

NEWLY IMPROVED
GROUND FLOOR
PREMISES
FOR SUBLEASE

UNIT 202

4601 CANADA
WAY

BURNABY, BC

CBRE

OFFICE SPACE | FOR SUBLEASE

UNIT 202 - 4,505 SF
4601 CANADA WAY

CANADA WAY BUSINESS PARK

Canada Way Business Park 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 provides exceptional amenities and service to its tenants. 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.



A HIGH-QUALITY WORK ENVIRONMENT WITH EXCELLENT AMENITIES



. SkyTrain shuttle service



. On-site property management



. Manned security desk



. Ample tenant and visitor parking



. Fitness centre and outdoor basketball/volleyball courts



. Bike storage



. End-of-trip facilities



Main Lobby



Main Lobby





FULL FLOOR OPPORTUNITY

Fully improved and furnished with **brand new** high quality finishes and ready for immediate occupancy.



. Available Space
Ground Floor - Unit 202



. Size
4,505 SF
Contiguous with Unit 201 (5,258 SF)
totaling 9,763 SF



. Net Rent
REDUCED RATE \$20.00 PSF



. Op Costs & Property Taxes
\$17.54 PSF (2024 estimate)



. Availability
Immediately



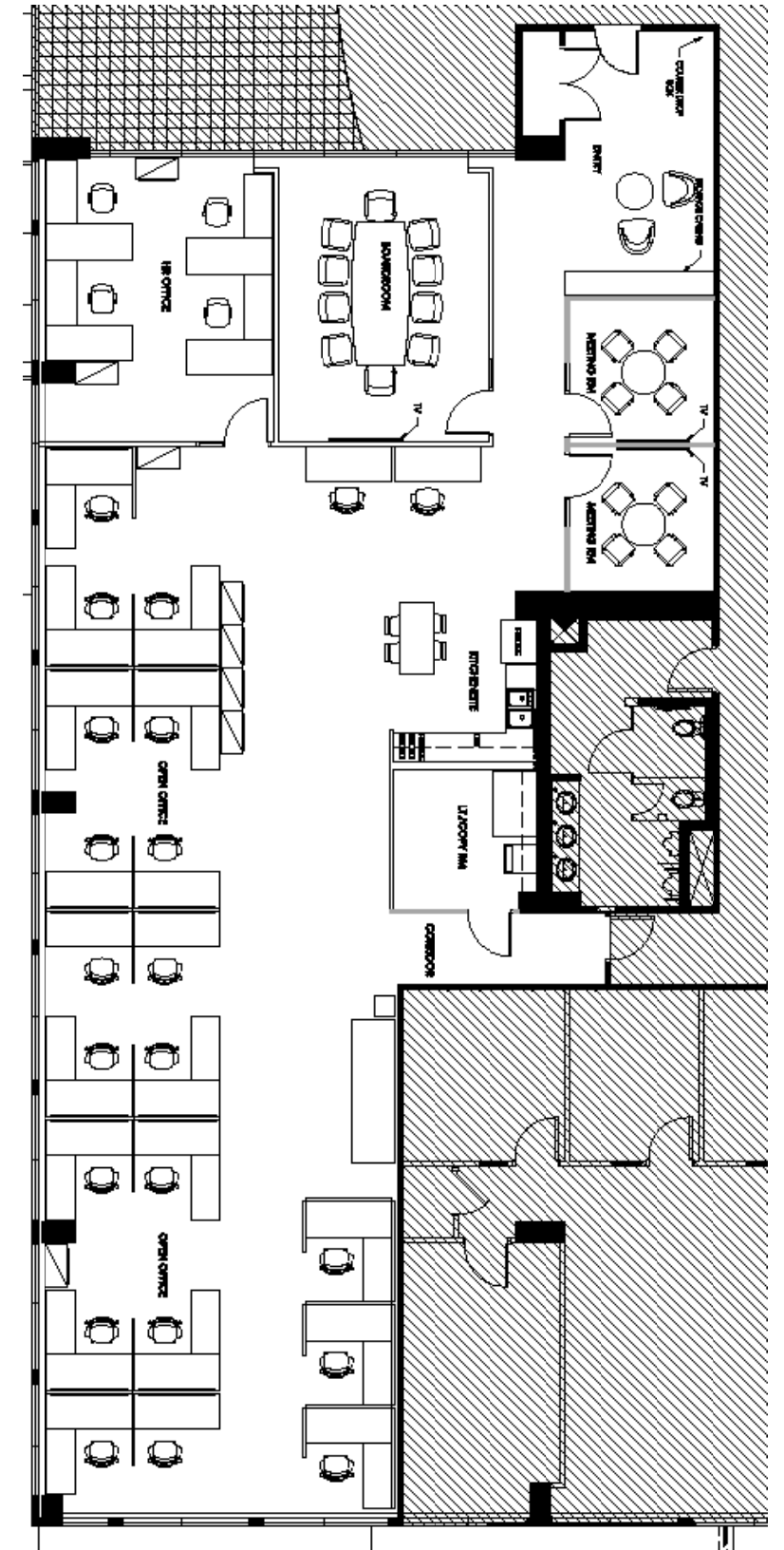
. Expiry Date
November 30, 2026



. Furniture
Available / Negotiable



. Parking
**11 designated stalls
at market rates**



Kitchenette



HIGH PROFILE LOCATION IN CENTRAL BURNABY

Canada Way Business Park offers the potential for a unique project with accessibility from Highway 1 and Willingdon. Neighbourhood amenities include walking distance to Brentwood SkyTrain Station (as well as a shuttle service) along the Millennium Line with a plethora of retailers in the Brentwood Mall.

This prime location is also close to healthcare and educational institutions, such as the Burnaby Hospital and the main campus of BCIT. It is strategically positioned within a corridor that is home to over 3 million SF of office space for key employers like Electronic Arts, BCIT, LifeLabs, Schneider Electric, HUB International, Fortinet, and more, along Canada Way and Still Creek.



. Highway 1



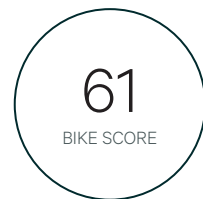
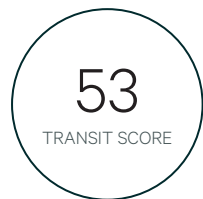
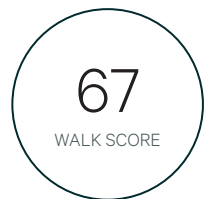
. Brentwood Mall



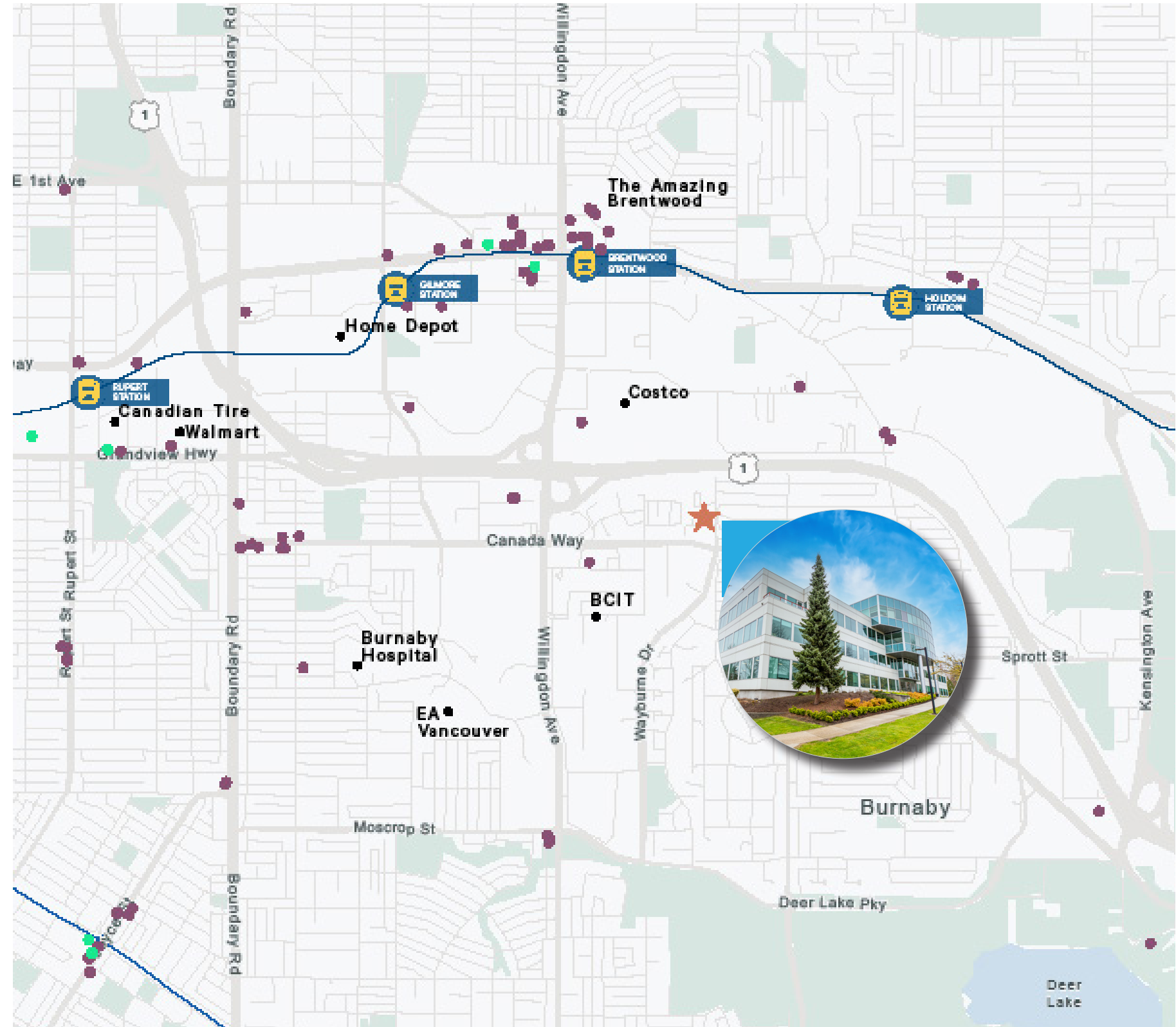
. SkyTrain



. Burnaby Hospital



SOURCE: WALKSCORE.COM



● Restaurants ● Grocery



CBRE

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