

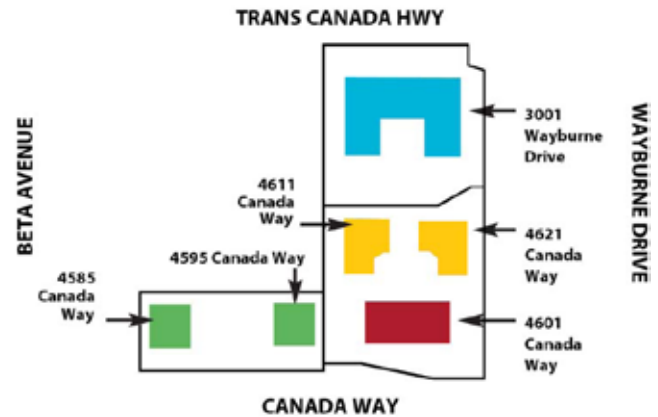
# 4585 & 4595 CANADA WAY



4585 and 4595 Canada Way are twin, "B" class 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.

## BUILDING FEATURES

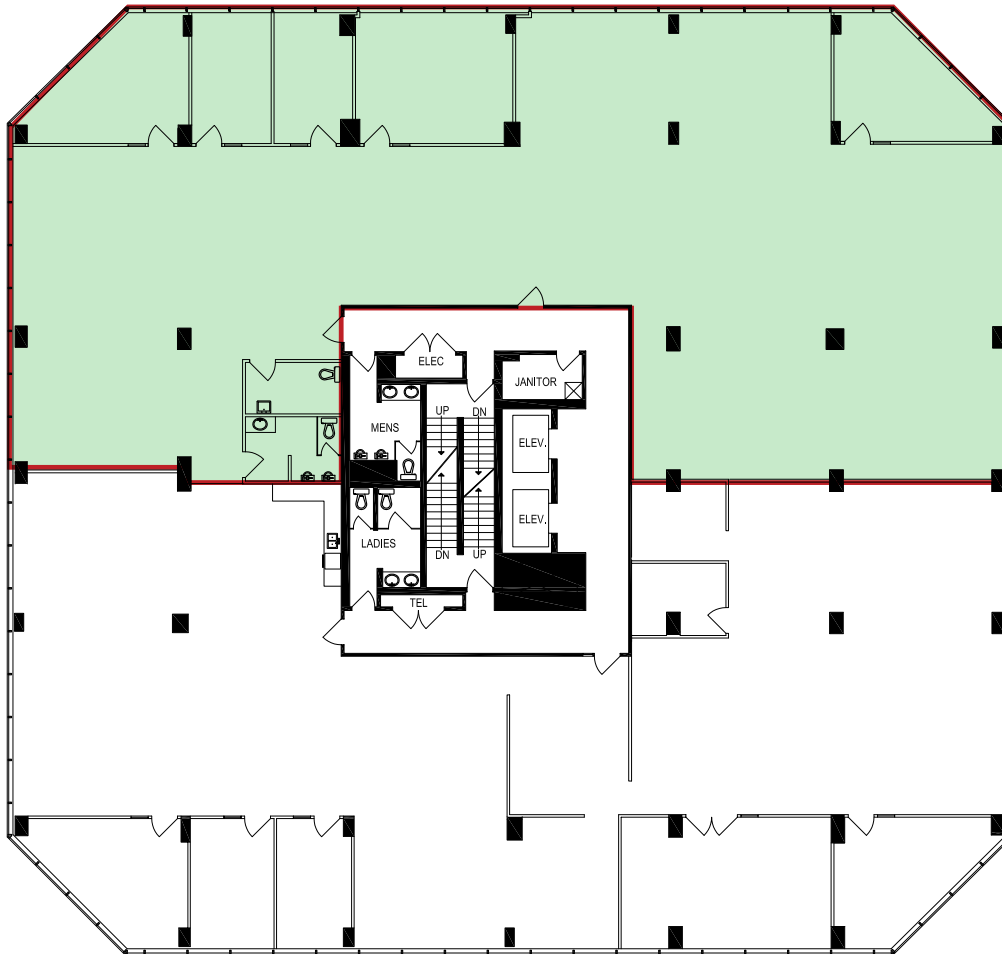
<b>Rental Rates:</b>	Negotiable	<b>Lighting:</b>	Fluorescent 2 x 4 lighting Digital controlled time clock Pot lights
<b>Taxes and Operating Costs:</b>	\$9.77 psf (2011) – 4585 \$9.61 psf (2011) - 4595	<b>Storage:</b>	\$12.00 psf (100 - 500 sf units)
<b>Year Built:</b>	1982 / 1996	<b>Security:</b>	Central monitored security system Perimeter monitored cameras and lights Card access 24/7 Security patrol
<b>Building Size:</b>	50,022 sf	<b>Telecom:</b>	TELUS, Group Telecom, Bell Canada
<b>Typical Floor Plate:</b>	12,766 sf	<b>Typical Floor Plate Size:</b>	12,830 sf
<b>Floors:</b>	4		
<b>Ceiling Height:</b>	9.0 feet		
<b>Floor Loading:</b>	100 lbs. psf		
<b>Elevators:</b>	Two (2) – Hydraulic 1,125kg load		
<b>Shipping Doors:</b>	Outside loading stall		
<b>Parking:</b>	One (1) stall per 500 sf \$60 per random stall \$70 per reserved stall		
<b>HVAC System:</b>	Central heating natural gas boiler Central cooling		
<b>Sprinkler System:</b>	Wet system ground floor		
<b>Building Operating Hours:</b>	8:00 am – 6:00 pm, Monday – Friday		
<b>Building HVAC Hours:</b>	6:00 am – 6:00 pm, Monday – Friday		



SUITE / FLOOR	AREA (sf)	DATE AVAILABLE	CONDITION OF IMPROVEMENTS
<b>4585 Canada Way</b>			
3 <sup>rd</sup> Floor	6,766 sf (approximate)	Vacant and available immediately	Currently marketed for Sublease. Term expires July 30, 2012. Can be converted to Headlease.
<b>4595 Canada Way</b>			
Suite 101	1,450 sf	March 1, 2011	Corner unit. Four interior offices and open space.



# 4585 CANADA WAY



4585 CANADA WAY,  
BURNABY, B.C.

THIRD FLOOR

DISCLAIMER:  
All measurements must be verified  
prior to construction or renovations.



SUITE #	USABLE SF	RENTABLE SF
300	5,763 approx.	6,766 approx.



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