



# DEER LAKE

CENTRE I & II



## OFFICE SPACE FOR LEASE

4946 & 4940 Canada Way, Burnaby, BC



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# Location

Deer Lake Centre is situated in the epicentre of the Lower Mainland. The complex consists of two office buildings just west of Kensington Avenue and Highway #1. The buildings are connected by a pedestrian overpass to Burnaby City Hall. The complex boasts ease of access to the Trans-Canada Highway, and has abundant parking and bus service along Canada Way, making the buildings highly accessible for both drivers and employees using public transportation.



## Epicenter of Metro Vancouver

At the epicenter of Metro Vancouver, no other location will offer employees a consistently minimal drive time. All major routes provide access to Burnaby including Highway #1, the Lougheed Highway, Canada Way, Hastings Street and Marine Way, and major highways connect Burnaby with neighbouring cities.


### Metrotown

-  10 MINUTES
-  25 MINUTES

### Downtown

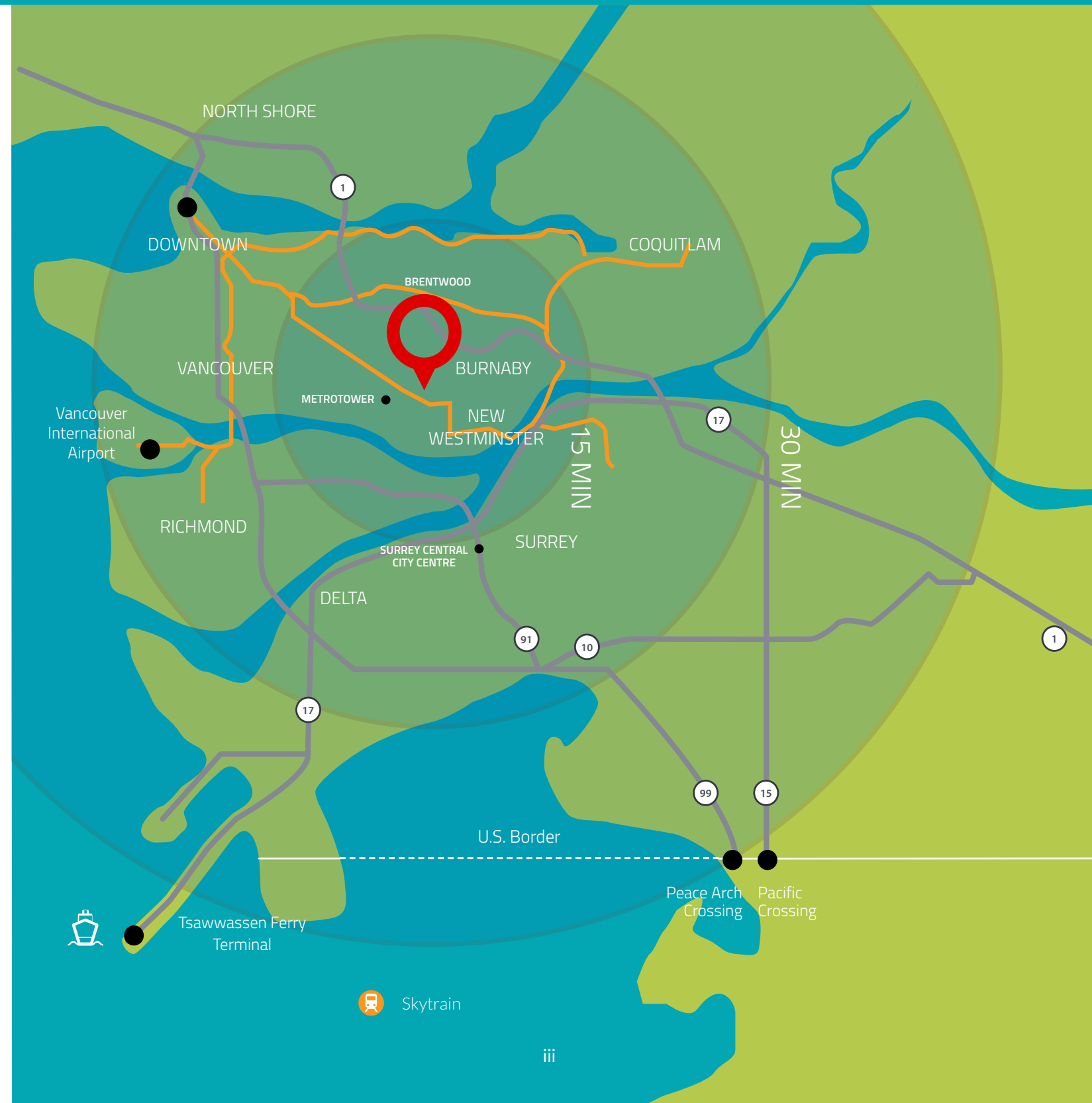
-  25 MINUTES
-  45 MINUTES

### YVR Airport

-  35 MINUTES
-  60 MINUTES









### US Border Crossing

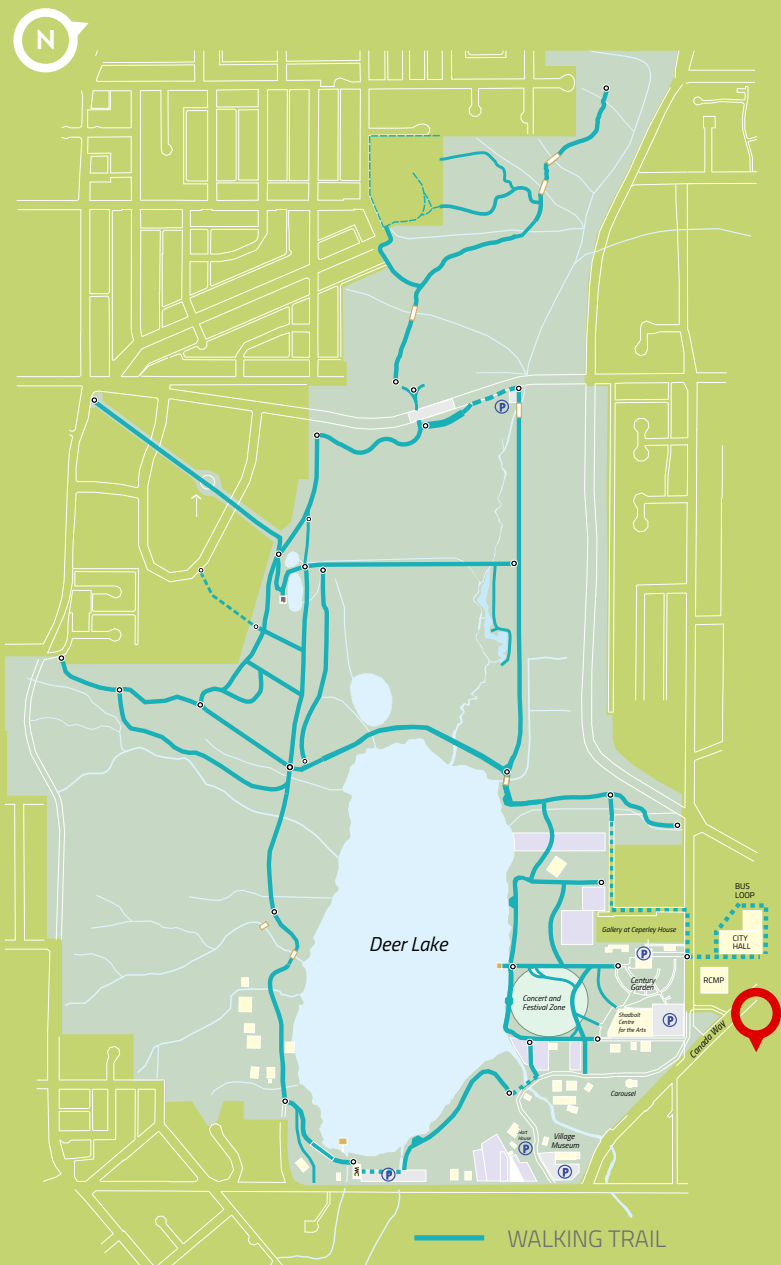
-  60 MINUTES





# Amenities

-  Locker rooms with shower facilities
-  Secure bicycle lockers and first-come, first-serve bicycle racks
-  Large outdoor plaza with picnic tables
-  Onsite cafe
-  Onsite restaurant to be announced soon
-  Views of North Shore Mountains
-  Brand-new fitness facility equipped with a Pilates/Yoga studio
-  Two (2) electric vehicle charging stations



## WALKING TRAILS

Enjoy a variety of picturesque walking trails, only minutes away from Deer Lake Centre.

## BOMA Gold



BOMA Gold is awarded to buildings that have met best practices and that demonstrate excellence in management from an energy and environmental standpoint.

Deer Lake Centre's other initiatives to demonstrate their commitment to environmental performance include:

- Organic waste composting program
- Participation in BC Hydro's Power Smart program
- Monthly energy information meetings with tenants
- Commitment to excellent Energy Star Ratings

## MANAGEMENT

Deer Lake Centre has an onsite property management and security team available during operating hours. There is also a 24 hour service centre for tenants.

## BUILDING UPGRADES

- Washroom facilities modernized
- Mechanical upgrade of four elevators (including cabs)
- Lighting upgraded to T8 and LED
- Underground parkade re-vamped with LED lights
- Upgraded building security and camera systems
- Refurbished and expanded surface parking lot
- Repainted stairwells with reflective strips

## PARKING RATES\*

The parking ratio at Deer Lake Centre is 1 per 500 square feet. The complex has both underground and surface parking available. Rates not including applicable taxes are below:

Underground Reserved:	\$75.00 per month
Underground Random:	\$65.00 per month
Surface Random:	\$55.00 per month
Transient Hourly Stalls:	\$2.00 per hour or \$10.00 per day

*\*Subject to change*

Visitor Parking Visitor stalls are available



Two (2) electric vehicle charging stations

## ACCESSIBILITY

Three (3) entry doors at the complex have been replaced with glass sliders to allow for improved accessibility.



 **Deer Lake Centre I**  
4946 Canada Way

<b>Building Size</b>	103,008 sf
<b>Floors</b>	5
<b>Additional Rent</b>	\$13.91 psf, per annum (2017 estimate)
<b>Parking</b>	1/500 sf ratio
<b>Elevators</b>	2
<b>Energy Star Rating</b>	92



 **Deer Lake Centre II**  
4940 Canada Way

<b>Building Size</b>	107,880 sf
<b>Floors</b>	5
<b>Additional Rent</b>	\$13.60 psf, per annum (2017 estimate)
<b>Parking</b>	1/500 sf ratio
<b>Elevators</b>	2
<b>Energy Star Rating</b>	96



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[www.deerlakecentre.com](http://www.deerlakecentre.com)



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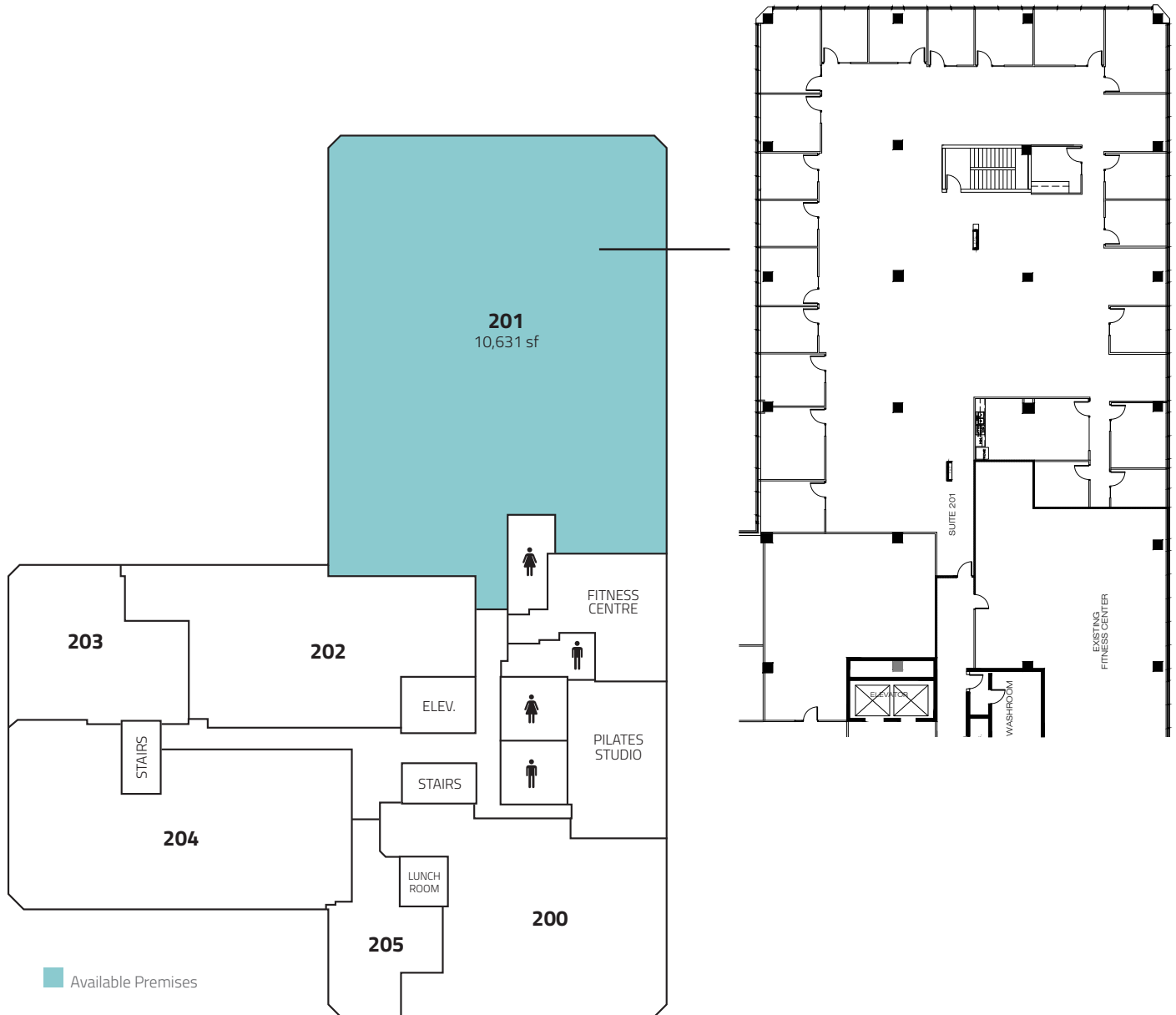
E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.



# DEER LAKE CENTRE I & II

## SECOND FLOOR

Deer Lake Centre II  
4940 Canada Way, Burnaby BC



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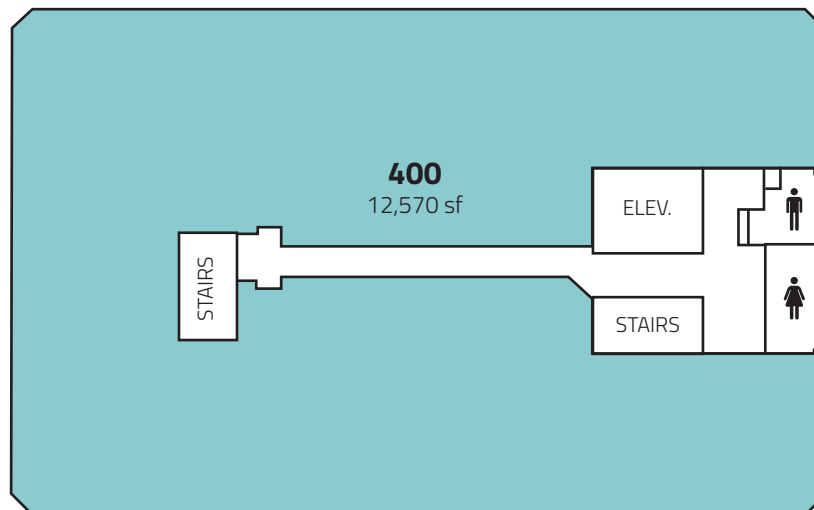
# DEER LAKE CENTRE I & II



## FOURTH FLOOR

Deer Lake Centre II

4940 Canada Way, Burnaby BC



■ Available Premises

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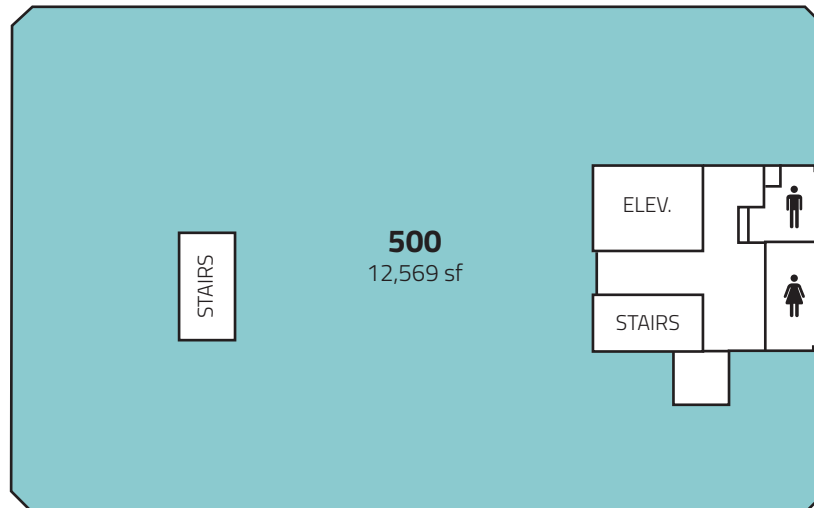


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## FIFTH FLOOR

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