

FOR LEASE

4601 Canada Way



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*Glenn Gardner Personal Real Estate Corporation

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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:
\$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

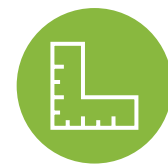
Underground loading dock

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.



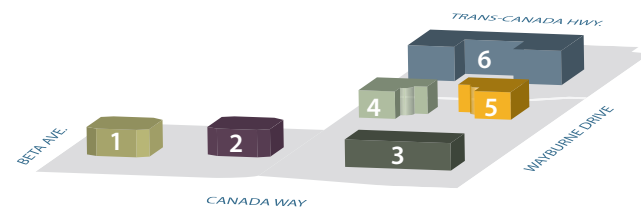
87,000 sf
building size



2000/2001
year built



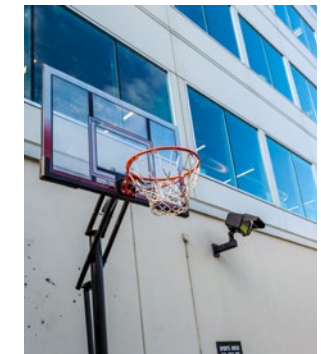
24,000 sf
typical floor plate



- 1 4585 Canada Way
- 2 4595 Canada Way
- 3 4601 Canada Way
- 4 4611 Canada Way
- 5 4621 Canada Way
- 6 3001 Wayburne Drive

CANADA WAY BUSINESS PARK

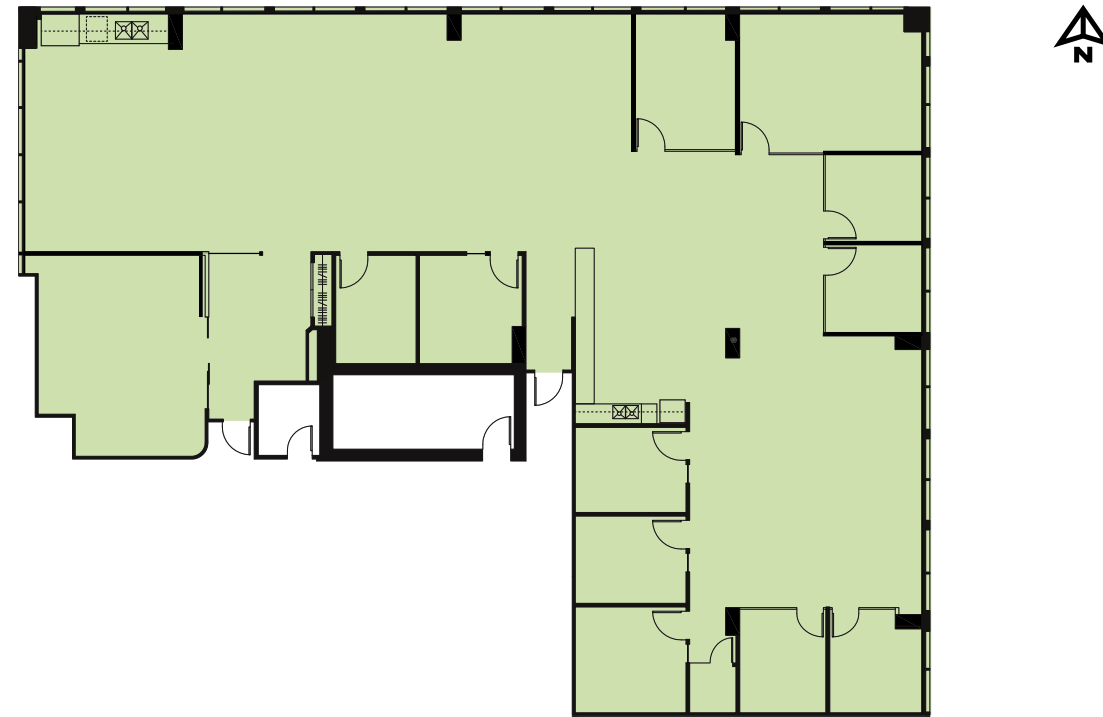
Amenities



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 management
- 24/7 manned security desk
- Outdoor volleyball & basketball courts
- Fitness and shower facilities

Unit 201



AREA

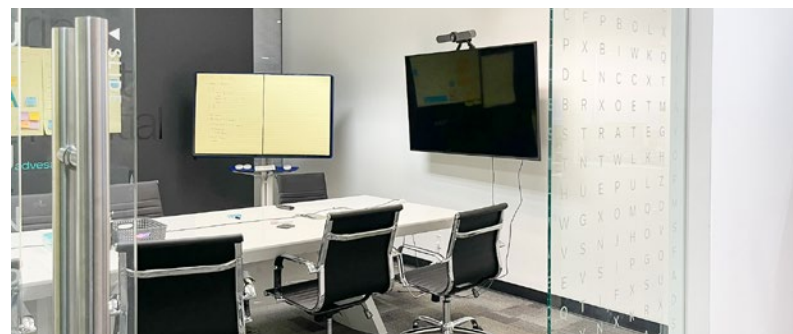
5,258 sf

AVAILABLE

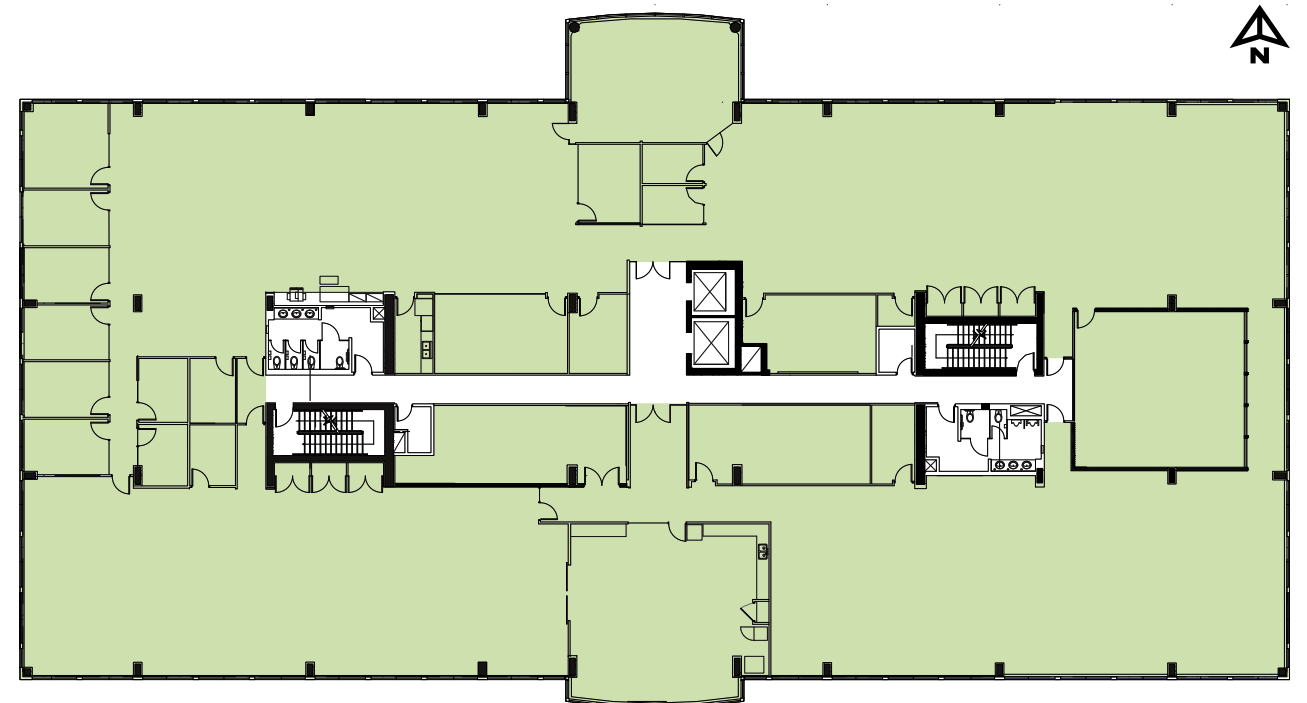
September 1, 2024

DESCRIPTION

- Exceptional, modern improvements
- Ten (10) private offices
- Boardroom
- Newly improved kitchen
- Reception
- Server/storage room
- Open area suitable for workstations



Unit 300



AREA

24,352 sf

AVAILABLE

July 1, 2024

DESCRIPTION

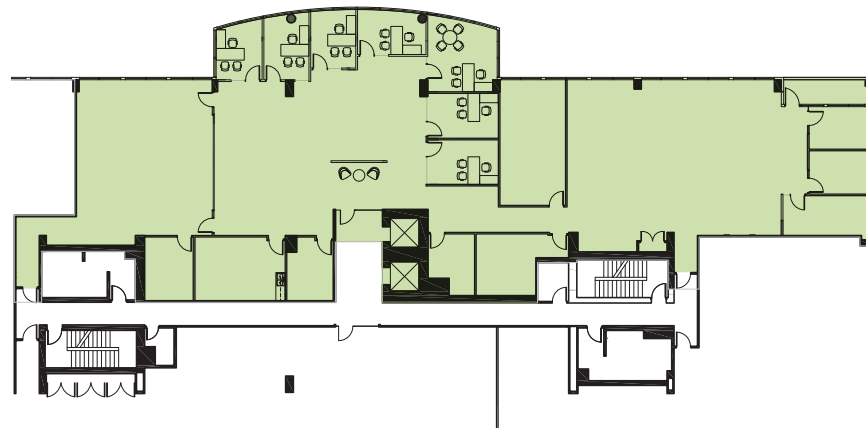
- Unique, full floor opportunity
- Exceptional mountain views
- Ten (10) private offices
- Two (2) boardrooms
- Two (2) meeting rooms
- Large kitchen and lounge area
- Copy/print room
- First aid room
- Storage
- Server room
- Open area



4601 Canada Way

CANADA WAY BUSINESS PARK

Unit 400



AREA

9,097 sf

AVAILABLE

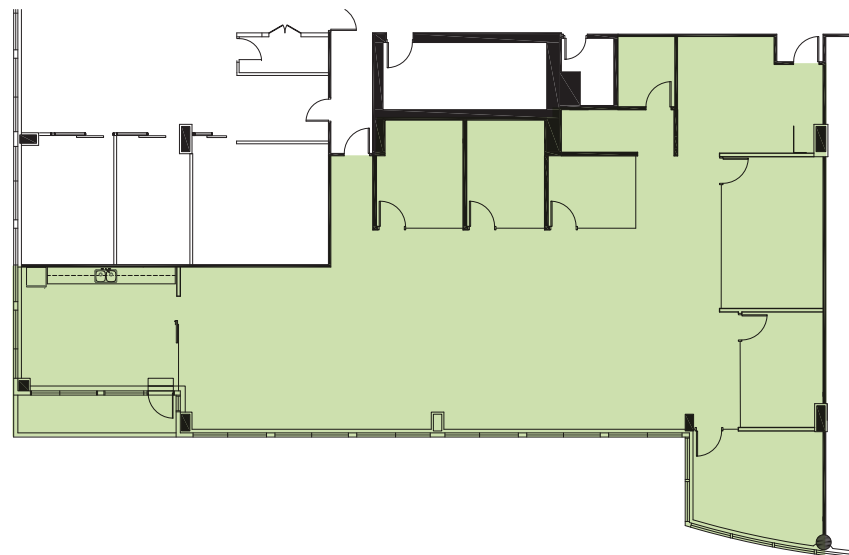
Immediately

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 401

[▶ VIEW VIRTUAL TOUR](#)



AREA

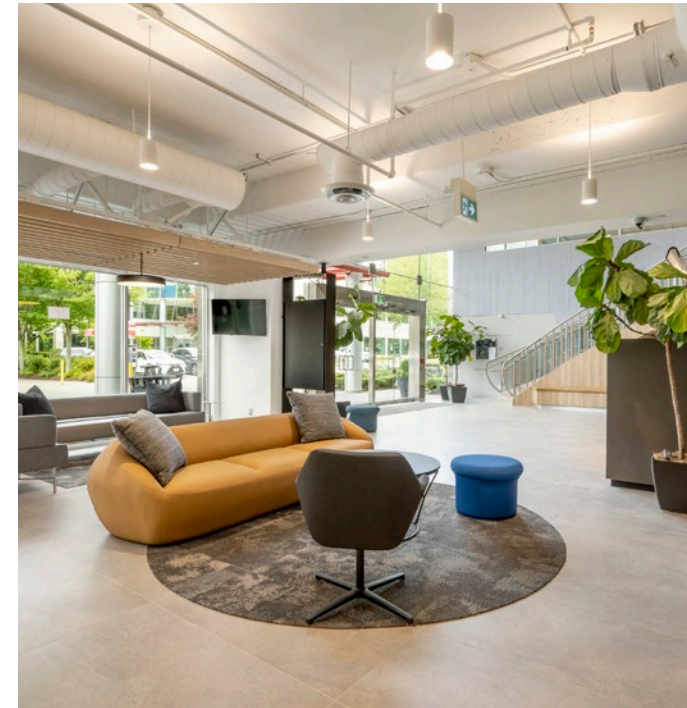
3,965 sf

AVAILABLE

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





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