

FOR LEASE

4595 Canada Way



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**AVISON
YOUNG**

4595 Canada Way

Salient details

RENTAL RATES

Negotiable

FLOOR LOADING

100 lbs psf

ELEVATORS

Two hydraulic (1,125 kg load)

FLOORS

4

CEILING HEIGHT

9.0 feet

MEASUREMENT

BOMA 1996

HVAC SYSTEM

Central heating natural gas boiler
Central cooling

SPRINKLER SYSTEM

Wet system ground floor

PARKING

One stall per 250 sf:
\$85 per random stall
\$95 per reserved stall
*Plus taxes

OPERATING/HVAC HOURS

Monday to Friday 8:00am-6:00pm

STORAGE

100 sf - 500 sf units

ELECTRICAL

800 amps 600 volts 3 phase

SECURITY

Central monitored security system
Monitored perimeter cameras and lights
Card access
24/7 security patrol

LOADING

Outside loading stall

TAXES & OPERATING COSTS

\$19.67 psf (2026 estimate)

Opportunity

4585 and 4595 Canada Way are twin, class B, four-storey office buildings. Built in 1982 and renovated in 1996, both buildings form part of the six-building office park encompassing 450,000 square feet in a campus-like setting. 4585 and 4595 offer efficient floor plates with updated building systems, views and amenities. 4585 and 4595 offer exceptional amenities and services to their tenants.



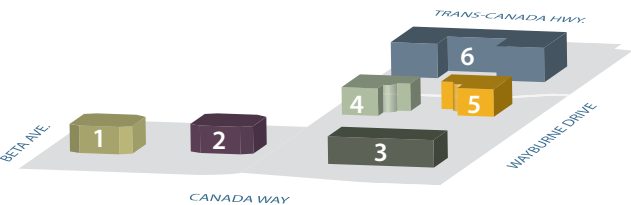
50,000 sf
building size



1982/1996
year built/renovated



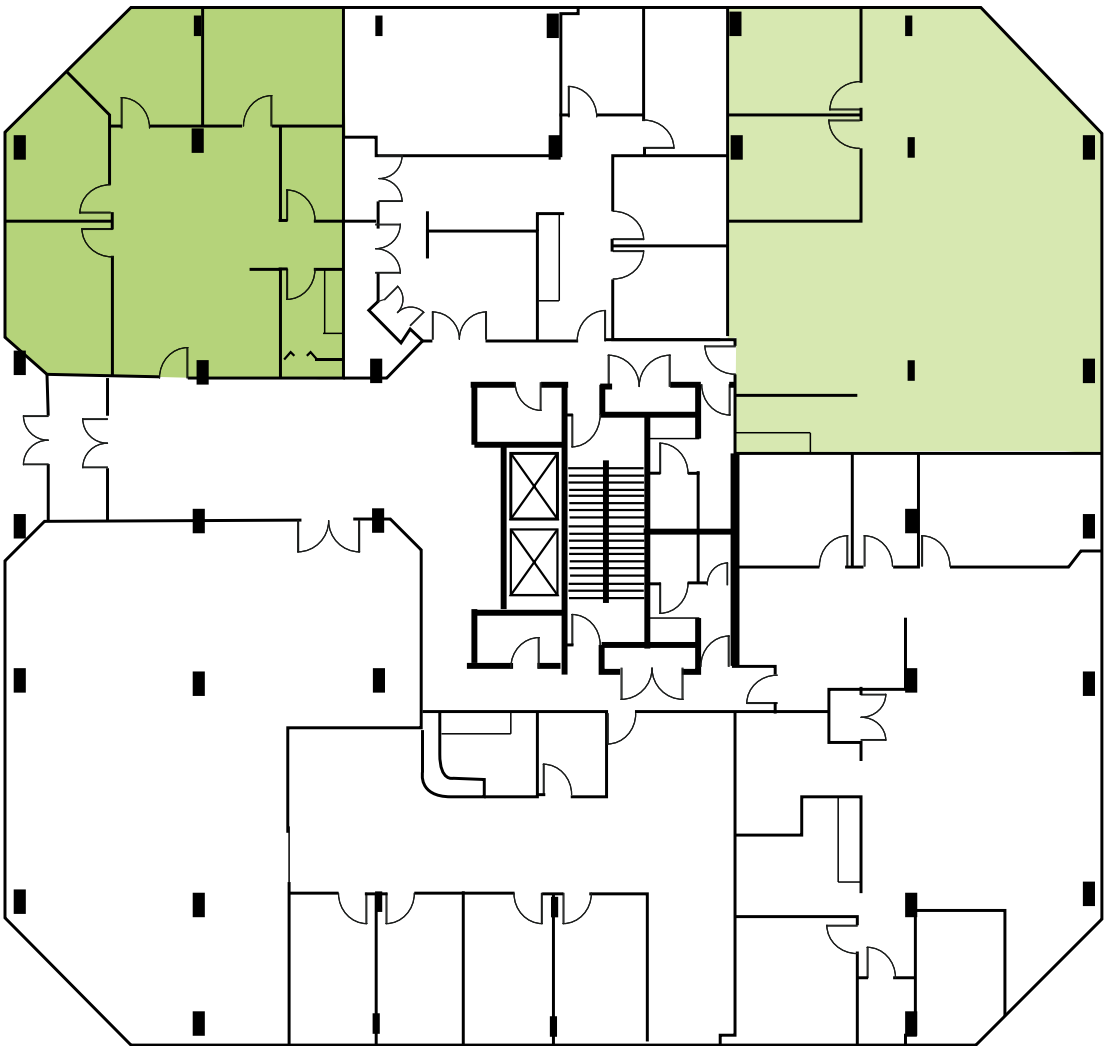
12,766 sf
typical floor plate



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

CANADA WAY BUSINESS PARK

Unit 101 Unit 105



Unit 101

AREA

1,455 sf

AVAILABLE

October 1, 2026

DESCRIPTION

- Four (4) private exterior offices
- Kitchen
- Storage
- Open area

Unit 105

AREA

2,007 sf

AVAILABLE

August 1, 2026

DESCRIPTION

- Two (2) private offices
- Kitchenette
- Large open area

4595 Canada Way

■ Unit 200 ■ Demising Option



AREA

6,530 sf *Unit can be demised to approximately 1,500 and 5,000 square feet.

AVAILABLE

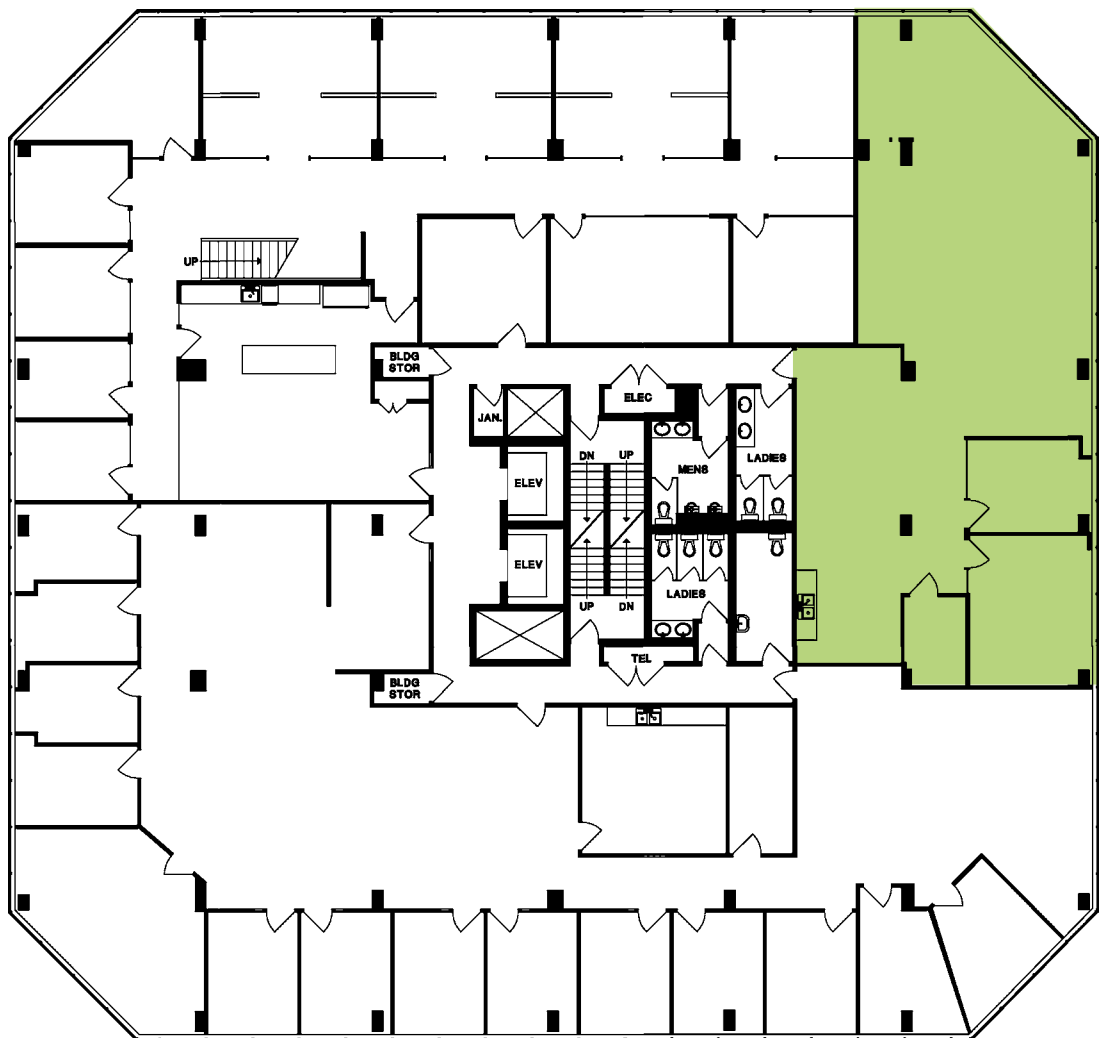
Immediately

DESCRIPTION

- Thirteen (13) private window offices
- One (1) boardroom/meeting room
- Storage/IT room
- Private enclosed kitchen
- Reception
- Open area with room for workstations
- Features elevator exposure

CANADA WAY BUSINESS PARK

■ Unit 201



AREA

2,366 sf *can be made contiguous with suite 200 for a total estimated rentable area of 8,900 sf

AVAILABLE

January 1, 2027

DESCRIPTION

- One private office
- Boardroom
- Storage
- Large open area

Newly completed modern lobby renovations at neighbouring 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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