

FOR LEASE

2nd Floor, Multi-Office Unit

Downtown Central



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

204 - 260 Harvey Avenue, Kelowna, BC

OPPORTUNITY

Second Floor, 4382 sq', multi-office unit with large board room, private washrooms, staff kitchen and southern exposure. Excellent opportunity for a growing business with new lease incentives!

LOCATION

Commerce Centre, located at 260 Harvey Avenue, provides excellent visibility and easy access from Highway 97. Lane and primary access from Abbott & Leon Ave this office is 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

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KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
Independently Owned & Operated



I-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

Unit: 204 - 260 Harvey Avenue "Commerce Centre"
Kelowna, BC V1Y 7S5

PROPERTY DETAILS

4382 Sq' with 4092 sq' usable space

Multiple offices for current use or redesigned as tenant needed

Second floor, window exposure with multiple corner offices

Elevator serviced building

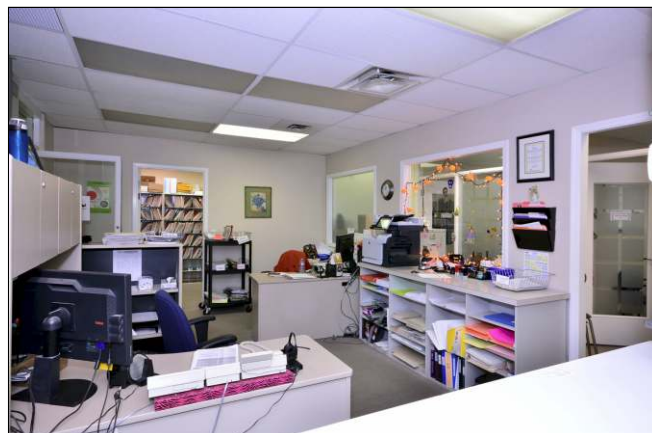
Secure entry from main foyer

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
- Abundant area parking, including parkade & street within 2 minute walk
- Spacious reception entry and multi-use board room



LEASE DETAILS

General description of the property for sale, including current use, potential or zoned key use.

Base Lease \$15.00 / sq'
+ Triple Net \$5.10 TN

Landlord incentives offered to qualified tenants on min 5 year leases.



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ROYAL LEPAGE

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COMMERCIAL

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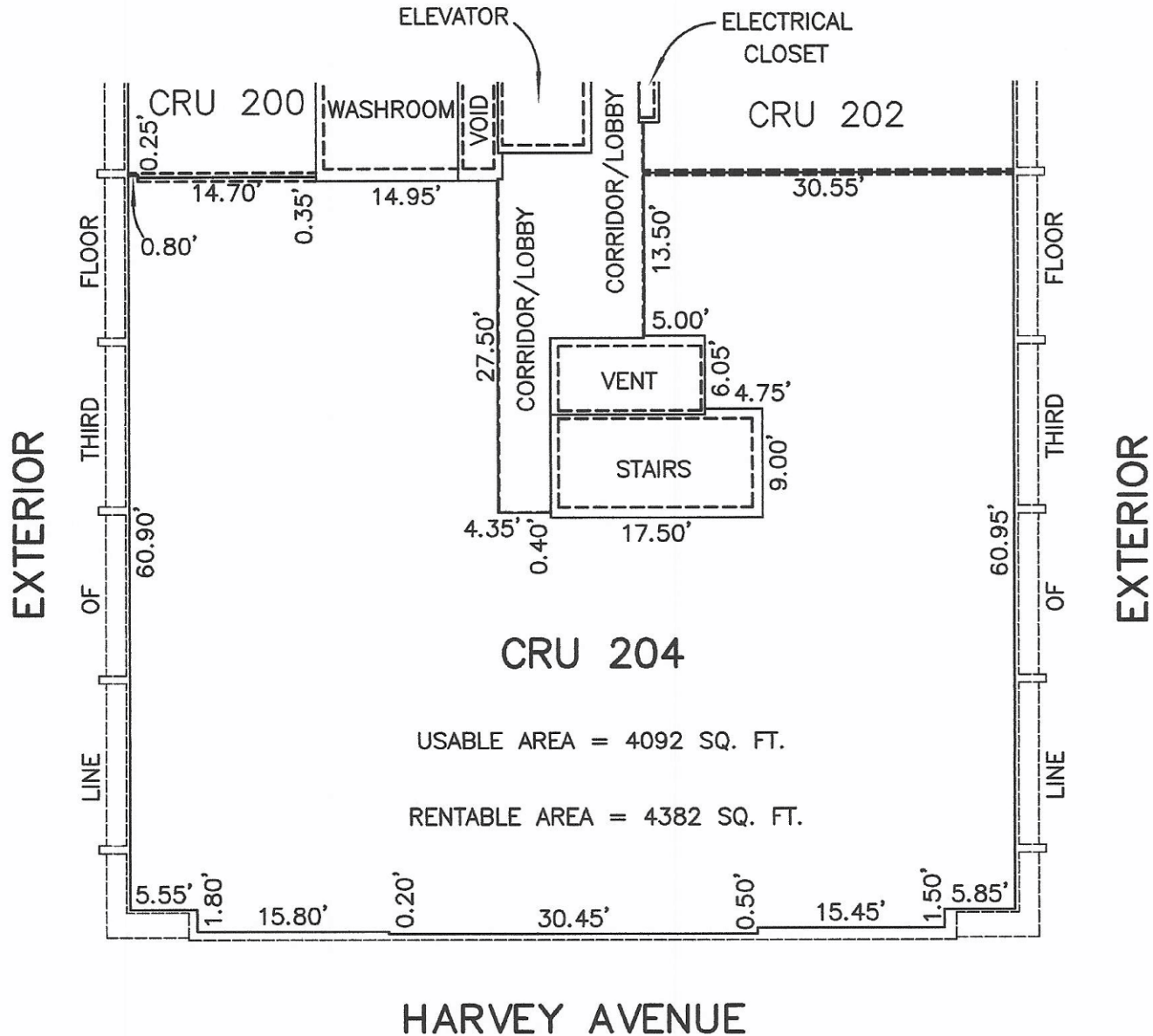
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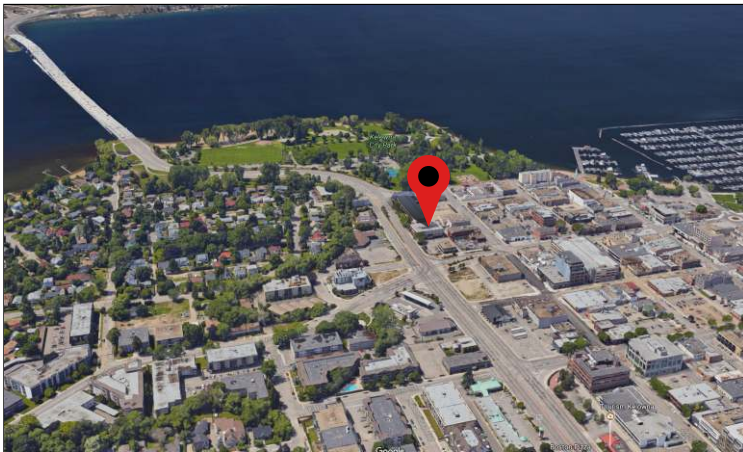
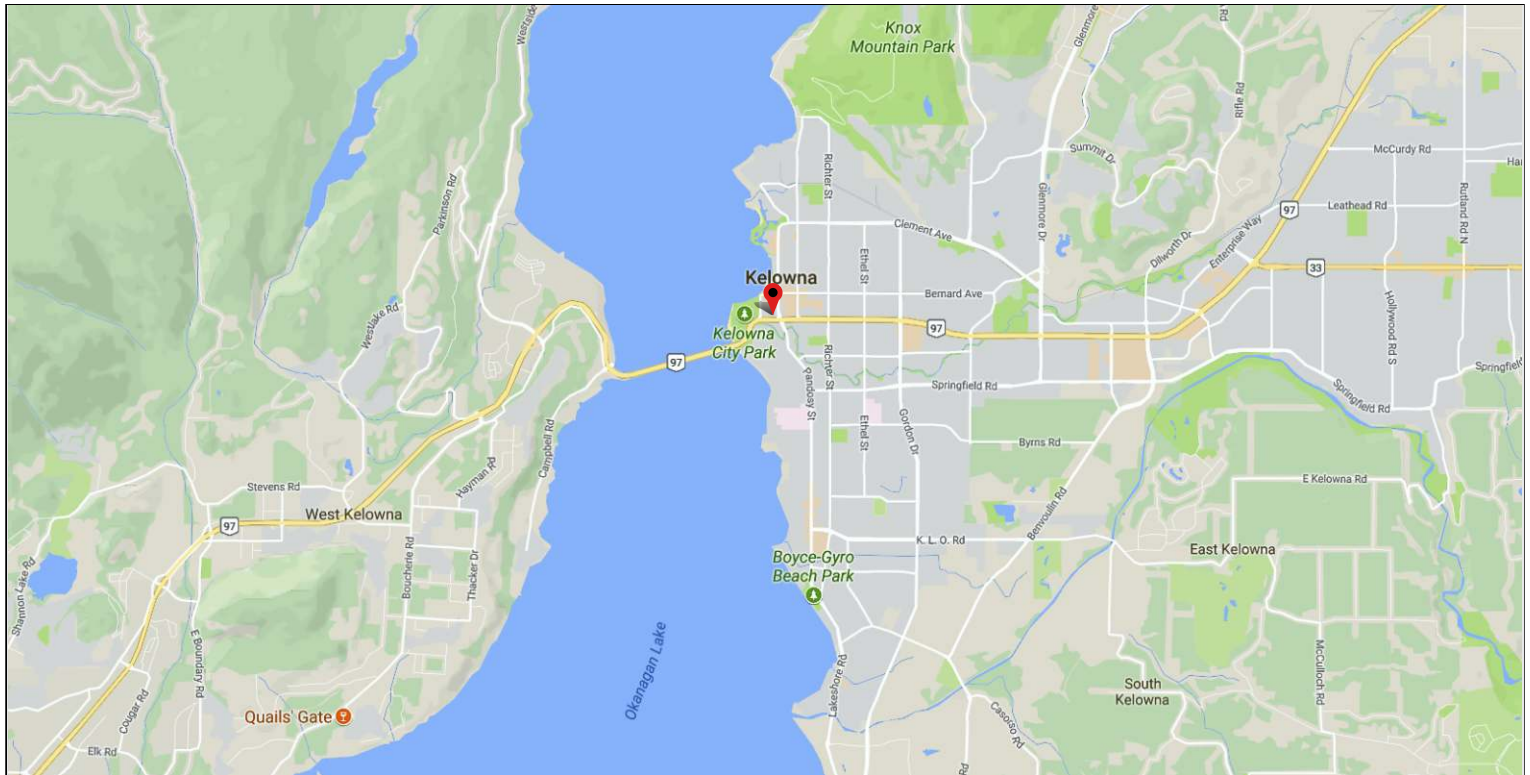
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MUNICIPAL ZONING C7: Central Business Commercial

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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