

4621 Canada Way

Glenn Gardner*, Principal 604 647 5092

glenn.gardner@avisonyoung.com *Glenn Garnder Personal Real Estate Corporation

Stephanie Yeargin, Senior Associate 604 757 4985

stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Associate 604 647 1334 rhys.cartwright@avisonyoung.com





CANADA WAY BUSINESS PARK

4621 Canada Way



RENTAL RATES

Negotiable

FLOOR LOADING

100 lbs psf

ELEVATORS

Two electric (3,500 lbs)

FLOORS

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

OPERATING/HVAC HOURS

Monday to Friday from 8:00am-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
- » B Sub feed: 1,200 amps 600 volts 3
- » 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

TAXES & OPERATING COSTS

\$18.50 psf (2024 estimate)

Opportunity

4611 and 4621 Canada Way are twin, state-of-theart, 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

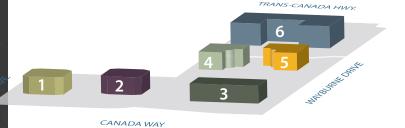


2000/2001 year built



18,000 sf typical floor plate





4585 Canada Way

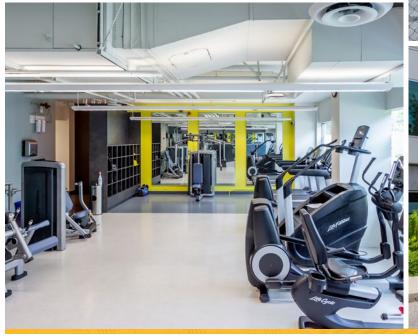
4 4611 Canada Way

2 4595 Canada Way 3 4601 Canada Way

4621 Canada Way 6 3001 Wayburne Drive

Amenities











Features



SkyTrain shuttle service



On-site restaurant amenities



High visibility from major transit routes



Bike storage



Large, efficient floor plates



Outdoor seating area



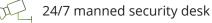
Ample parking



Additional storage lockers



On-site property <u>AAA</u> management





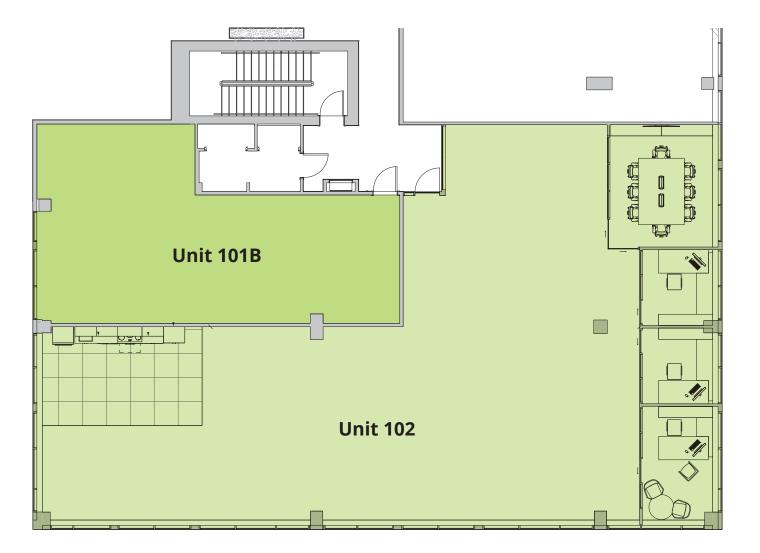
Outdoor volleyball & basketball courts



Fitness and shower facilities

canada way business park 4621 Canada Way







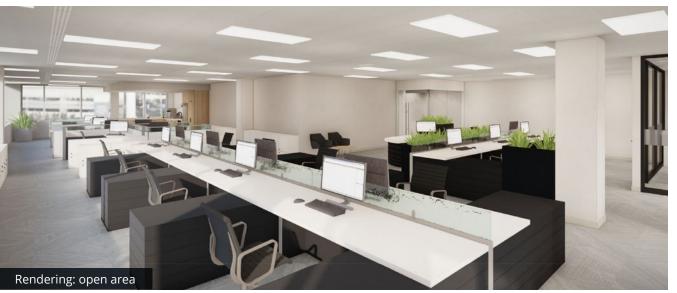
AREA
3,581 sf

AVAILABLE
Immediately

DESCRIPTION
- Private entrance
- Base building condition
- Ready for tenant improvements

Proposed space plan

Images shown are sample renderings only and any finishes, materials or layouts are subject to change at the landlord's sole discretion.









NOW COMPLETE!

Brand new, modern collaborative spaces and tenant lounge at main entrance of 4601 Canada Way









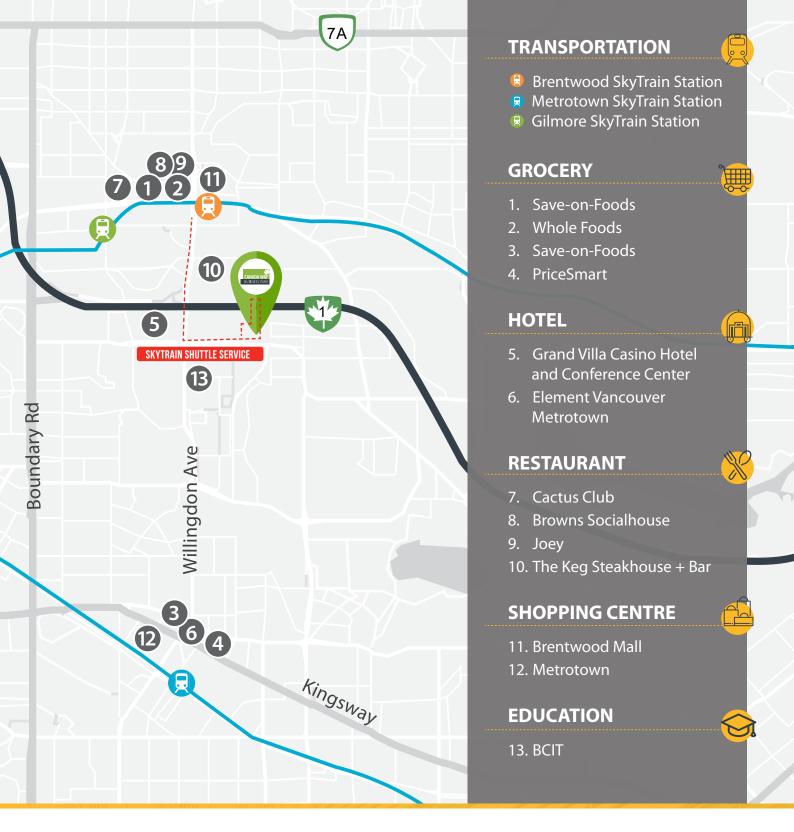












Glenn Gardner*, Principal 604 647 5092

glenn.gardner@avisonyoung.com
*Glenn Garnder Personal Real Estate Corporation

Stephanie Yeargin, Senior Associate 604 757 4985

stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Associate 604 647 1334 rhys.cartwright@avisonyoung.com

© 2024 Avison Young.

avisonyoung.com

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



