



**FOR LEASE**

# 4601 Canada Way | Canada Way Business Park

4601 Canada Way  
Burnaby, BC V5G 4X8

## Building

### BUILDING:

- 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.

### LOCATION:

- Canada Way Business Park offers great access to and from all major routes including Vancouver International Airport and Downtown Vancouver. Large, flexible floor plates in state-of-the-art buildings.

## Stats

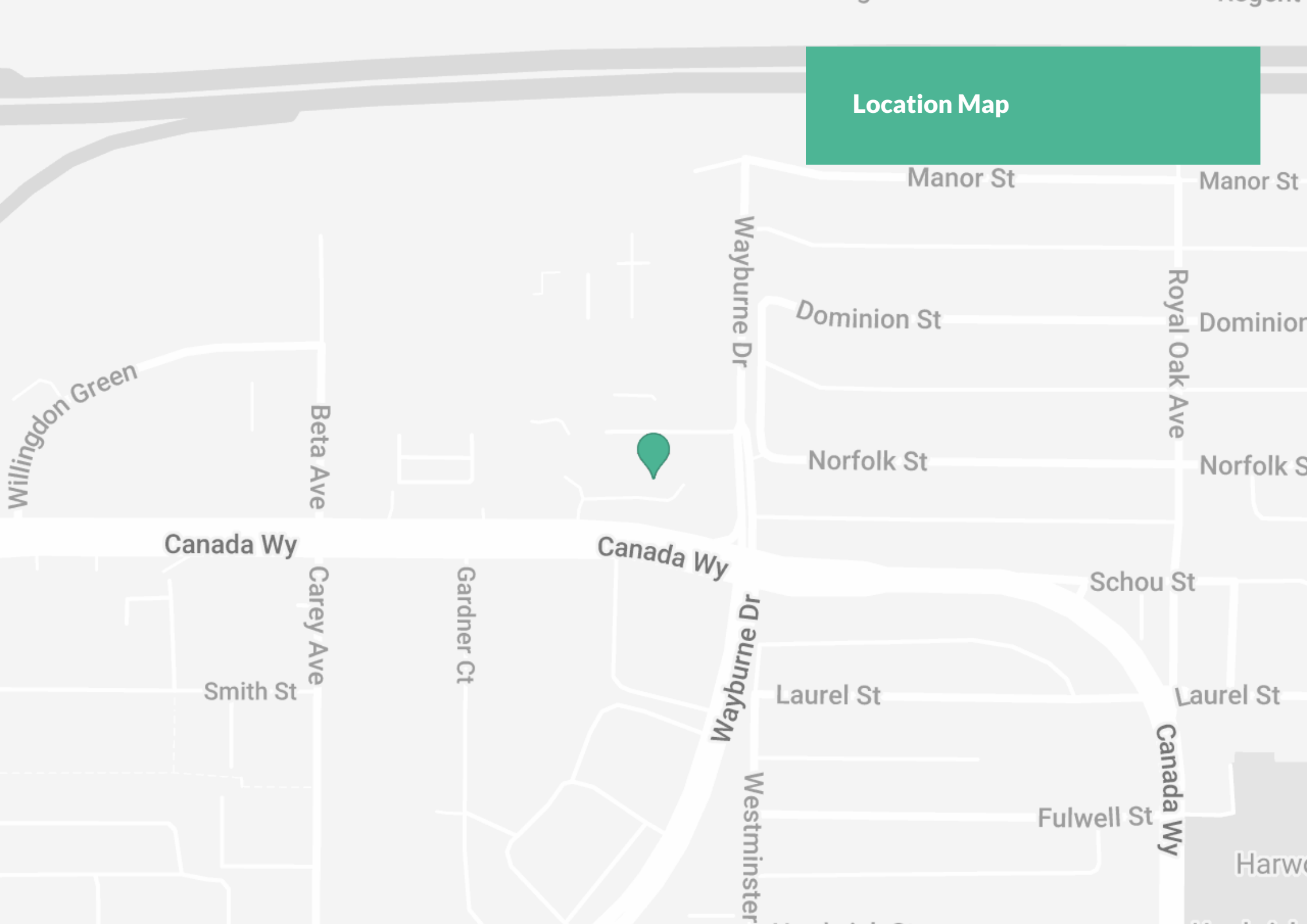
Property Type	Office - Office Building
Year built	2000
Building size (SF)	87,051
Additional rent	\$17.54 psf (2024 estimate)

## Amenities

- SkyTrain shuttle service
- On-site restaurant amenities
- High visibility from major transit routes
- Bike storage
- Large, efficient floor plates
- Outdoor seating area
- Ample parking
- Additional storage lockers
- On-site property management
- 24/7 manned security desk
- Outdoor volleyball and basketball courts
- Fitness and shower facilities



# Location Map



Manor St

Manor St

Wayburne Dr

Dominion St

Royal Oak Ave

Dominion

Willingdon Green

Beta Ave

Norfolk St

Norfolk St

Canada Wy

Canada Wy

Schou St

Carey Ave

Gardner Ct

Wayburne Dr

Laurel St

Laurel St

Smith St

Fulwell St

Westminster

Canada Wy

Harwe

# Gallery



# Availabilities

## Unit 300

Unit Unit 300 - 24,352sqft

## Unit 201

Unit 400 - 6,316sqft

[DOWNLOAD](#)

## Unit 300 - Demise Option A

Unit 300 - A - 12,654sqft

## Unit 300 - Demise Option B

Unit 300 - B - 6,879sqft

## Unit 300 - Demise Option C

Unit 300 - C - 2,585sqft

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## Unit 300 - Demise Option D

Unit 300 - D - 3,197sqft

[DOWNLOAD](#)

## Unit 400

Unit Unit 400 - 9,097sqft

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## Unit 401

Unit Unit 401 - 3,965sqft

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## Team



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