

FOR LEASE

2nd Floor, Corner Offices

Ideal Location ~ 3 Offices plus Board Room & Reception



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

201 - 260 Harvey Avenue, Kelowna, BC

OPPORTUNITY

Lease a prime, centrally located, multi-room office space (apprx. 1086 sq'), perfect for a small or start-up operation. Excellent parking and proximity to the Kelowna downtown core & cultural district. A great find for 3 offices, board room plus reception with new carpet & paint, excellent lighting in a solid, well cared for building.

LOCATION

Commerce Centre, located at 260 Harvey Avenue, provides excellent visibility and easy access from Highway 97. Lane and primary access from Abbott & Leon Avenue placing this office a short, comfortable walk to abundant dining, social, City Park and business spots, benefitting from the strong growth and development of Kelowna's downtown core.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD
250 717 6688

RobArchibald@shaw.ca

 **COMMERCIAL**

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 201 - 260 Harvey Avenue "Commerce Centre"
Kelowna, BC

PROPERTY DETAILS

Second floor, corner offices with window exposure
Elevator serviced building
Secure entry from main foyer
Large, level parking lot with and handi-cap assigned stalls

KEY FEATURES

- Zoned C7 allowing for a wide variety of business applications
- Ideal location, with easy access from North or South direction off of Harvey Ave/ Hwy 97 via Abbott and Leon Ave
- Bright, clean and open for an inspiring work environment
- Secure, solid building with excellent maintenance and care
- Single stall parking included with ample lot parking for visiting clients
- 3 Large office areas, complimented by a spacious reception entry and multi-use board room
- All offices offer out-facing windows with North and Eastern exposure, with metallic window blinds in place
- New carpet and neutral white paint for true, balanced lighting

LEASE DETAILS

Base Lease
+ Triple Net

\$15.00/ sq'
est \$10.00/ sq'



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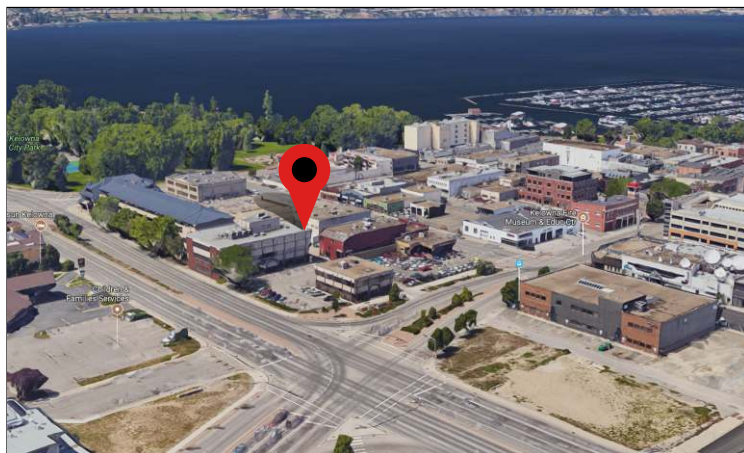
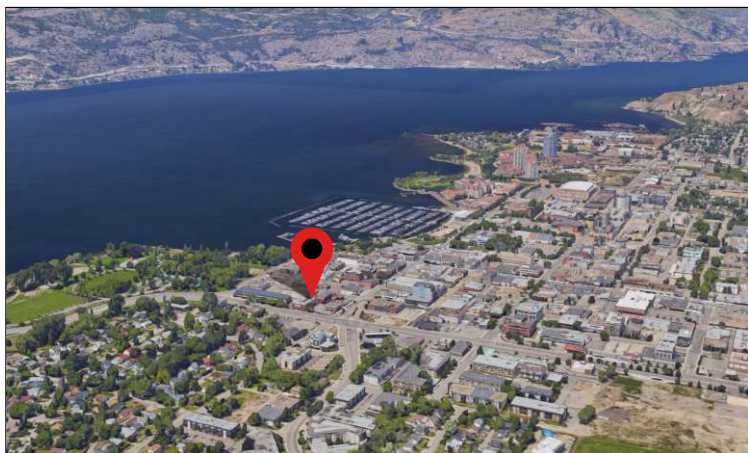
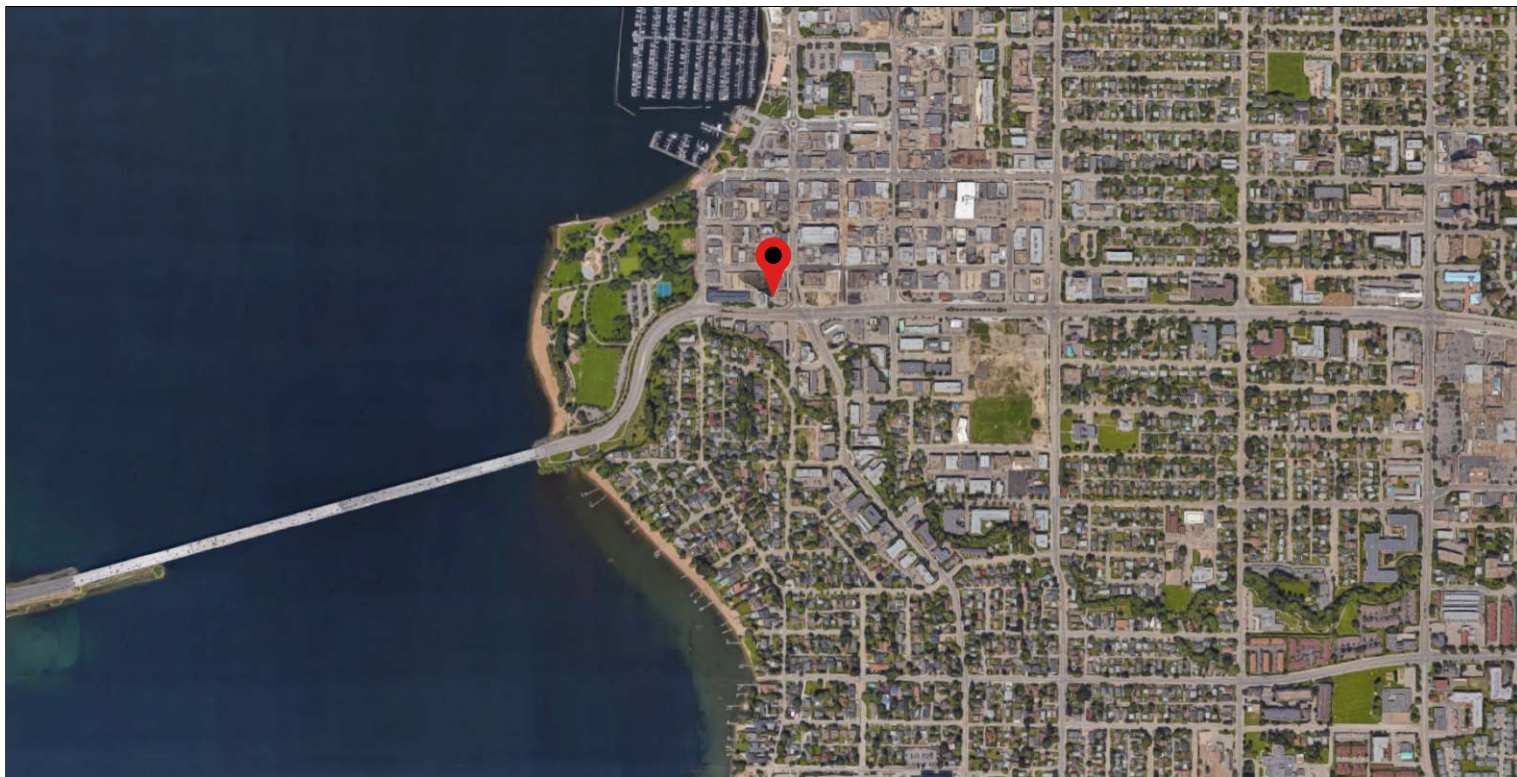
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MUNICIPAL ZONING C7: Central Business Commercial

The purpose is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses

Principal Uses:

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (i) commercial schools
- (j) community recreational services
- (k) congregate housing
- (l) custom indoor manufacturing/artist's studio
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) fleet services
- (r) gaming facilities
- (s) government services
- (t) health services
- (u) hotels
- (v) household repair services
- (w) liquor primary establishment, major (C7lp and C7lp/rls only)
- (x) liquor primary establishment, minor
- (y) multiple dwelling housing
- (z) non-accessory parking

- (aa) offices
- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (dd) private education services
- (ee) public education services
- (ff) public libraries and cultural exhibits
- (hh) public parks
- (ii) recycled materials drop-off centres
- (jj) retail liquor sales establishment (C7rls and C7lp/rls only)
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) supportive housing
- (pp) temporary shelter services
- (qq) thrift stores
- (qq) used goods stores
- (rr) utility services, minor impact

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcade, minor
- (c) child care centre, minor
- (d) home based businesses, minor

Contact Rob Archibald for a detailed provision of the C7 Zoning as provided by the City of Kelowna.

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