



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

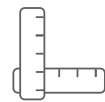
TAXES & OPERATING COSTS

\$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.

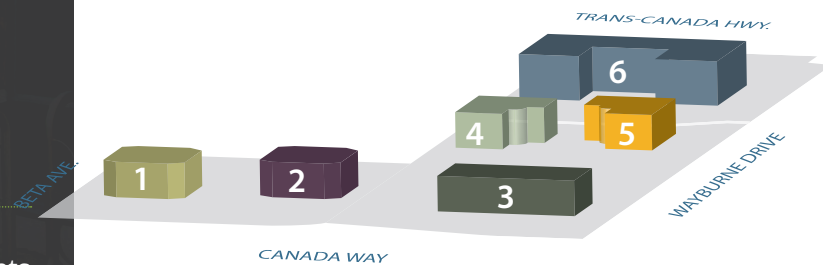
87,000 sf
building size



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



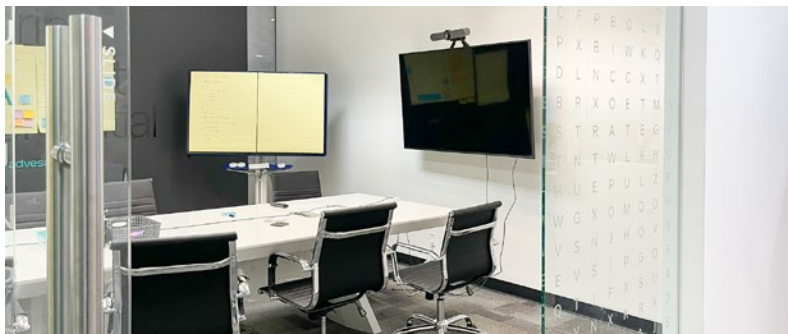
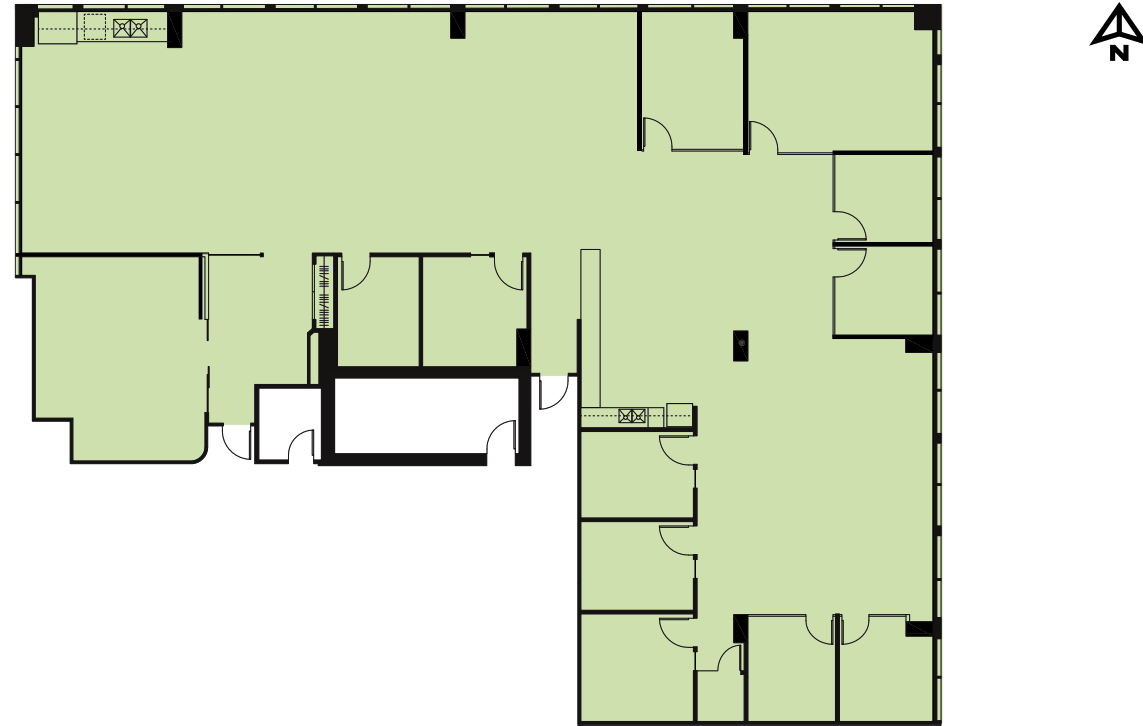
Additional storage lockers



Fitness and shower facilities

Unit No.
201

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



AREA

5,258 sf

AVAILABLE

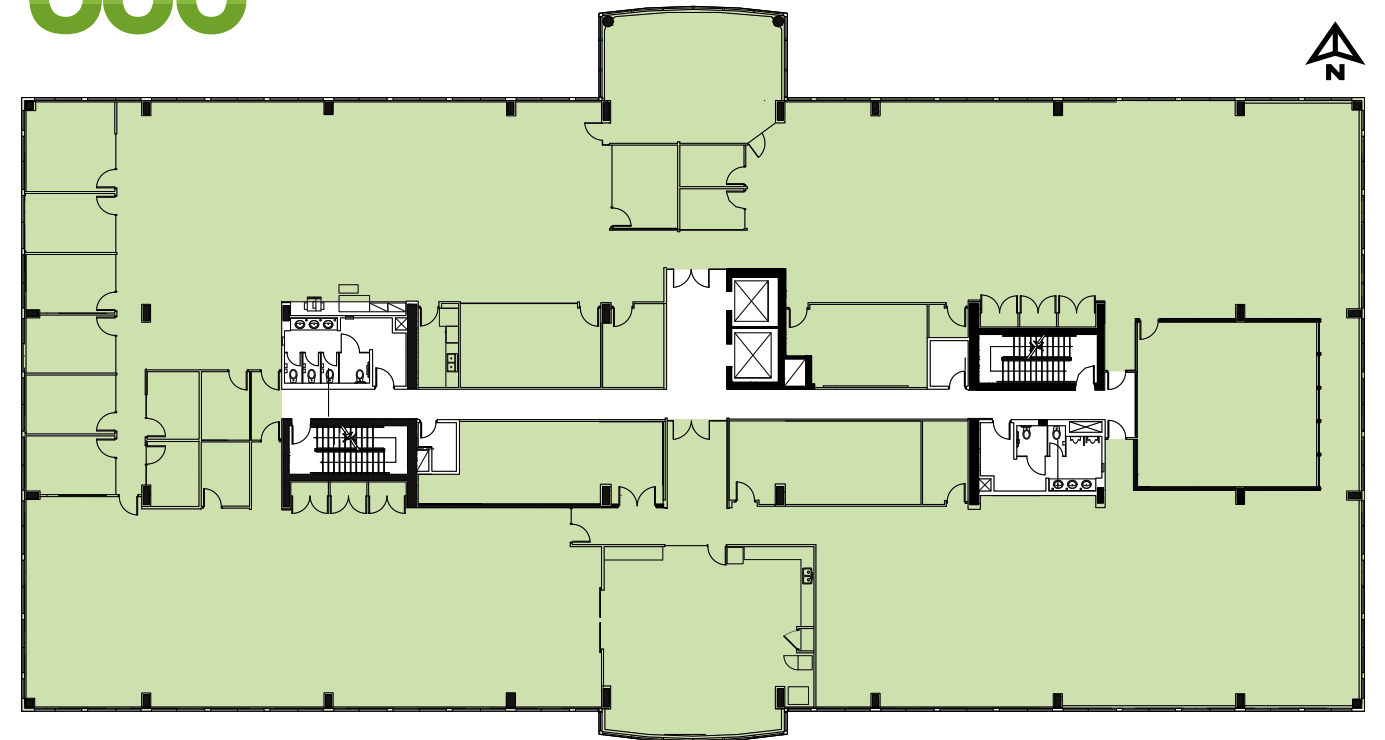
September 1, 2024

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

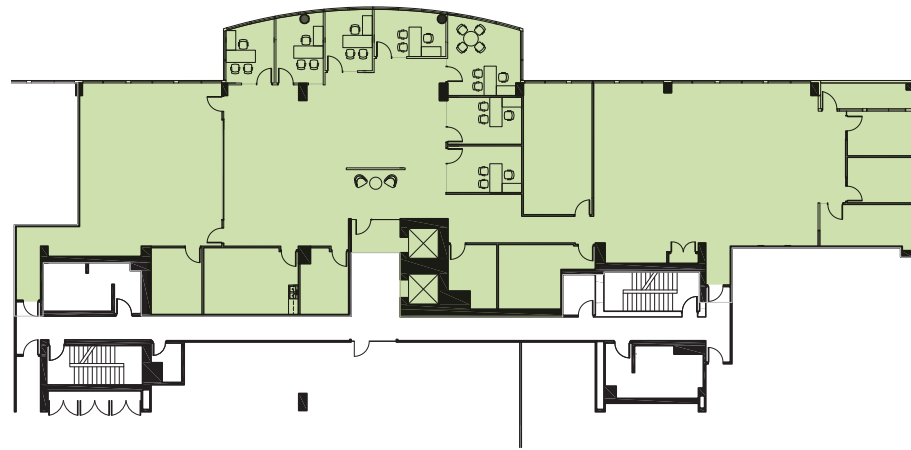
July 1, 2024

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

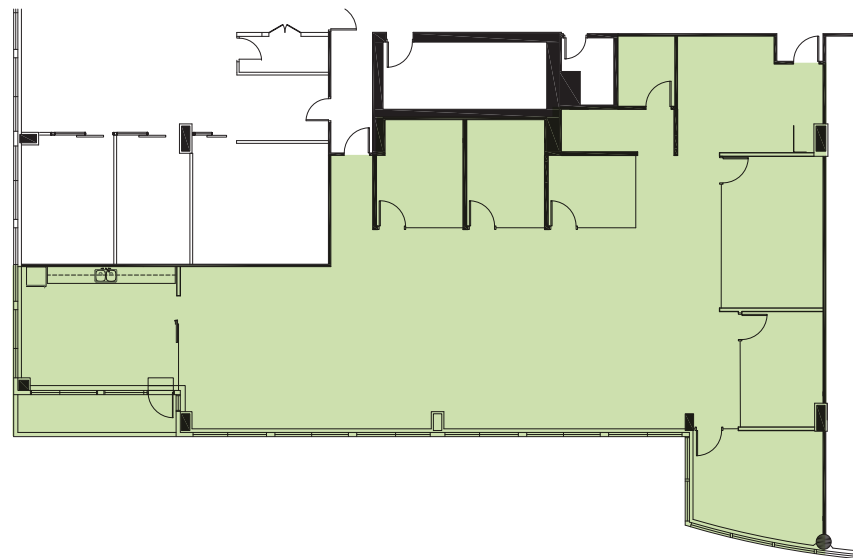
DESCRIPTION

- 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

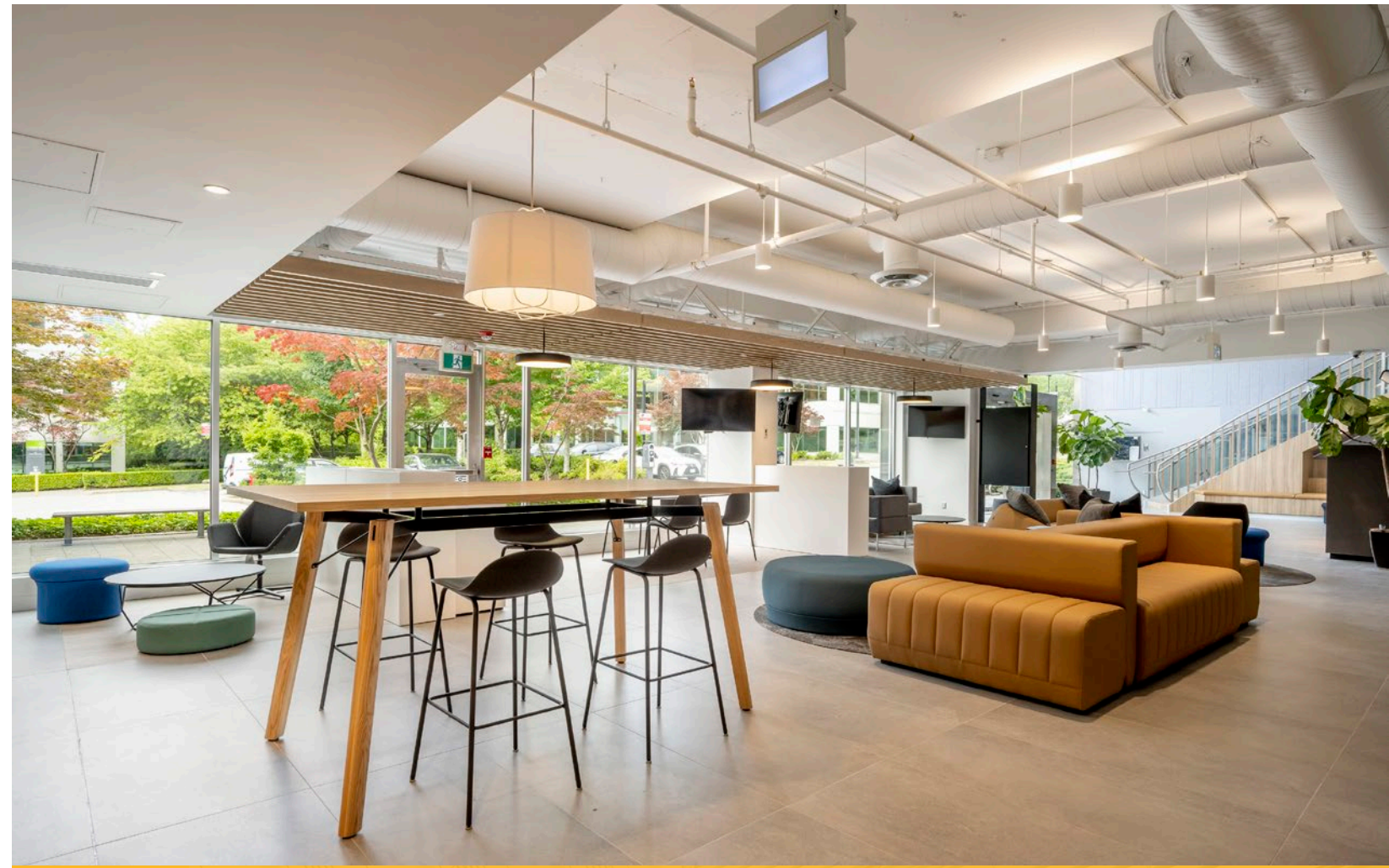
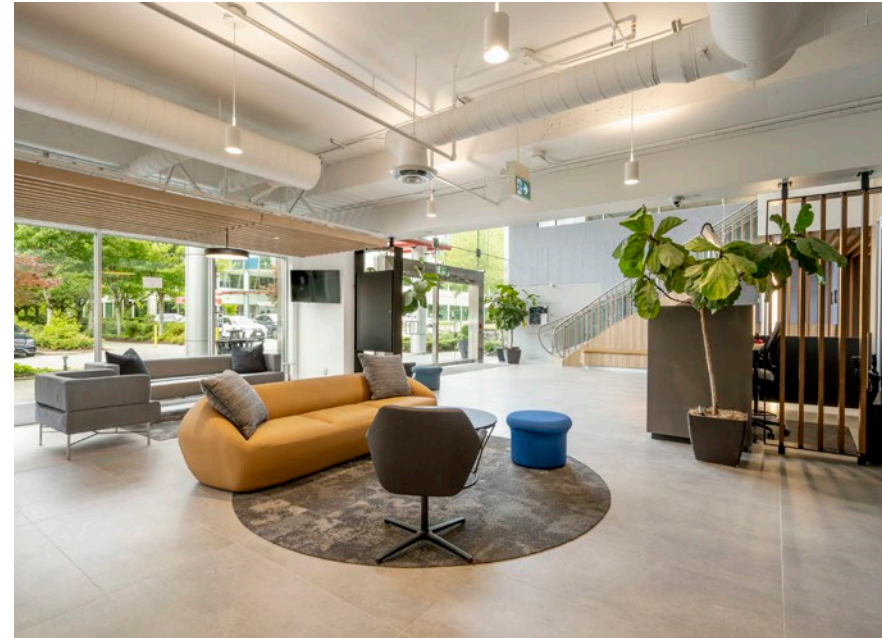
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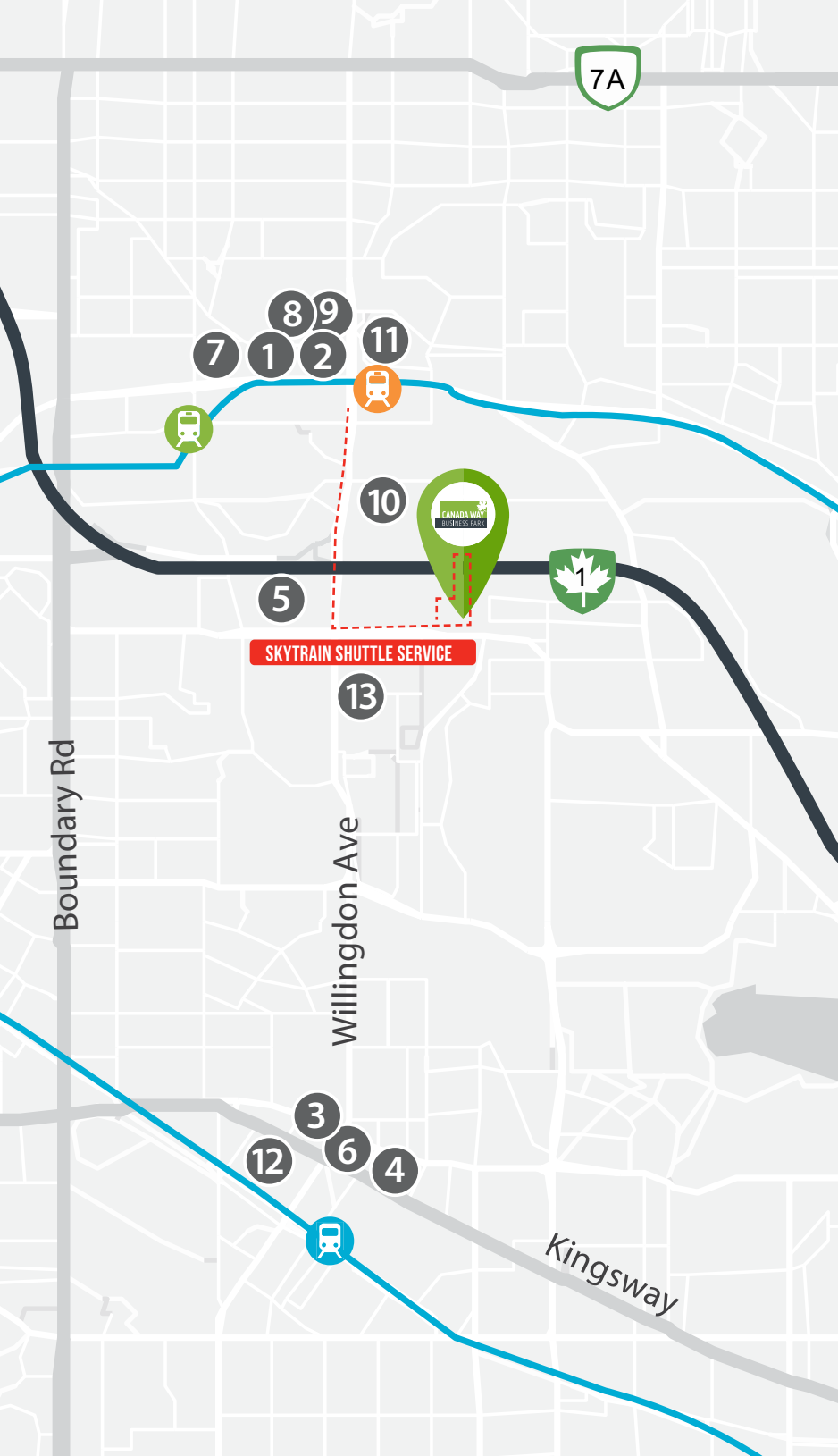
Immediately

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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