FOR LEASE

4601 Canada Way

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**Glenn Garnder Personal Real Estate Corporation*

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DOMINION PROPERTY MANAGEMENT

Crestpoint REAL ESTATE INVESTMENTS LTD

AVISON YOUNG

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
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
$19.74 psf (2026 estimate)

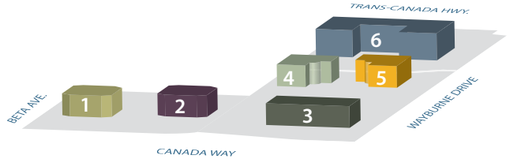
Opportunity

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

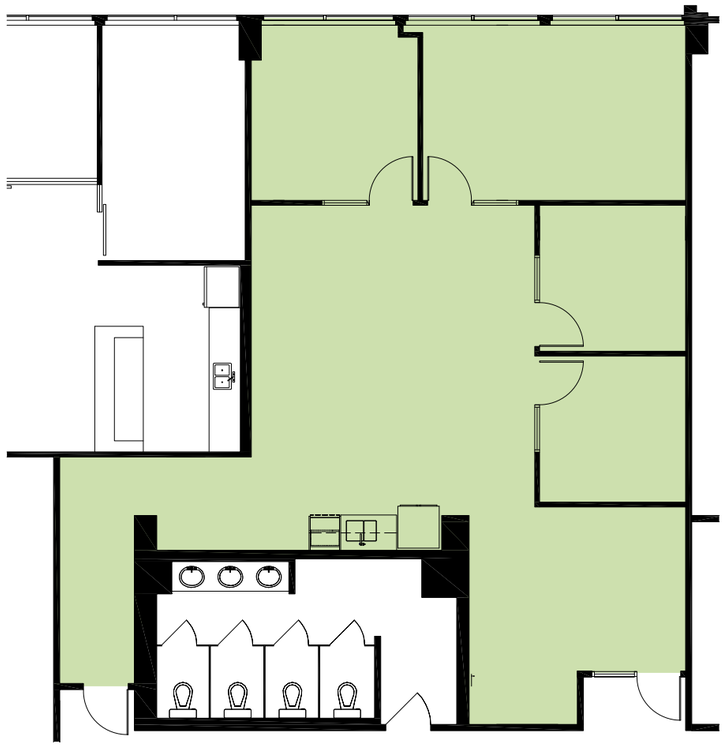
Amenities

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

4601 Canada Way

Unit 401 - *New show suite



*Proposed space plan displayed.

AREA

1,754 sf

**Rentable area displayed is approximated and subject to remeasurement*

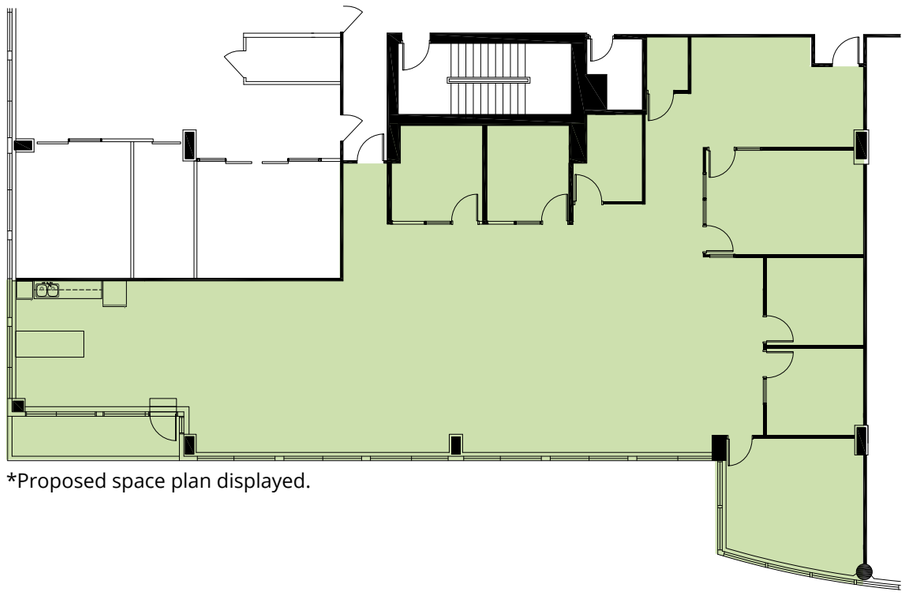
AVAILABLE

**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

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

Unit 403 - Proposed show-suite renderings

GROCERY

1. Save-on-Foods
2. Whole Foods
3. Save-on-Foods
4. PriceSmart

HOTEL

1. Grand Villa Casino Hotel and Conference Center
2. Element Vancouver
3. Metrotown

RESTAURANT

1. Cactus Club
2. Browns Socialhouse
3. Joey
4. The Keg Steakhouse + Bar

SHOPPING CENTRE

1. Brentwood Mall
2. Metrotown

EDUCATION

1. BCIT

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