

FOR LEASE

4585 Canada Way



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**AVISON
YOUNG**

4585 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

TELECOM

Telus, Group Telecom, Bell Canada

SECURITY

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

LOADING

Outside loading stall

TAXES & OPERATING COSTS

\$19.81 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.



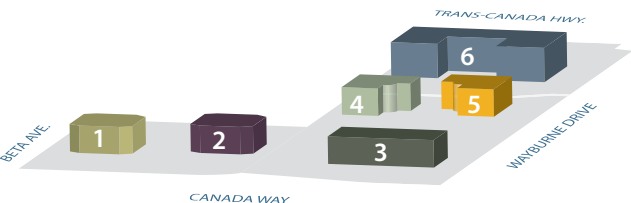
50,000 sf
building size



1982/1996
year built/renovated



12,766 sf
typical floor plate



1 4585 Canada Way

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 100

AREA

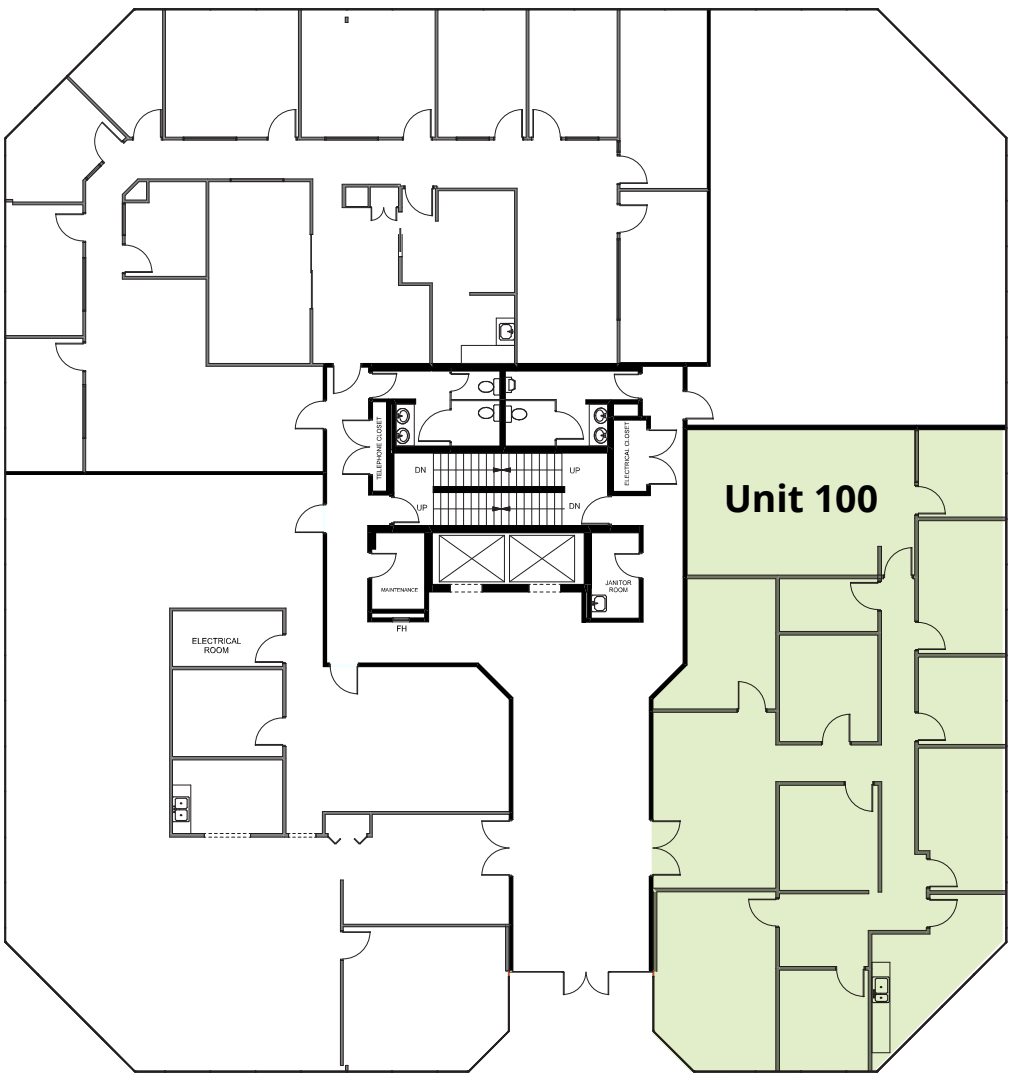
2,838 sf

AVAILABLE

Immediately

DESCRIPTION

- Multiple private offices
- Kitchen
- Reception
- Storage



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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