



CANADA WAY
BUSINESS PARK

FOR LEASE

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4595 Canada Way

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YOUNG**

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4585 and 4595 Canada Way are twin, class B, four-storey office buildings. Built in 1982 and renovated in 1996, both buildings form part of the six-building office park encompassing 450,000 square feet in a campus-like setting. 4585 and 4595 offer efficient floor plates with updated building systems, views and amenities. 4585 and 4595 offer exceptional amenities and services to their tenants.



Rental Rates
Negotiable



Taxes & Operating Costs
\$16.52 psf (2021 Estimate)



Year Built/Renovated
1982/1996



Building Size
50,000 sf



Typical Floor Plate
12,766 sf



Ceiling Height
9.0 feet



Floor Loading
100 lbs psf



Elevators
Two hydraulic, 1,125 kg load



Loading
Outside loading stall



Sprinkler System
Wet system ground floor



Parking
One (1) stall per 500 sf:
- \$85 per random stall
- \$95 per reserved stall
** plus taxes*



Operating Hours
Monday – Friday:
8:00 am – 6:00 pm



Storage
\$16.00 psf
(100 sf – 500 sf units)



Floors
4



Measurement
BOMA 1996



HVAC Hours
Monday – Friday:
8:00 am – 9:00 am



HVAC System
- Central heating natural gas boiler
- Central cooling



Security
- Central monitored security system
- Monitored perimeter cameras and lights
- Card access
- 24/7 security patrol



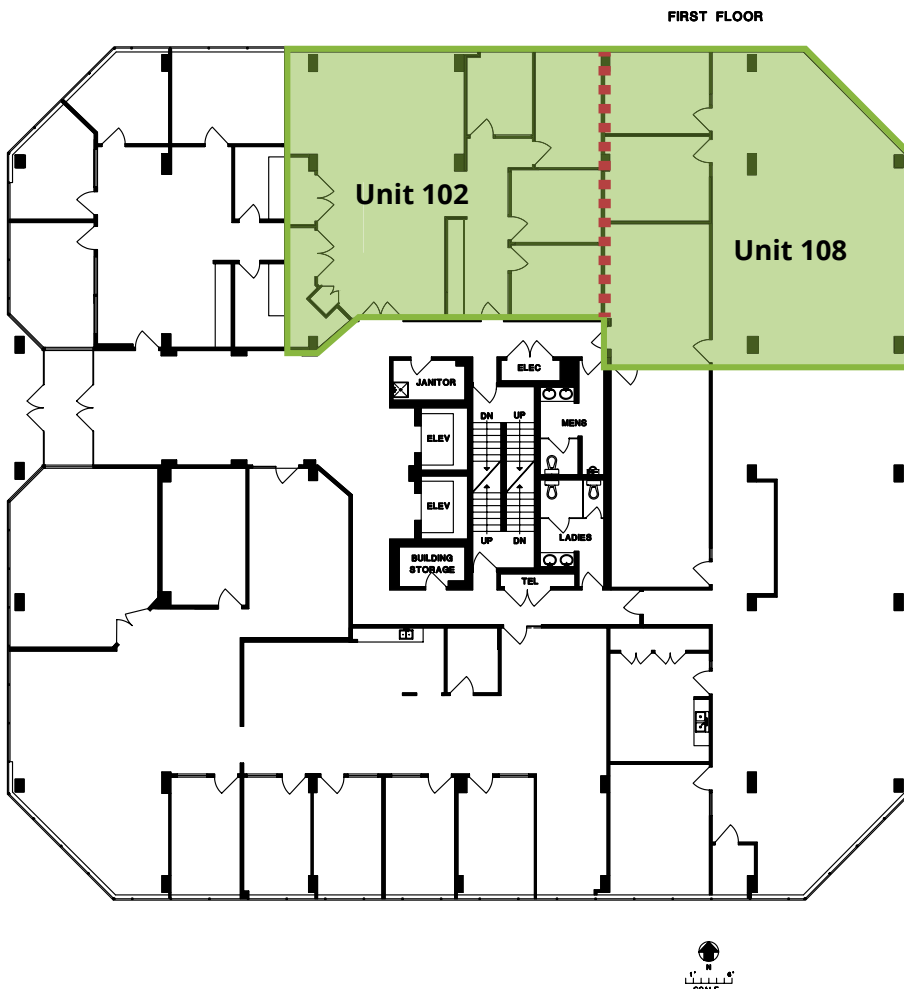
Lighting
- Fluorescent 2x4 lighting
- Digital controlled time clock
- Pot lights



Electrical
800 amps 600 volts 3 phase

Unit No.

102 & 108



AREA

Unit 102: 1,628 sf

Unit 108: 2,033 sf

Total: 3,661 sf

AVAILABLE

Immediately

DESCRIPTION

Unit 102:

- Multiple private offices
- Large open area
- Kitchenette
- Storage

Unit 108:

- Mix of private offices and open area