


CANADA WAY
BUSINESS PARK



FOR LEASE

CANADA WAY BUSINESS PARK

4621 CANADA WAY

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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.



Rental Rates

Negotiable



Taxes & Operating Costs

\$16.80 (2019 estimate)



Year Built/Renovated

2000/2001



Building Size

74,354 sf



Typical Floor Plate

18,000 sf



Floors

4



Celling 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:
- » \$80 per random stall
- » \$105 per reserved stall



Operating Hours

Monday – Friday:
8:00 am – 6:00 pm



Storage

\$12.00 psf
(100 sf – 500 sf units)



Telecom

Telus, Group Telecom,
Bell Canada



Measurement

BOMA 1996



HVAC Hours

Monday – Friday:
8:00 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



Security

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

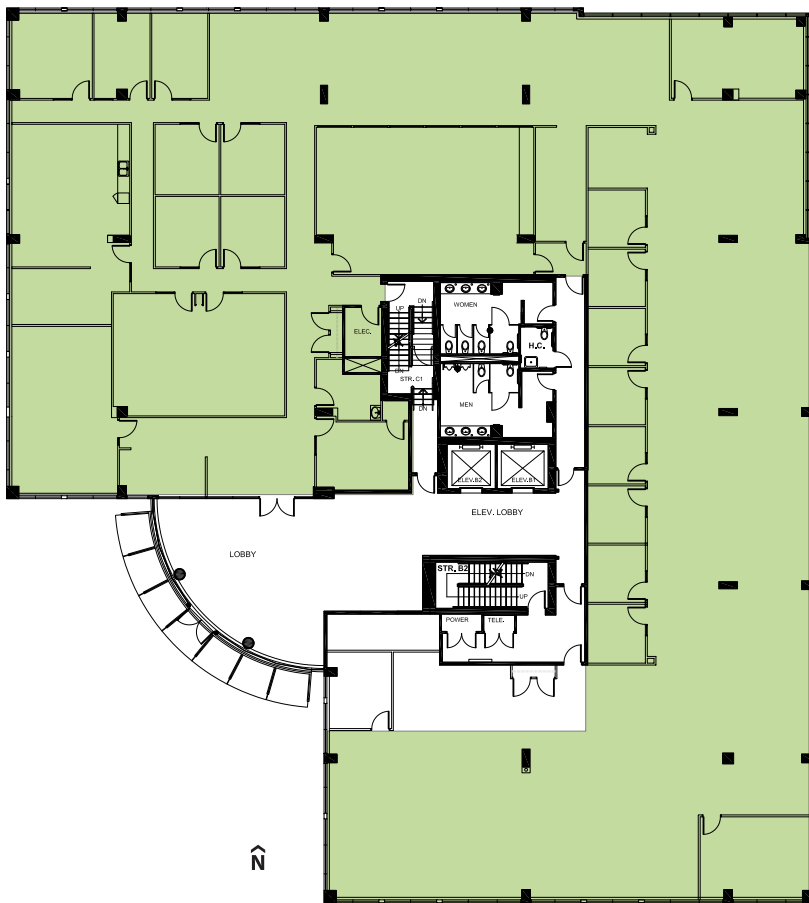


HVAC System

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

Unit No.

101



AREA

17,662 sf

AVAILABLE

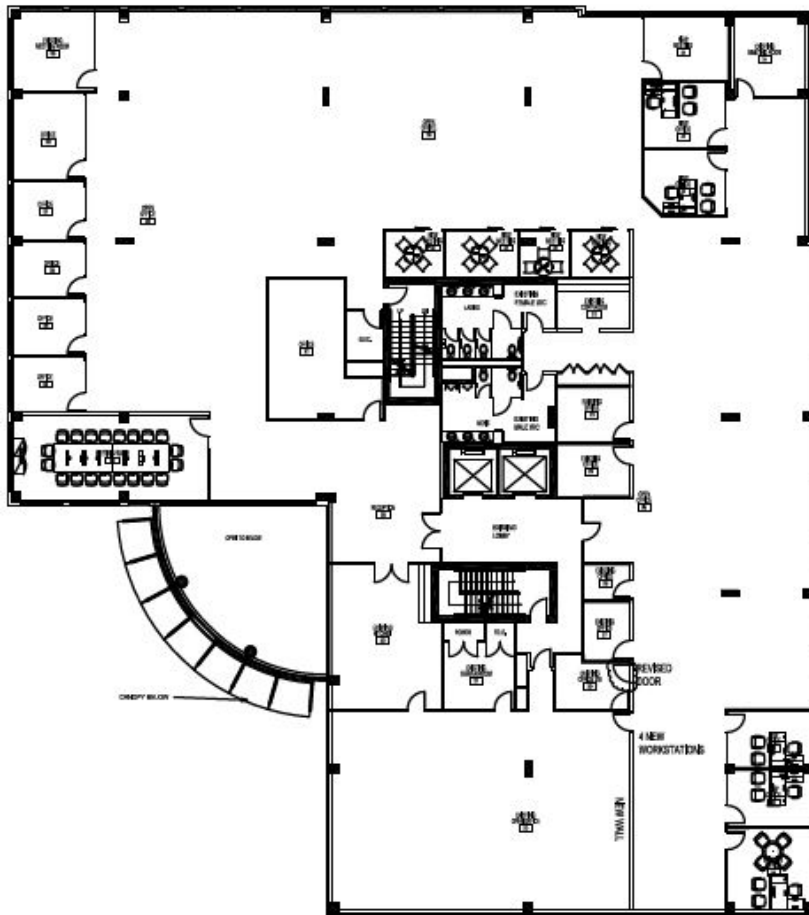
Immediately

DESCRIPTION

- » Fully improved with a mix of offices and lab space
- » Large open area
- » Lobby exposure

Unit No.

201



WAYBURN DRIVE

AREA

19,657sf

AVAILABLE

Immediately

DESCRIPTION

- » Mix of built out offices
- » Open area
- » Large kitchen/staff room