

FOR LEASE

# 4601 Canada Way



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**AVISON  
YOUNG**



# 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:

\$85 per random stall

\$105 per reserved stall

\*Plus taxes

### OPERATING/HVAC HOURS

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

### STORAGE

\$16.00 psf (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

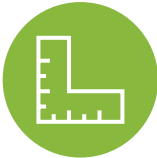
Underground loading dock

### TAXES & OPERATING COSTS

\$17.54 psf (2024 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.



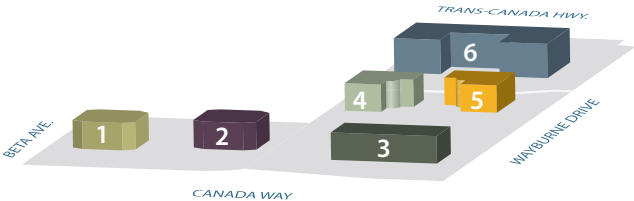
87,000 sf  
building size



2000/2001  
year built



24,000 sf  
typical floor plate



1 4585 Canada Way

2 4595 Canada Way

3 4601 Canada Way

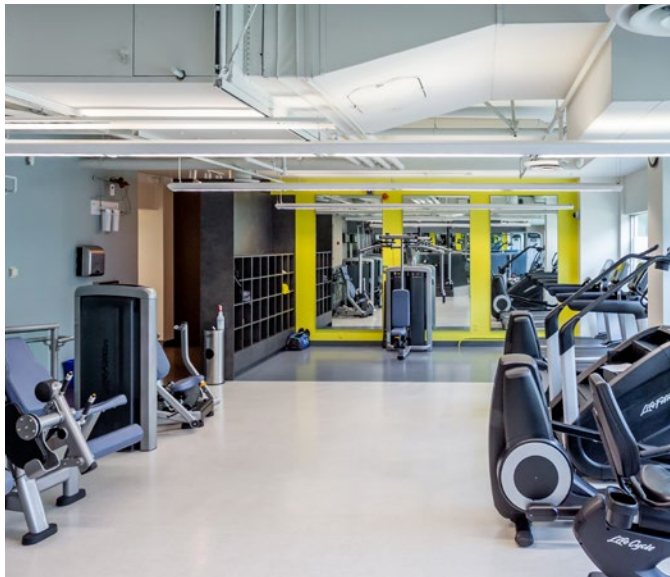
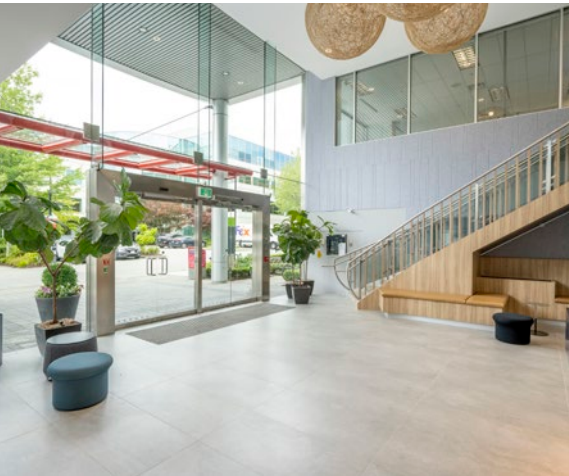
4 4611 Canada Way

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

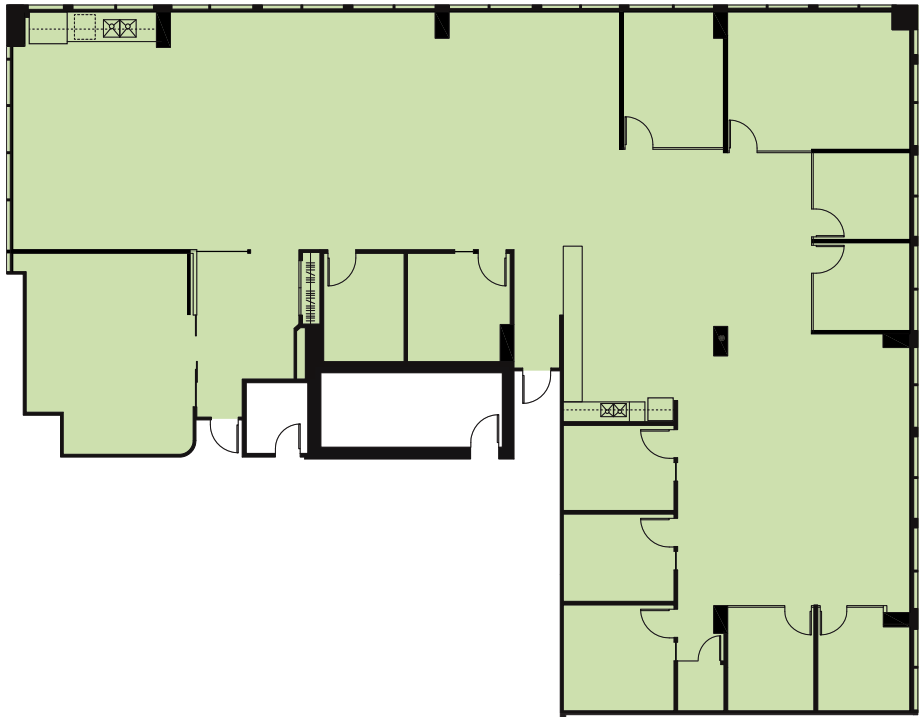


Additional storage lockers



Fitness and shower facilities

Unit 201



AREA

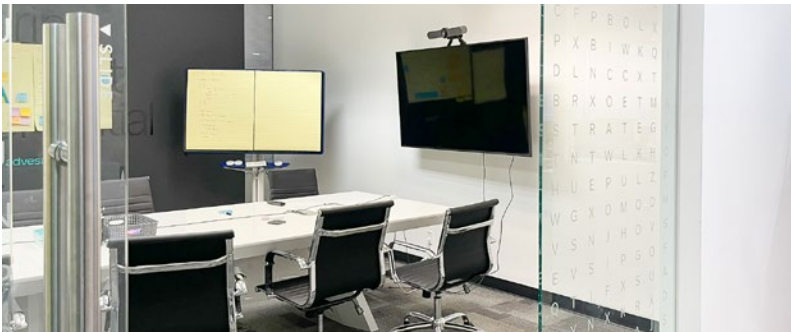
5,258 sf

AVAILABLE

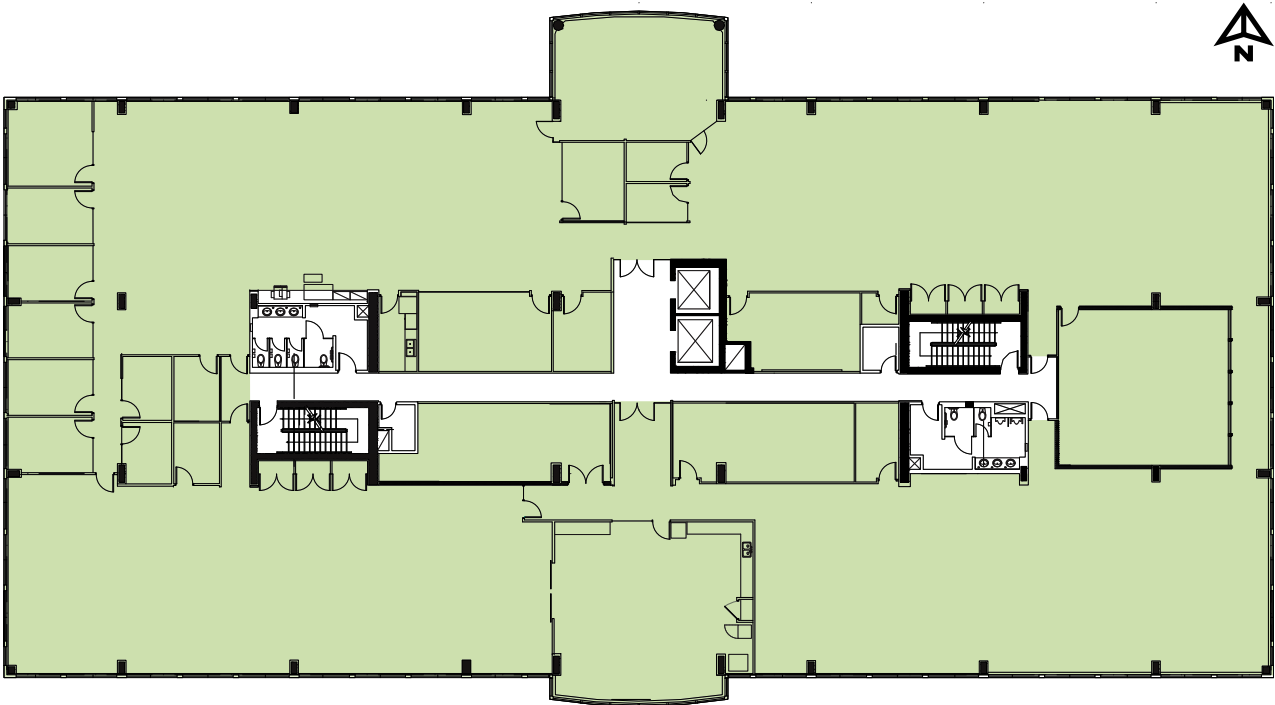
September 1, 2024

DESCRIPTION

- Exceptional, modern improvements
- Ten (10) private offices
- Boardroom
- Newly improved kitchen
- Reception
- Server/storage room
- Open area suitable for workstations



Unit 300



AREA

24,352 sf

AVAILABLE

July 1, 2024

DESCRIPTION

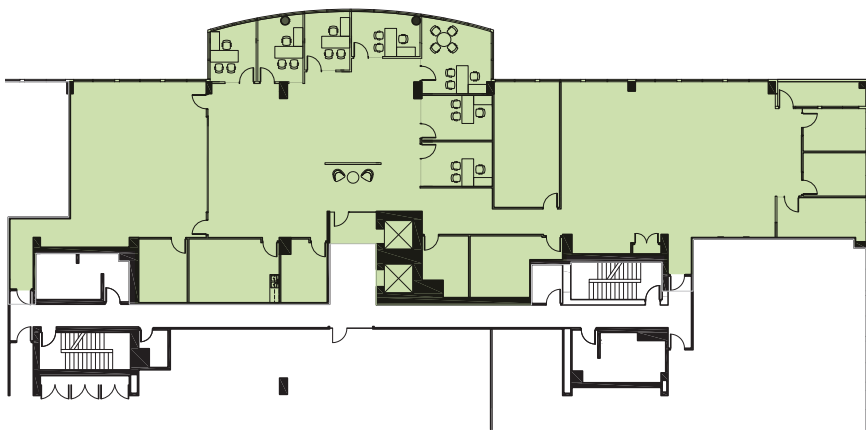
- Unique, full floor opportunity
- Exceptional mountain views
- Ten (10) private offices
- Two (2) boardrooms
- Two (2) meeting rooms
- Large kitchen and lounge area
- Copy/print room
- First aid room
- Storage
- Server room
- Open area





4601 Canada Way

Unit 400



AREA

9,097 sf

AVAILABLE

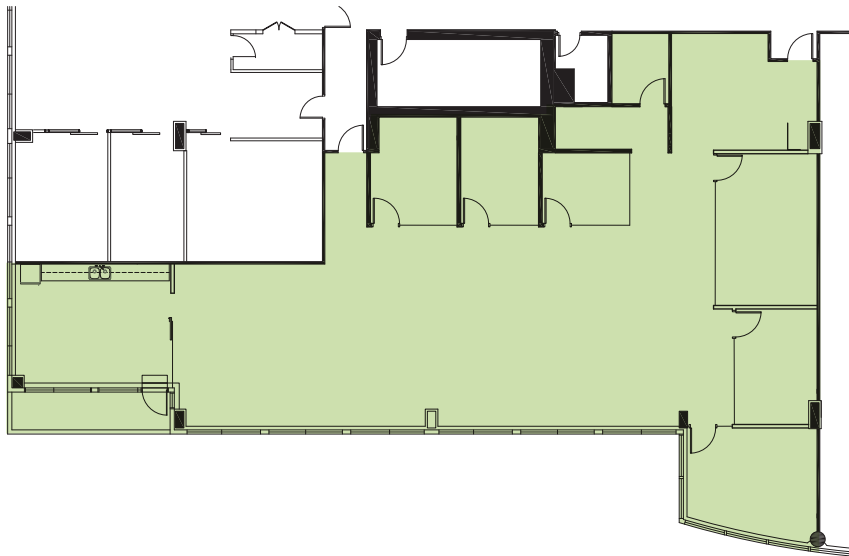
Immediately

DESCRIPTION

- Eleven (11) private offices
- One (1) boardroom
- One (1) meeting room
- Kitchen
- Reception
- Storage
- Server room
- Print/copy room
- Open area
- Elevator Exposure
- Exceptional window glazing allows for abundance of natural light

Unit 401

[VIEW VIRTUAL TOUR](#)



AREA

3,965 sf

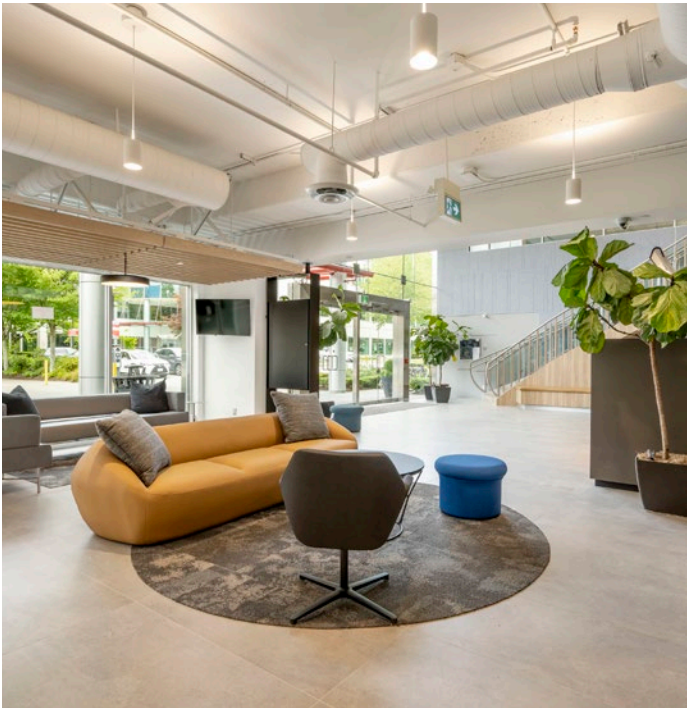
AVAILABLE

Immediately

DESCRIPTION

- Four (4) private offices
- Kitchenette
- Storage
- Reception
- Open area
- Landlord to provide demolition to base building condition

CANADA WAY BUSINESS PARK



Newly completed modern lobby renovations designed for today's workspaces



#### 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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