

**AVISON
YOUNG**

For Sublease

402 - 4601 Canada Way
Burnaby BC



Opportunity to sublease bright and beautifully improved office space in Burnaby's Canada Way Business Park.










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Opportunity

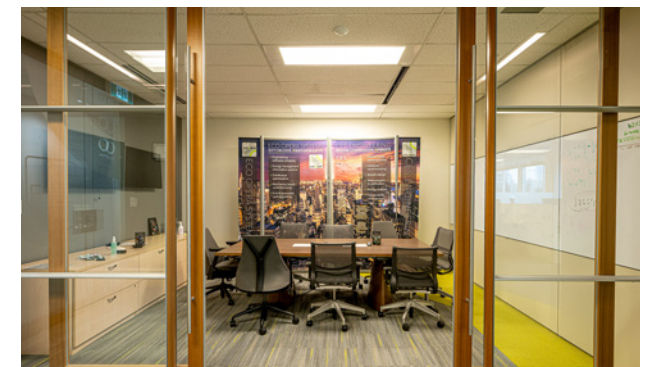
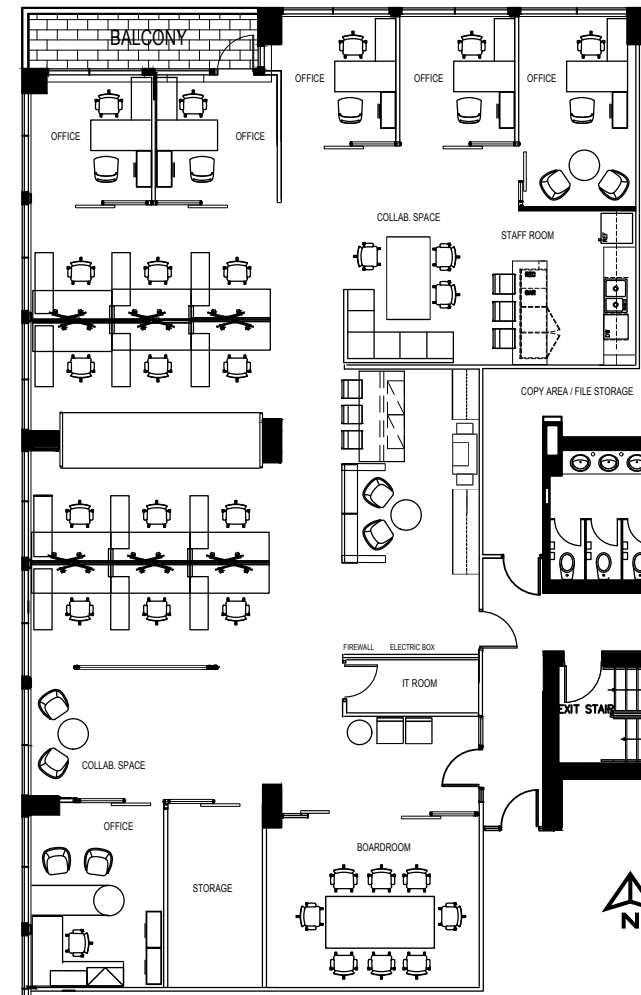
Prime sublease opportunity in at 4601 Canada Way in Canada Way Business Park in Burnaby. 4601 Canada Way is a state-of-the-art, class A, fivestorey office building. Built in 2001, 4601 Canada Way is part of the six-building office park encompassing 450,000 square feet in a campus-like setting. The building 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.

Property highlights

-  Prominent location in the heart of Burnaby just off Canada Way and Willingdon
-  SkyTrain shuttle service
-  Newly renovated lobby located in building
-  On-site restaurant amenities
-  Ample parking
-  On-site property management
-  24/7 manned security desk
-  Fitness and shower facilities
-  Outdoor volleyball & basketball courts

Suite highlights

-  6 perimeter offices
-  Boardroom
-  Reception/waiting area
-  Server room/staff kitchen
-  Private balcony
-  24/7 access
-  Secured premise with building security



Property details

SIZE
4,000 sf

EXPIRY
Sublease expires May 30th, 2028

AVAILABILITY
Immediately

FURNITURE
Negotiable

IMPROVEMENTS
6 offices, boardroom, kitchenette, open area, server room and private balcony

ADDITIONAL RENT
\$19.74 psf (2026 estimate)



Contact for more information

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