

FOR LEASE

# 4601 Canada Way



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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:

\$95 per random stall

\$115 per reserved stall

\*Plus taxes

### OPERATING/HVAC HOURS

Monday to Friday 7:00am-6:00pm

### STORAGE

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

\$18.54 psf (2025 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.



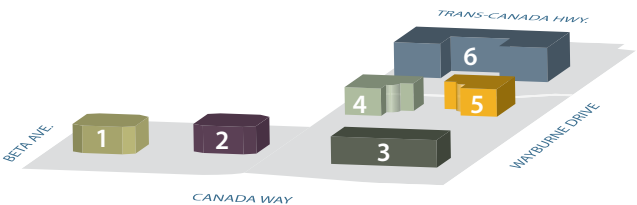
87,000 sf  
building size



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



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

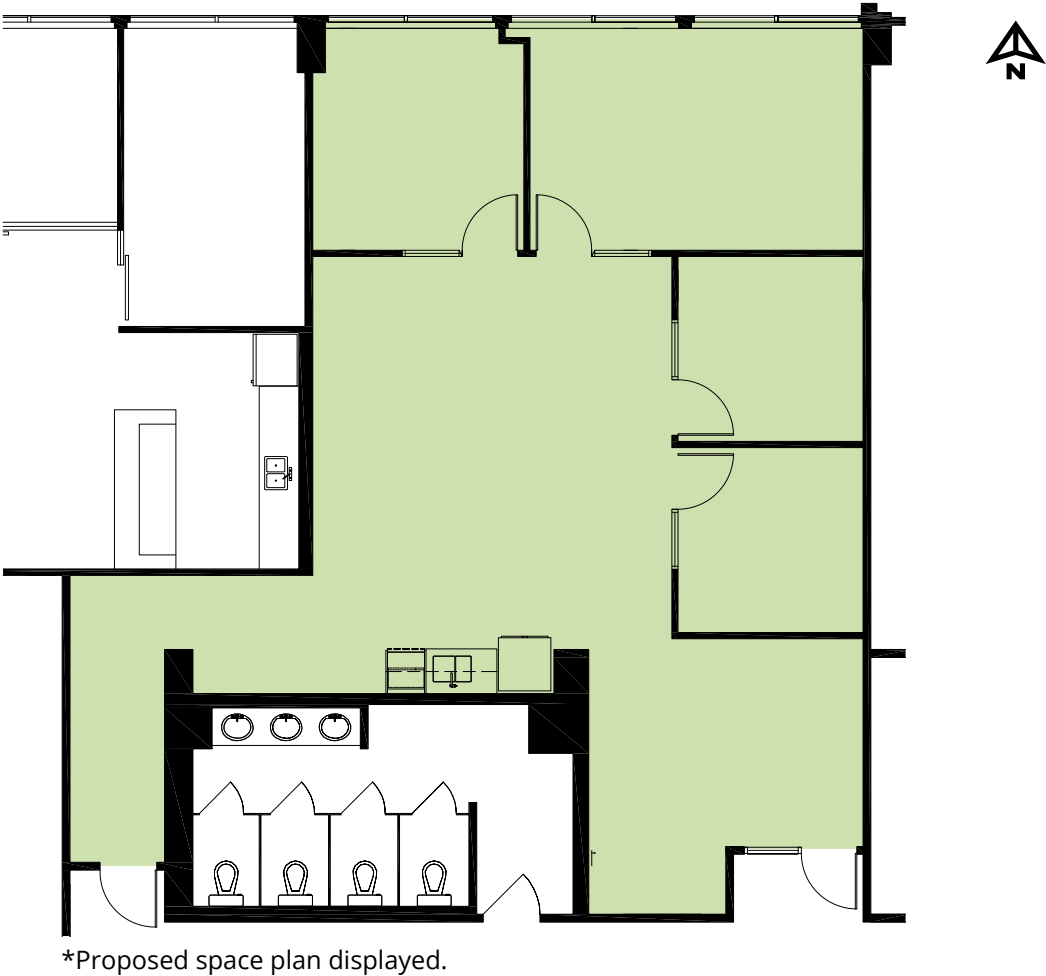


Additional storage lockers



Fitness and shower facilities

Unit 401 - \*New show suite



AREA

1,754 sf  
*\*Rentable area displayed is approximated and subject to remeasurement*

AVAILABLE

*\*Demised units subject to construction timelines*

DESCRIPTION

- Proposed space plan
- One (1) meeting room
- Three (3) offices
- Kitchenette
- Reception
- Printer/copy area
- Open area for multiple workstations
- Features north outlooks

Unit 403 - \*New show suite

*\*Unit 403 can be made contiguous with Unit 406 for a combined total of 12,162 square feet*



AREA

3,965 sf - up to 12,162 sf  
*\*Rentable area displayed is approximated and subject to remeasurement*

AVAILABLE

*\*Demised units subject to construction timelines*

DESCRIPTION

- Proposed space plan
- Beautiful west-facing suite with ample natural light and exposure along Canada Way
- One (1) meeting room
- Five (5) offices
- Kitchen
- Server room and storage
- Reception
- Open area with room for multiple workstations
- Unit 403 can be made contiguous with Unit 406 for a combined total of 12,162 square feet



Unit 406

\*Unit 406 can be made contiguous with Unit 403 for a combined total of 12,162 square feet



AREA

8,197 sf - up to 12,162 sf

AVAILABLE

September 1, 2026

DESCRIPTION

- Beautiful corner office with ample natural light
- Eight (8) offices
- Boardroom
- Kitchen
- Server and storage room
- Reception
- Large open area with room for multiple workstations
- Unit 406 can be made contiguous with Unit 403 for a combined total of 12,162 square feet

Newly completed modern lobby renovations at 4601 Canada Way for all Canada Way Business Park tenants' use





### GROCERY

1. Save-on-Foods
2. Whole Foods
3. Save-on-Foods
4. PriceSmart

### HOTEL

1. Grand Villa Casino Hotel and Conference Center
2. Element Vancouver
3. Metrotown

### RESTAURANT

1. Cactus Club
2. Browns Socialhouse
3. Joey
4. The Keg Steakhouse + Bar

### SHOPPING CENTRE

1. Brentwood Mall
2. Metrotown

### EDUCATION

1. BCIT

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