

FOR LEASE

Totally Renovated, 1st Class Offices

Three Floors & Roof Top Patio



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

1680 WATER STREET-KELOWNA BC. TOTALLY RENOVATED 1ST CLASS OFFICE BUILDING MAJOR LANDLORD INCENTIVES FOR QUALIFIED TENANTS

OPPORTUNITY

Ranging from 1597 to 9122+ rentable square feet, Commerce Centre offers a prime location for your new office location. Whether you are a small start up or looking to expand your thriving enterprise, take your pick of a variety of offices available. While the downtown core continues to grow, you'll be perfectly situated to benefit from your new position.

LOCATION

Commerce Centre, located at 1680 Water Street, 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

250 717 6688

RobArchibald@shaw.ca



KelownaCommercial.ca

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



I-1890 Cooper Road Kelowna, BC V1Y 8B7

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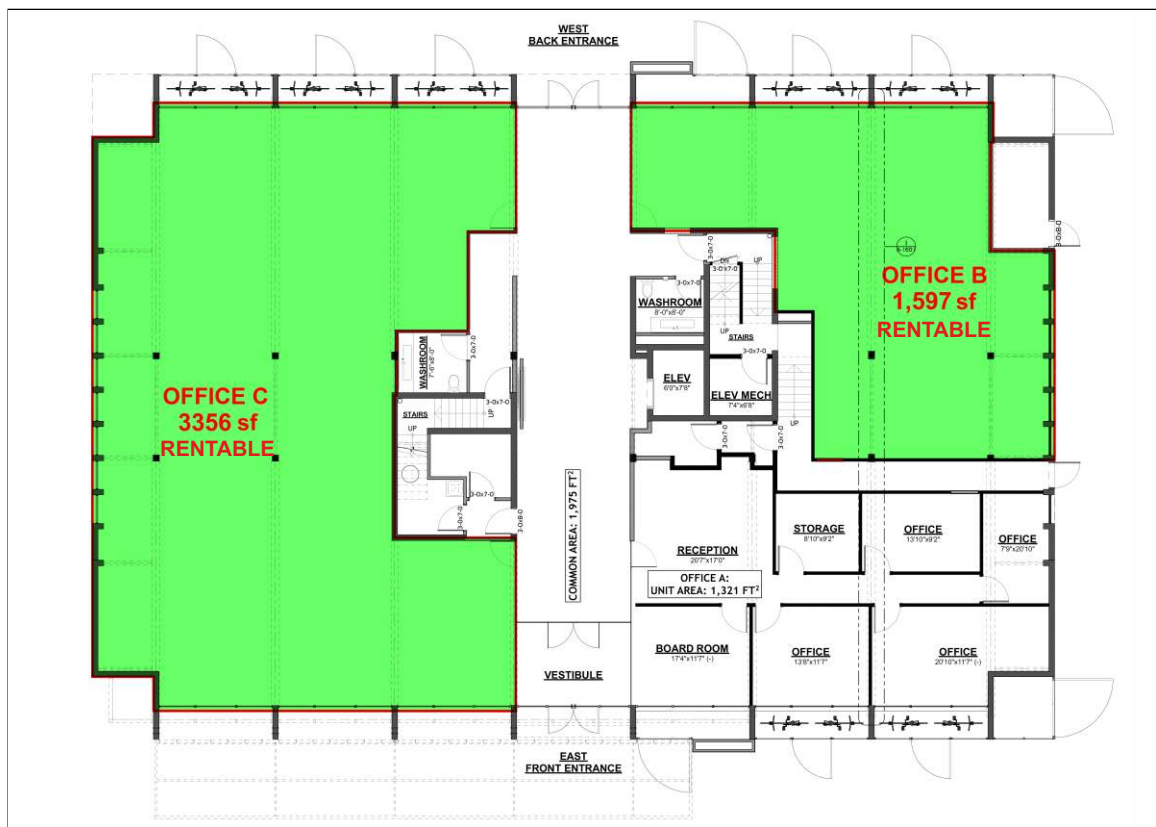
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MAIN FLOOR - 1597 RENTABLE or 3356 SQ'

LEVEL DETAILS

- Multiple offices use
- Main floor, window exposure with a variety of corner office options
- Secure front & back entry to main foyer with elevator service
- Two distinct areas available, well suited for a wide array of businesses
- Extreme bright LED lighting on both buildings, fully lighting up the parking lots and alley aiding in area security



LEASE DETAILS

Base Lease \$18.50 / sq'
+ Triple Net \$10.00 TN
Landlord incentives offered to qualified tenants on min 5 year leases.

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SECOND FLOOR - 5148 SQ' RENTALBLE

LEVEL DETAILS

- 5148 square feet rentable area with 4438 sq' usable space
- Second floor access from elevator and stairwell to wide open foyer/ landing and two sets of stairwells
- Two washrooms at the landing, entry/ exit area
- Dividable into smaller spaces



LEASE DETAILS

Base Lease	\$18.50 / sq'
+ Triple Net	\$10.00 TN
<i>Landlord incentives offered to qualified tenants on min 5 year leases.</i>	

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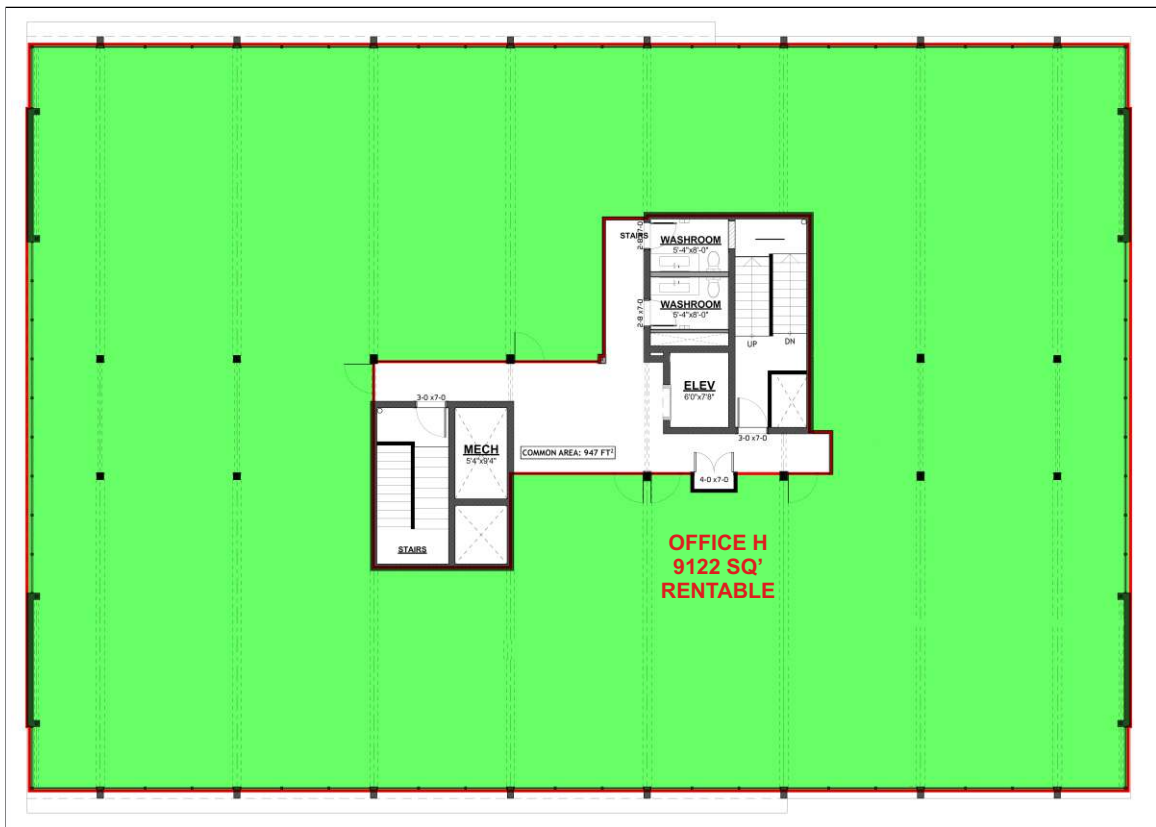
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THIRD FLOOR - 9122 SQ' RENTABLE

LEVEL DETAILS

- 9122 square feet rentable area with 7864 sq' usable space
- Third floor access from elevator and stairwell to wide open foyer/ landing and two sets of stairwells
- Two washrooms at the landing, entry/ exit area
- Dividable into smaller spaces



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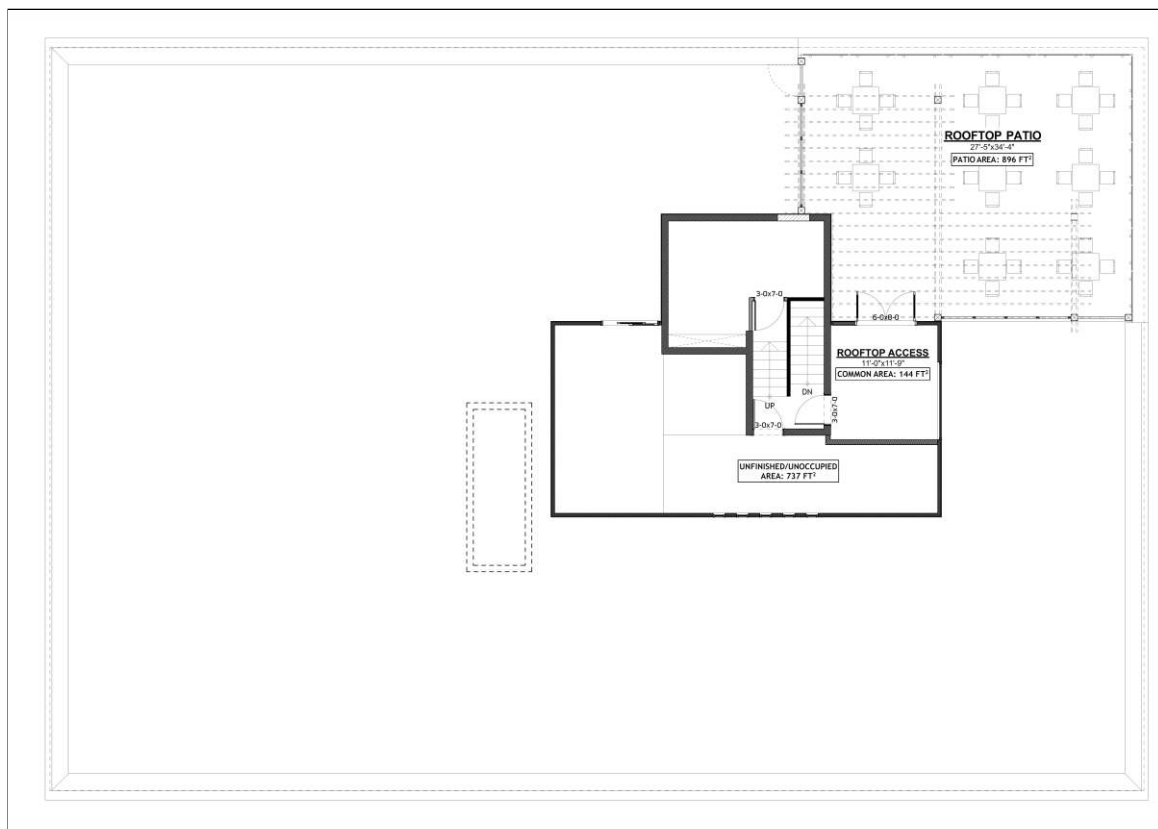
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ROOF TOP LEVEL - APPROX. 900 SQ'

LEVEL DETAILS

- Approximately 900 square feet gross, common area
- Roof top access from stairwell
- Two washrooms at the landing, entry/ exit area
- Strata shared space for all tenants to utilize
- Ideal space for social functions, client sessions and staff lounge/ breaks
- Excellent, complementing spot for business tenants



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- 4k security camera system
- Secure FOB access entry system
- Improved site lighting
- LED lighting throughout
- Partitioned the pylon sign for more tenant areas
- Bike racks to be installed
- Free wifi
- Private washrooms on each floor with secure entry control (pin pad hardware)
- Secure access to the roof top Patio



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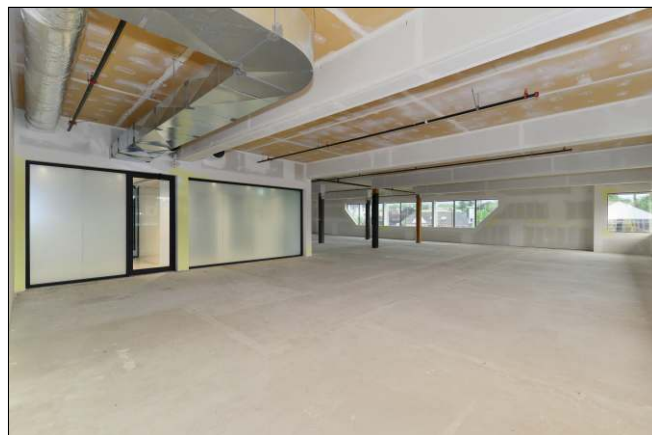


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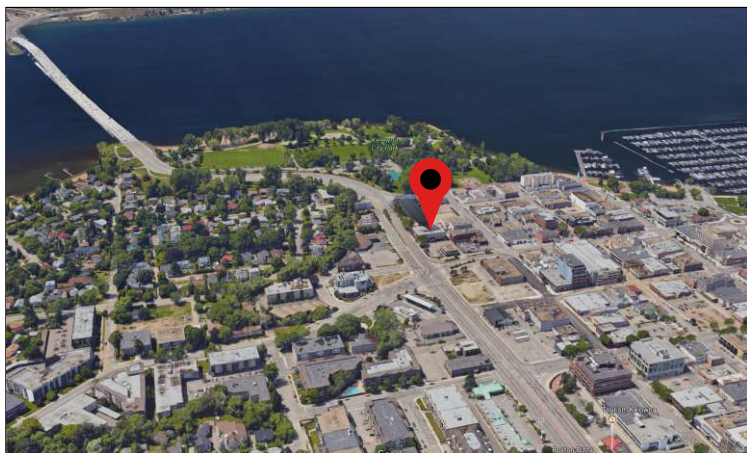
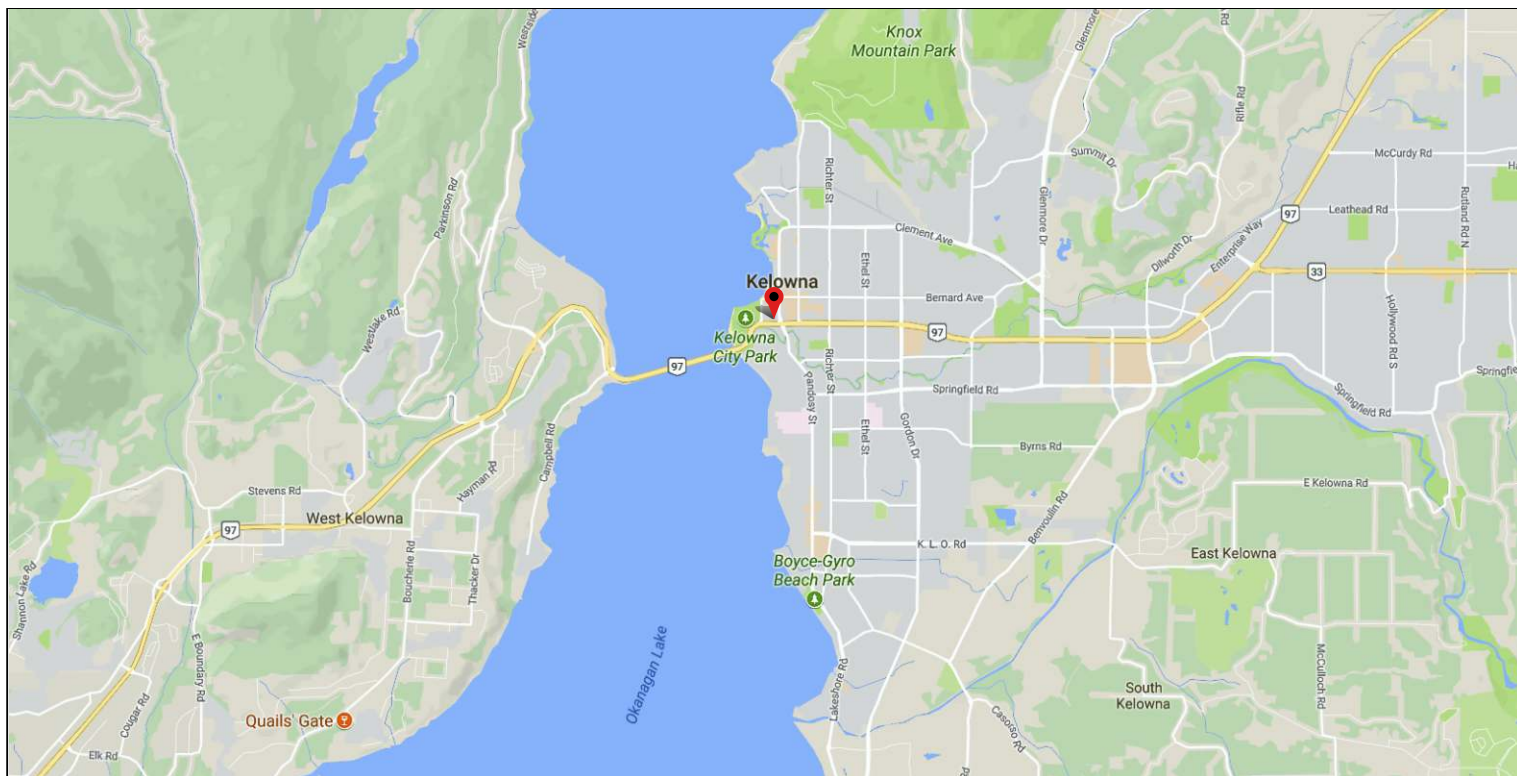
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MUNICIPAL ZONING C7: Central Business Commercial

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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