

FOR LEASE

# 4621 Canada Way

CANADA WAY  
BUSINESS PARK



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**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.



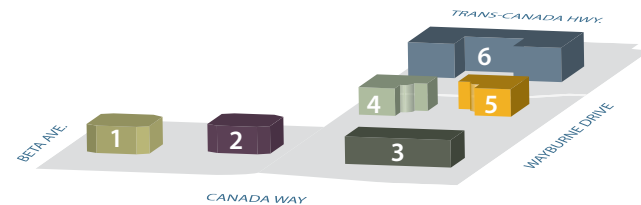
74,000 sf  
building size



2000/2001  
year built



18,000 sf  
typical floor plate



1 4585 Canada Way

4 4611 Canada Way

2 4595 Canada Way

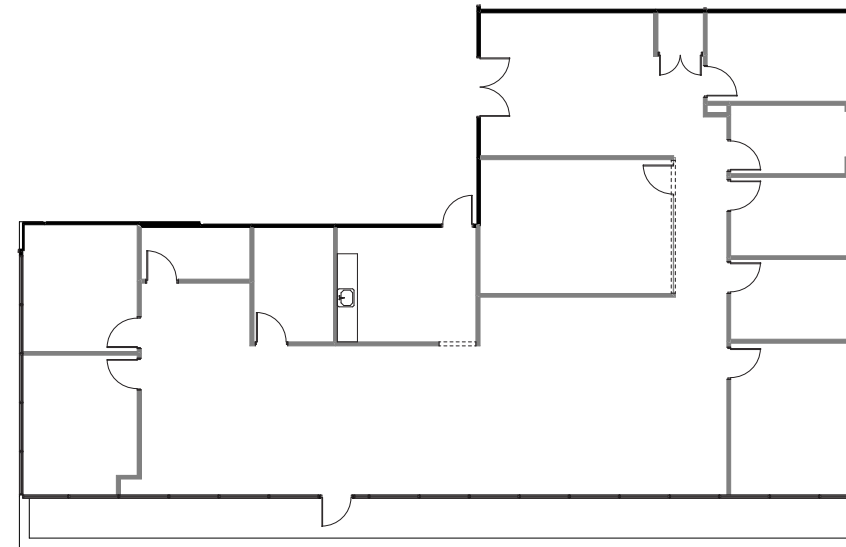
5 4621 Canada Way

3 4601 Canada Way

6 3001 Wayburne Drive

# CANADA WAY BUSINESS PARK

## Unit 408



### AREA

3,634 sf

### AVAILABLE

September 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

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