

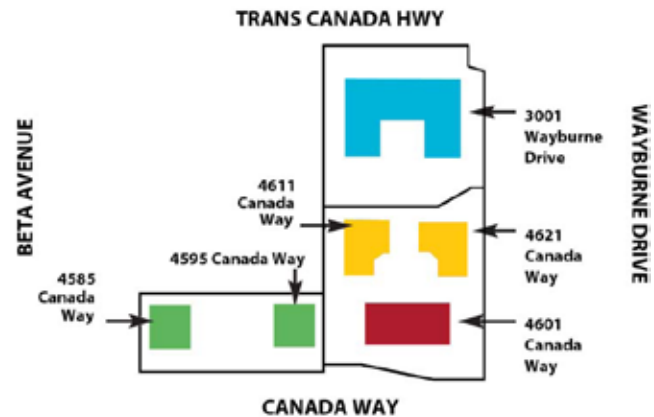
# 4601 CANADA WAY



4601 Canada Way is a state-of-the-art, "A" class, five storey office building. Built in 2000, 4601 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 offers exceptional amenities and service to its tenants.

## BUILDING FEATURES

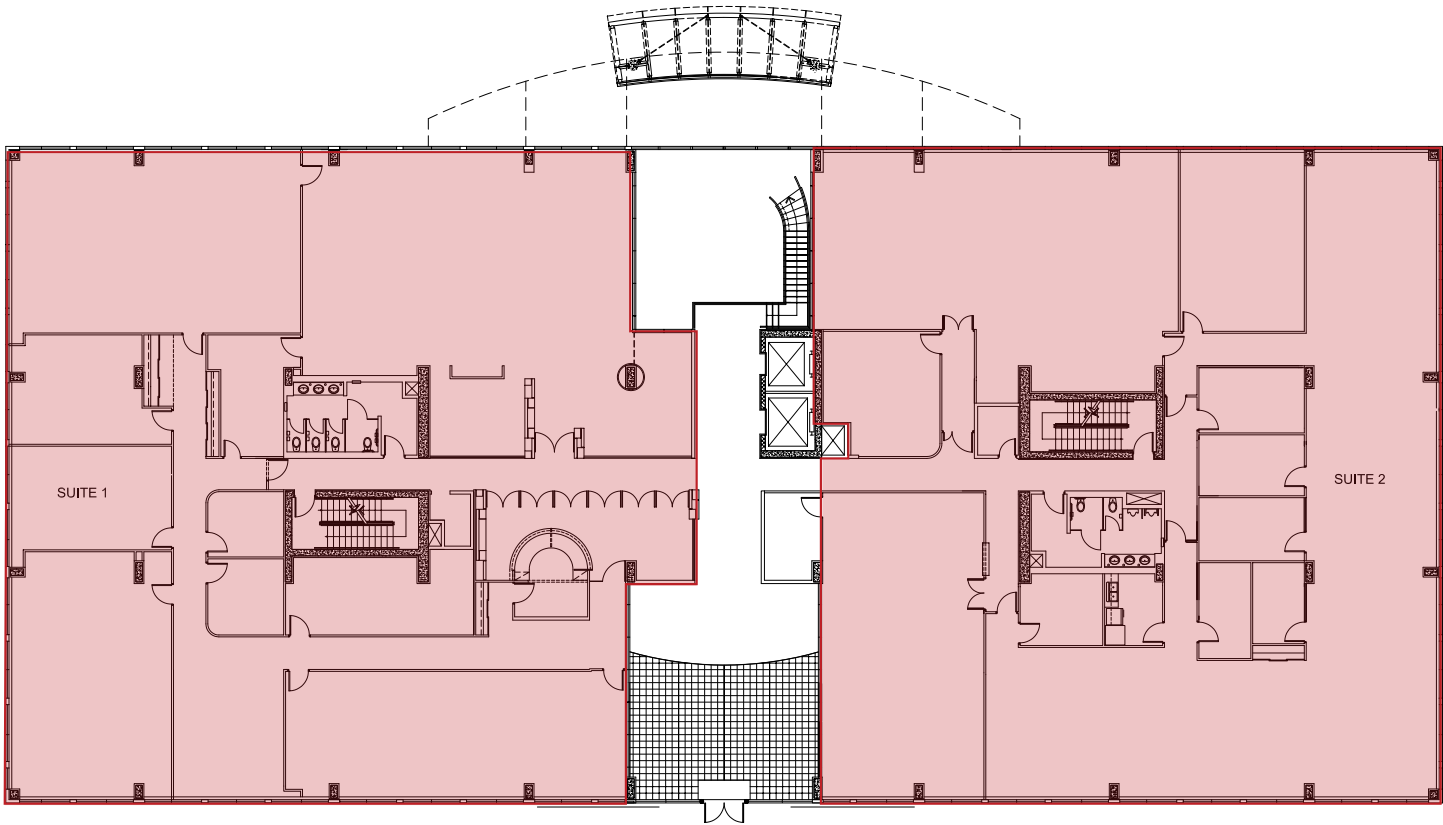
<b>Rental Rates:</b>	Negotiable	<b>Lighting:</b>	Fluorescent 2 x 4 lighting Digital controlled time clock Pot lights
<b>Taxes and Operating Costs:</b>	\$11.36 psf (2011)	<b>Storage:</b>	\$12.00 psf (100 - 500 sf units)
<b>Year Built:</b>	2000	<b>Security:</b>	Central monitored security system Perimeter monitored cameras and lights Card access 24/7 Security patrol
<b>Building Size:</b>	87,057 sf	<b>Telecom:</b>	TELUS, Shaw
<b>Typical Floor Plate:</b>	24,000 sf	<b>Typical Floor Plate Size:</b>	24,000 sf
<b>Floors:</b>	5		
<b>Ceiling Height:</b>	9.0 feet		
<b>Floor Loading:</b>	100 lbs. psf		
<b>Elevators:</b>	Two (2) – Electric 3,500 lbs.		
<b>Shipping Doors:</b>	Underground loading dock		
<b>Parking:</b>	One (1) stall per 250 sf \$80 per random stall \$105 per reserved stall		
<b>HVAC System:</b>	Central heating natural gas boiler Central cooling – Two (2) York Chillers		
<b>Sprinkler System:</b>	Wet system all floors Dry system parkade		
<b>Electrical:</b>	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		
<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
2 <sup>nd</sup> Floor	22,924 sf	February 1, 2011	Improved space with multiple offices, boardroom, and kitchen facility..
3 <sup>rd</sup> Floor	24,352 sf	February 1, 2011	Improved space with multiple offices, boardroom, and kitchen facility..
Suite 400	21,898 sf	February 1, 2011	Improved space with multiple offices, boardroom, and kitchen facility.. Can be combined with Suite 402 for a full floor of 25,088 sf.
Suite 402	3,190 sf	Vacant and available immediately	Fully improved to a high standard. Can be combined with Suite 400 for a full floor of 25,088 sf.
Suite 501	2,017 sf	Vacant and available immediately	Base building condition, full build out required.



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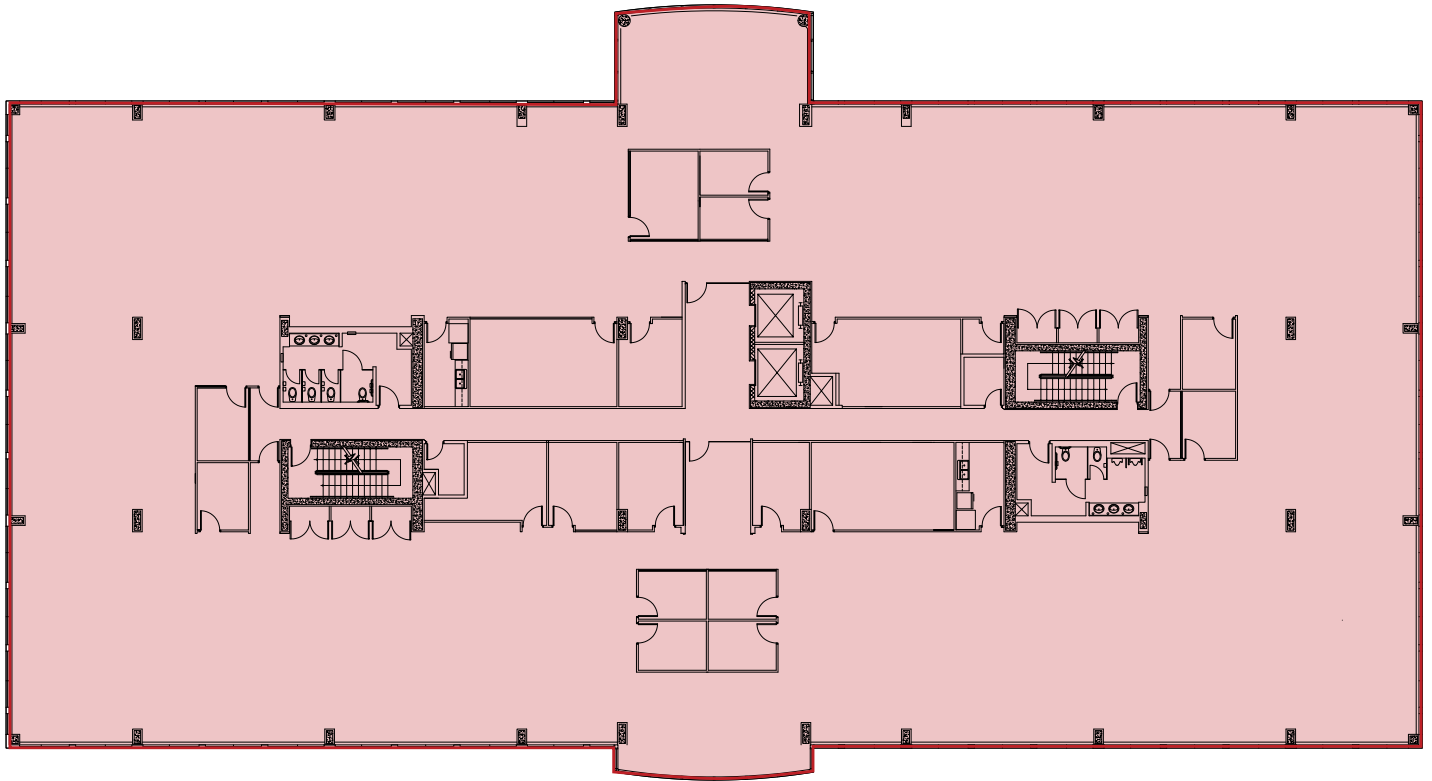



**TOUCHSTONE**  
 REALTY INC.  
 4601 CANADA WAY,  
 BURNABY, B.C.  
 SECOND FLOOR  
All measurements must be verified prior to construction or renovation.  
  
 SCALE

SUITE #	USABLE SF	RENTABLE SF
1	9,051	11,646
2	8,766	11,279



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4601 CANADA WAY,  
BURNABY, B.C.

THIRD FLOOR

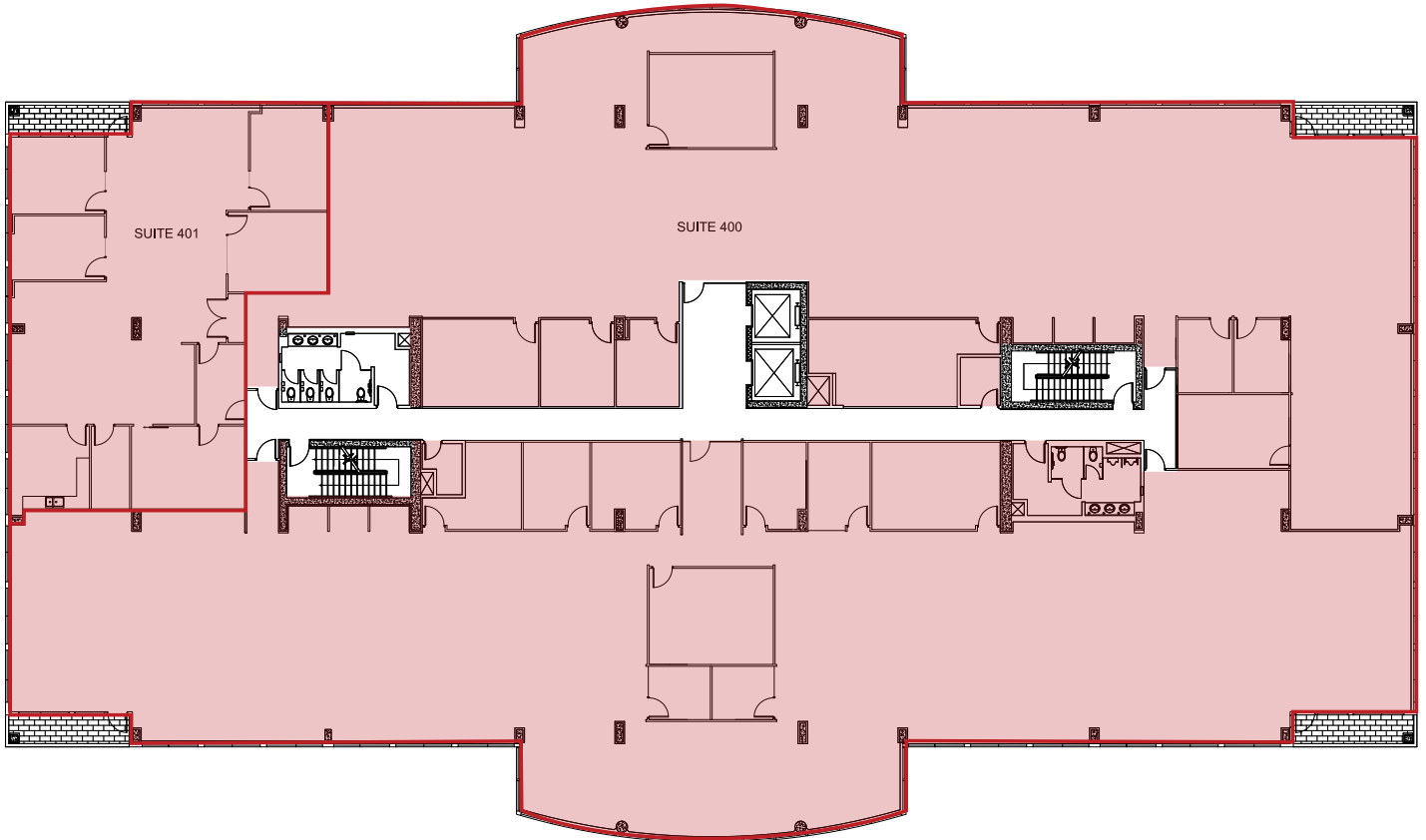
© 2013  
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SUITE #	USABLE SF	RENTABLE SF
3rd Floor	20,441	24,352



Intelligent  
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4601 CANADA WAY,  
BURNABY, B.C.

FOURTH FLOOR

All measurements must be verified  
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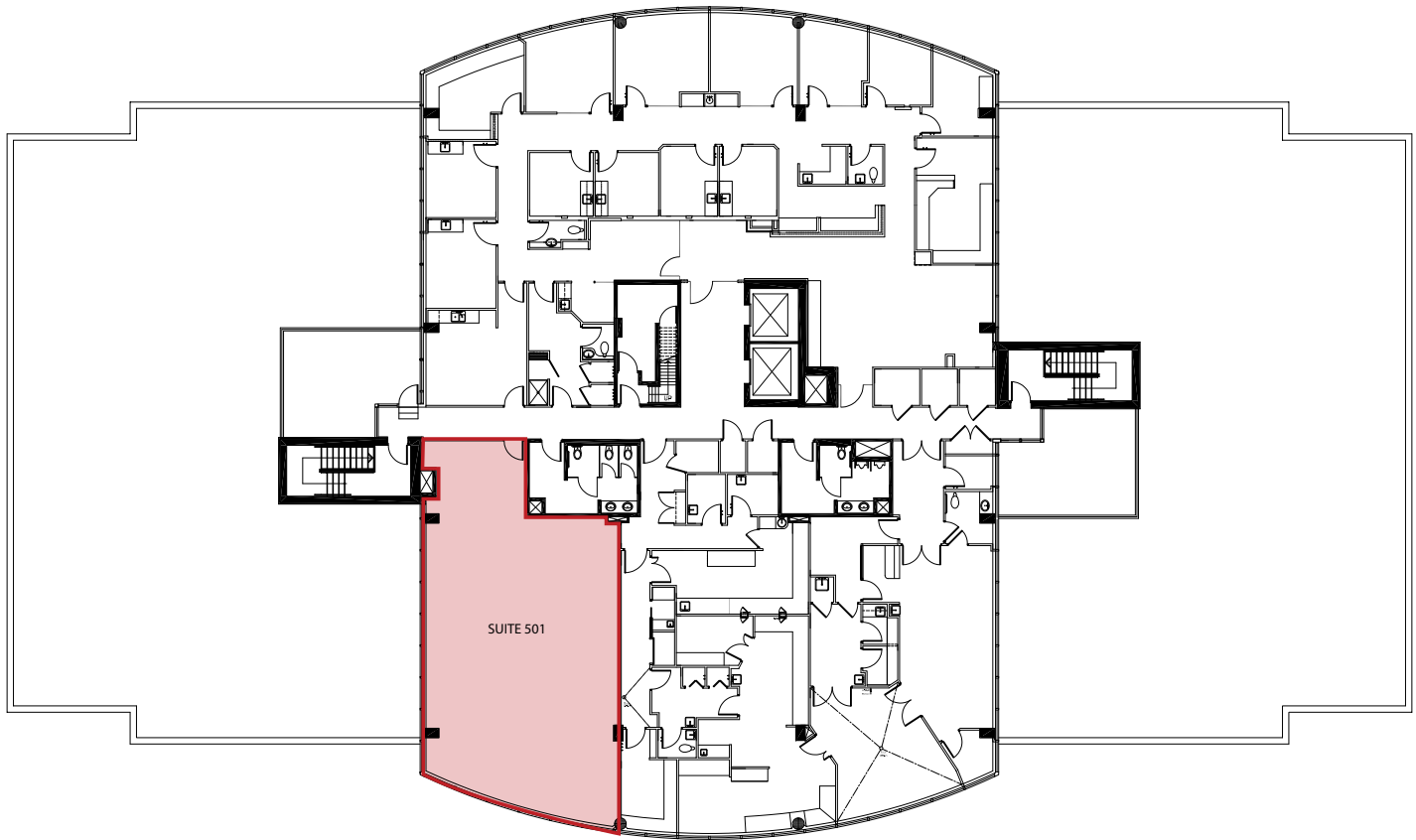


SUITE #	USABLE SF	RENTABLE SF
400	18,372	21,898
401	2,676	3,190



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**TOUCHSTONE**  
 REAL ESTATE  
 4601 CANADA WAY,  
 BURNABY, B.C.  
 FIFTH FLOOR  
Measurements may vary without notice to construction or renovations.  
 2" 12"  
 SCALE

SUITE #	USABLE SF	RENTABLE SF
501	1,624	2,017

