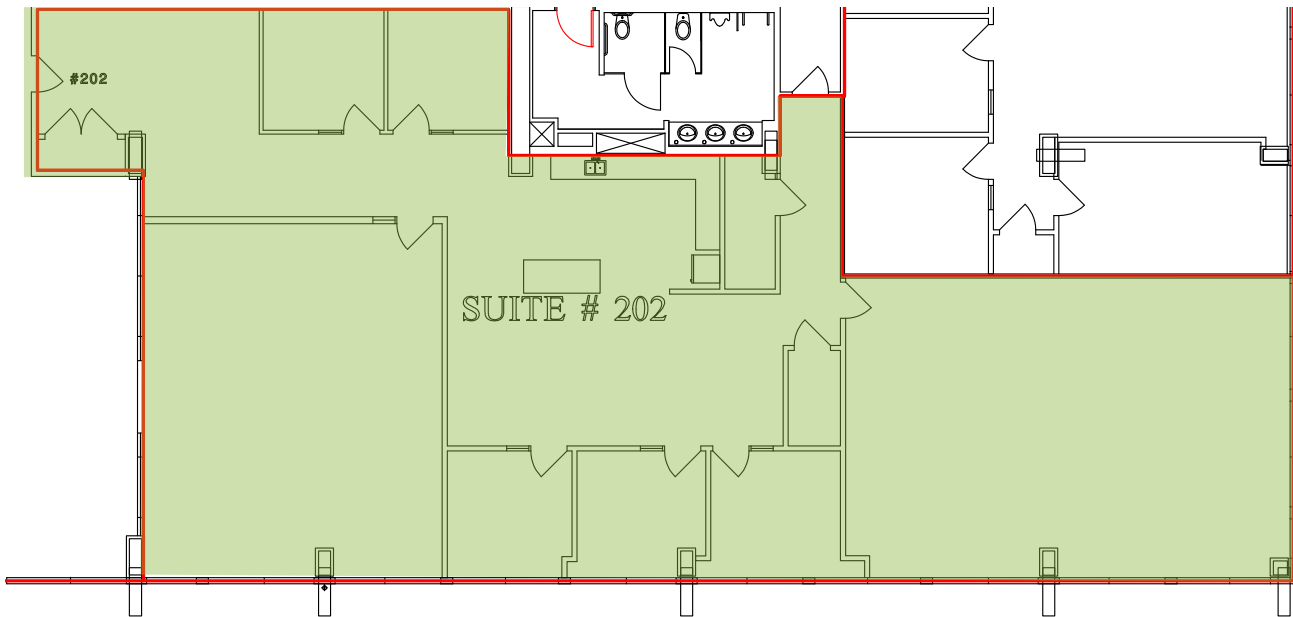
### HVAC System

- Central heating natural gas boiler
- Central cooling – Two York Chillers



Unit No.

# 202



#### AREA

4,505 sf

#### AVAILABLE

Immediately

#### DESCRIPTION

- Large open area
- Kitchenette
- Private computer rooms/class rooms
- 5 private offices