

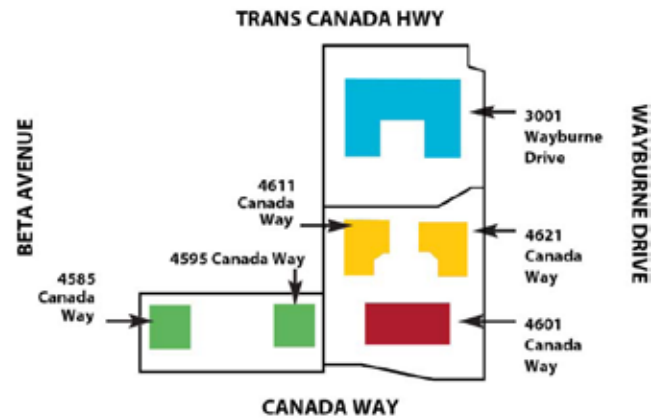
4611 & 4621 CANADA WAY



4611 and 4621 Canada Way are twin state-of-the-art, "A" class, four storey office buildings. Built in 2000 and 2001 respectively, both buildings form part of a 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 services to their tenants.

BUILDING FEATURES

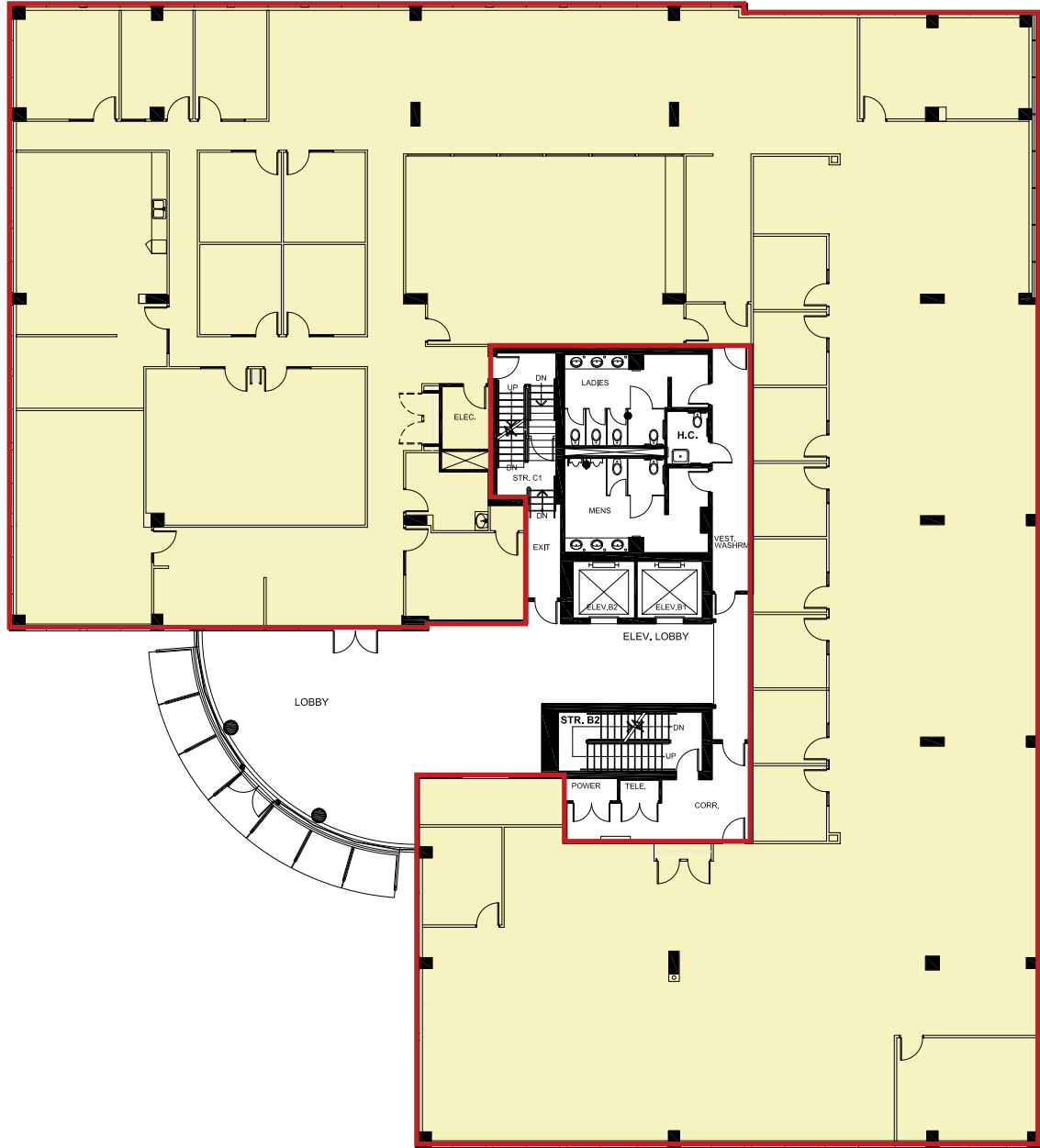
Rental Rates:	Negotiable	Lighting:	Fluorescent 2 x 4 lighting Digital controlled time clock Pot lights
Taxes and Operating Costs:	\$12.95 psf (2011) – 4611 \$12.13 psf (2011) - 4621	Storage:	\$12.00 psf (100 - 500 sf units)
Year Built:	2000 / 2001	Security:	Central monitored security system Perimeter monitored cameras and lights Card access 24/7 Security patrol
Building Size:	74,354 sf	Telecom:	TELUS, Group Telecom, Bell Canada
Typical Floor Plate:	18,000 sf	Typical Floor Plate Size:	18,762 sf
Floors:	4		
Ceiling Height:	9.0 feet		
Floor Loading:	100 lbs. psf		
Elevators:	Two (2) – Electric 3,500 lbs.		
Shipping Doors:	Underground loading dock		
Parking:	One (1) stall per 250 sf \$80 per random stall \$105 per reserved stall		
HVAC System:	Central heating natural gas boiler Central cooling – Two (2) York Chillers		
Sprinkler System:	Wet system all floors Dry system parkade		
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		
Building Operating Hours:	8:00 am – 6:00 pm, Monday – Friday		
Building HVAC Hours:	6:00 am – 6:00 pm, Monday – Friday		



SUITE / FLOOR	AREA (sf)	DATE AVAILABLE	CONDITION OF IMPROVEMENTS
4611 Canada Way			
There are currently no suites available.			
4621 Canada Way			
1 st Floor	18,762 sf	January 1, 2012	Full floor, fully improved premises.
2 nd Floor	19,657 sf	Vacant and available immediately	Full floor, fully improved premises.
4 th Floor	17,370 sf	January 1, 2012	Full floor, fully improved premises.



4621 CANADA WAY



TOUCHSTONE
PROPERTY MANAGEMENT LTD.

4621 CANADA WAY,
BURNABY, B.C.

GROUND FLOOR

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

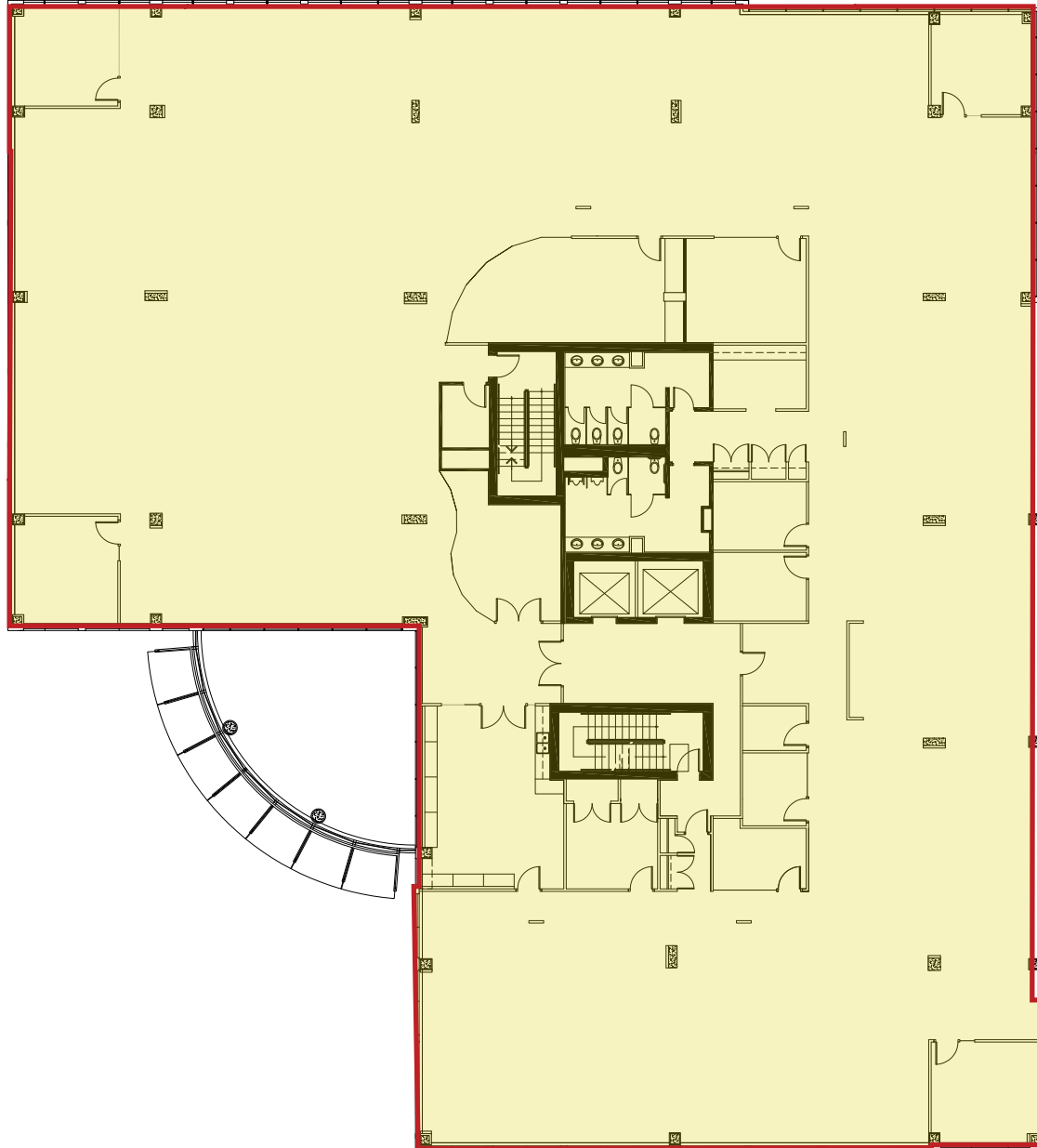
2" 12"
SCALE

SUITE #	USABLE SF	RENTABLE SF
1st Floor	14,840	18,762



Intelligent
Real Estate Solutions

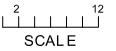
4611 & 4621 CANADA WAY



4621 CANADA WAY,
BURNABY, B.C.

SECOND FLOOR

DISCLAIMER
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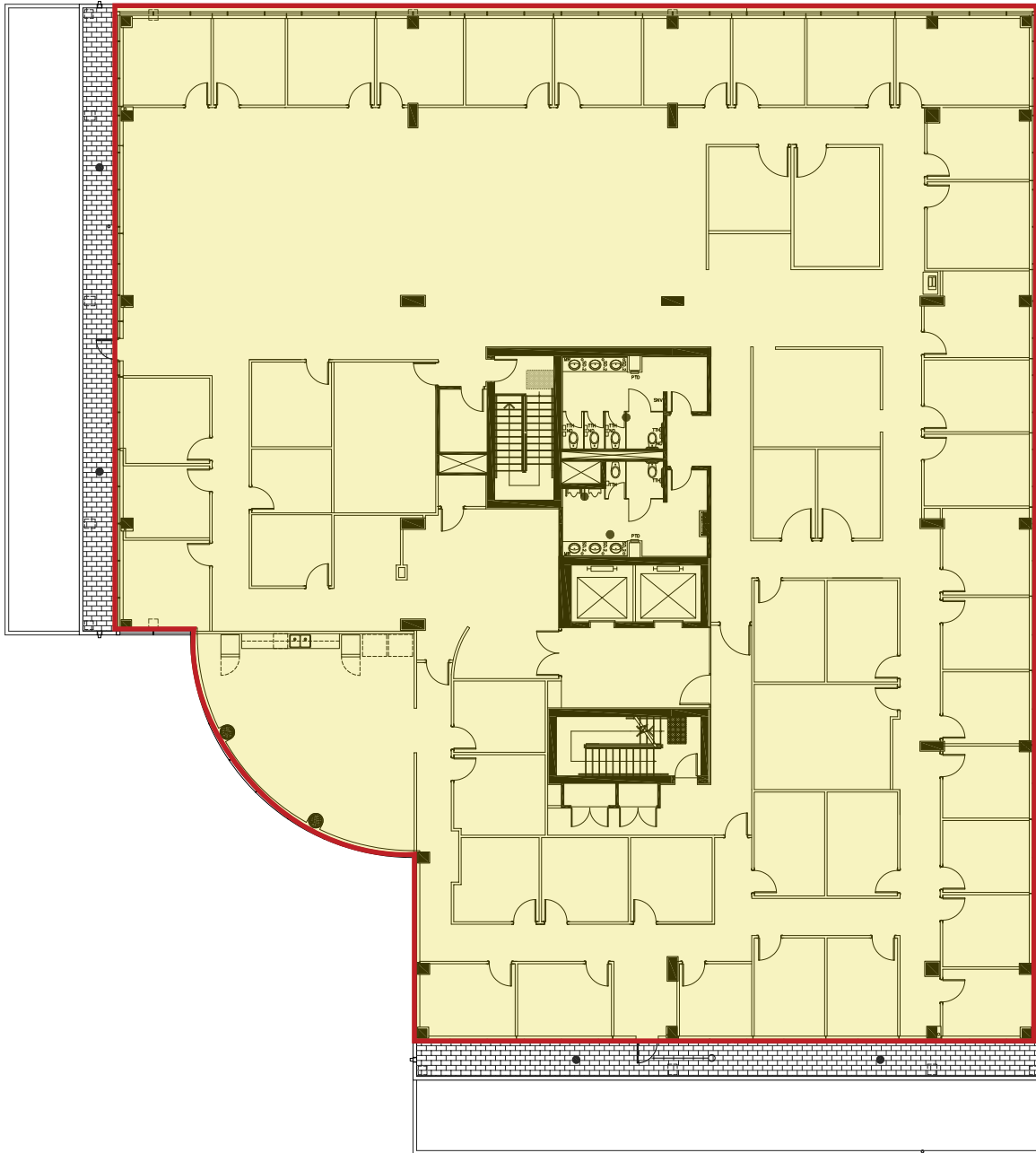


SUITE #	USABLE SF	RENTABLE SF
2nd Floor	15,629	19,657



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4621 CANADA WAY



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FOURTH FLOOR

IMPORTANT:
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2 12
SCALE

SUITE #	USABLE SF	RENTABLE SF
4th Floor	13,302	17,370



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