

FOR LEASE

# 4621 Canada Way

CANADA WAY  
BUSINESS PARK



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**AVISON  
YOUNG**

# 4621 Canada Way

## Salient details

### RENTAL RATES

Negotiable

### FLOOR LOADING

100 lbs psf

### ELEVATORS

Two electric (3,500 lbs)

### FLOORS

4

### 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 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 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

\$18.50 psf (2024 estimate)

## Opportunity

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.



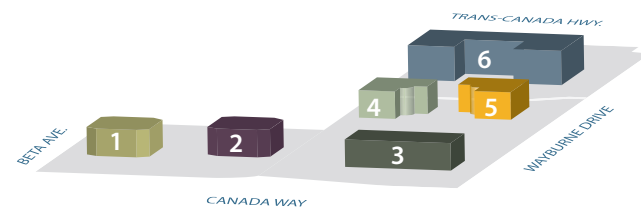
**74,000 sf**  
building size



**2000/2001**  
year built



**18,000 sf**  
typical floor plate



1 4585 Canada Way

2 4595 Canada Way

3 4601 Canada Way

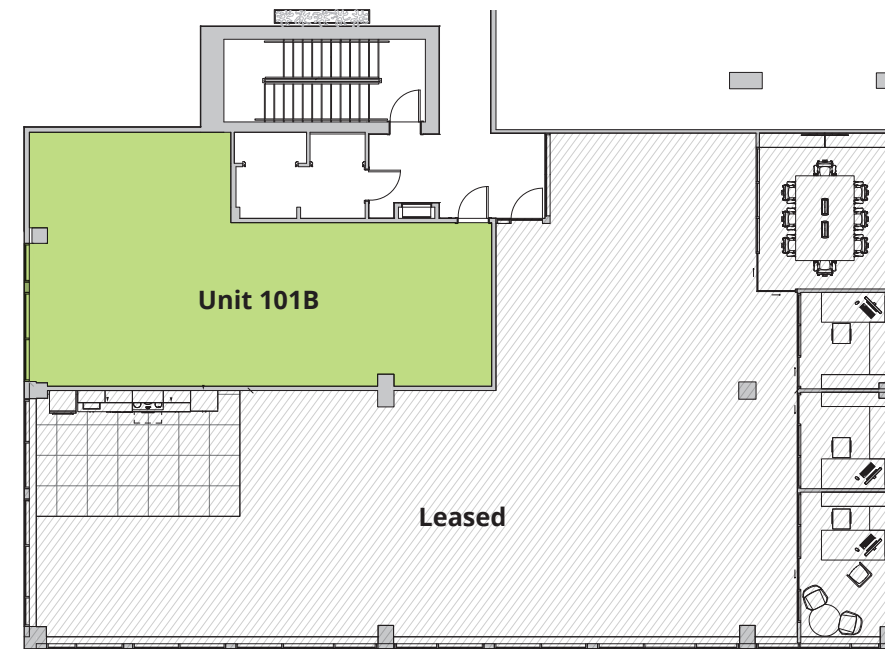
4 4611 Canada Way

5 4621 Canada Way

6 3001 Wayburne Drive

# CANADA WAY BUSINESS PARK

## Unit 101B



### AREA

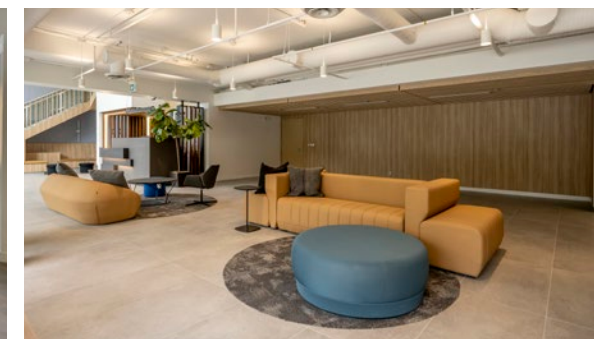
1,100 sf

### AVAILABLE

July 1, 2024

### DESCRIPTION

- Ground floor with window exposure
- Primarily open area





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