

FOR LEASE

4621 Canada Way



Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com

*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Senior Associate
604 647 1334
rhys.cartwright@avisonyoung.com



**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:

\$95 per random stall

\$115 per reserved stall

*Plus taxes

OPERATING/HVAC HOURS

Monday to Friday 8:00am-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

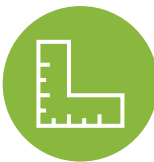
Underground loading dock

TAXES & OPERATING COSTS

\$19.69 psf (2026 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.



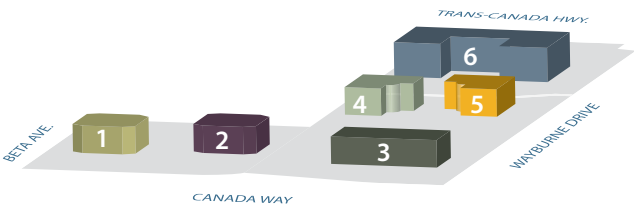
74,000 sf
building size



2000/2001
year built



18,000 sf
typical floor plate



1 4585 Canada Way

2 4595 Canada Way

3 4601 Canada Way

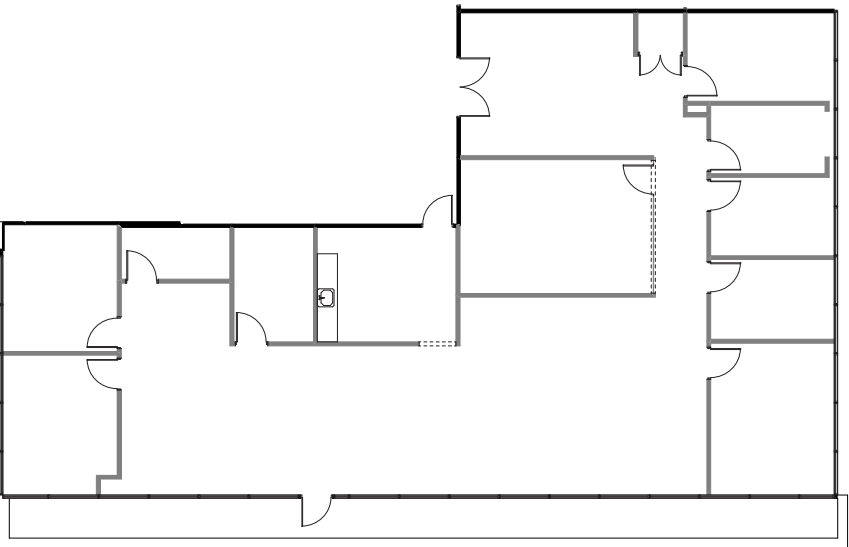
4 4611 Canada Way

5 4621 Canada Way

6 3001 Wayburne Drive

CANADA WAY BUSINESS PARK

Unit 408



AREA

4,066 sf

AVAILABLE

November 1, 2026

DESCRIPTION

- Six (6) private offices
- Two (2) boardroom/meeting rooms
- Two (2) offices/storage areas
- Reception
- Kitchen
- Open area suitable for multiple workstations
- Access to private patio





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

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com

*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Senior Associate
604 647 1334
rhys.cartwright@avisonyoung.com

avisonyoung.com

© 2026 Avison Young.
Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

