

FOR LEASE

4621 Canada Way

CANADA WAY
BUSINESS PARK



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**AVISON
YOUNG**

4621 Canada Way

Salient details

RENTAL RATES

Negotiable

FLOOR LOADING

100 lbs psf

ELEVATORS

Two electric (3,500 lbs)

FLOORS

4

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 8:00am-6:00pm

STORAGE

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

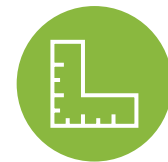
Underground loading dock

TAXES & OPERATING COSTS

\$19.69 psf (2026 estimate)

Opportunity

4611 and 4621 Canada Way are twin, state-of-the-art, class A, four-storey office buildings. Built in 2000 and 2001 respectively, both buildings form part of the six-building office park encompassing 450,000 square feet in a campus-like setting. 4611 and 4621 offer large, efficient floor plates with good views and generous use of window glazing. Canada Way Business Park offers exceptional amenities and service to its tenants.



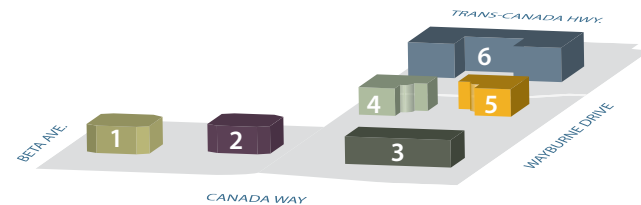
74,000 sf
building size



2000/2001
year built



18,000 sf
typical floor plate



1 4585 Canada Way

2 4595 Canada Way

3 4601 Canada Way

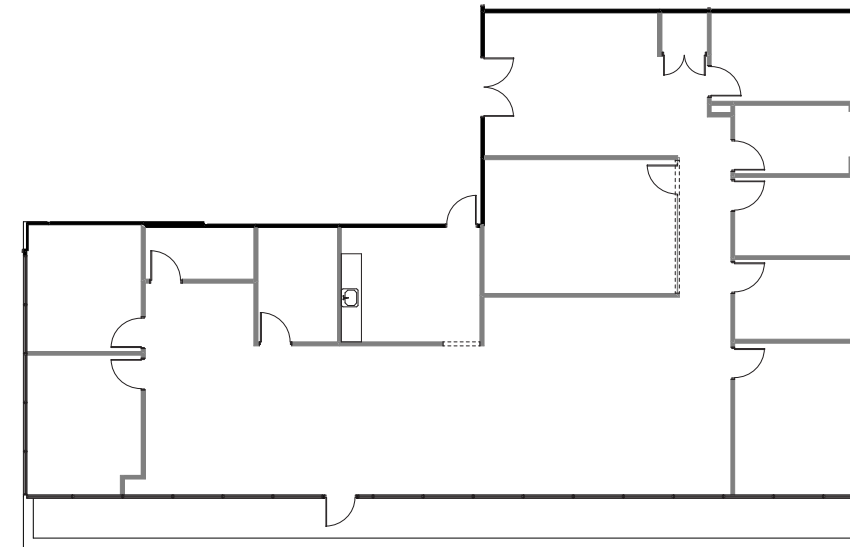
4 4611 Canada Way

5 4621 Canada Way

6 3001 Wayburne Drive

CANADA WAY BUSINESS PARK

Unit 408



AREA

4,066 sf

AVAILABLE

November 1, 2026

DESCRIPTION

- Six (6) private offices
- Two (2) boardroom/ meeting rooms
- Two (2) offices/storage areas
- Reception
- Kitchen
- Open area suitable for multiple workstations
- Access to private patio





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