

FOR LEASE

Unit at “University Business Park”

Second floor office space for lease



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

205 - 171 Commercial Drive, Kelowna, BC

OPPORTUNITY

Second floor unit located at “University Business Park” for lease. 1476 Square feet offering six well designated offices, kitchen, washroom and secure, private entrance.

LOCATION

Commercial Drive, between Landsdowne Place and Rutland Road N, just off of Hwy 97 in Kelowna, BC. Easily accessible from Hwy 97 and Rutland Road N. Surrounding businesses include Big Brothers Big Sisters, Gracie Barra Kelowna, Anderson’s Appliance Repair and Kelowna Kia.

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.

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 **COMMERCIAL**

KelownaCommercial.ca

Royal LePage Kelowna
Brokerage
Independently Owned & Operated

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

Unit at “University Business Park”

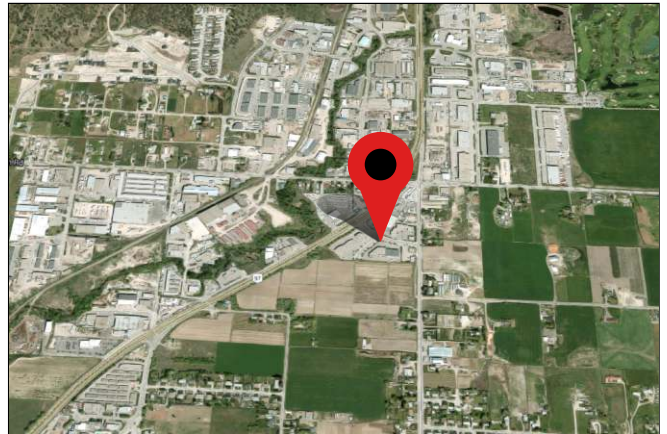
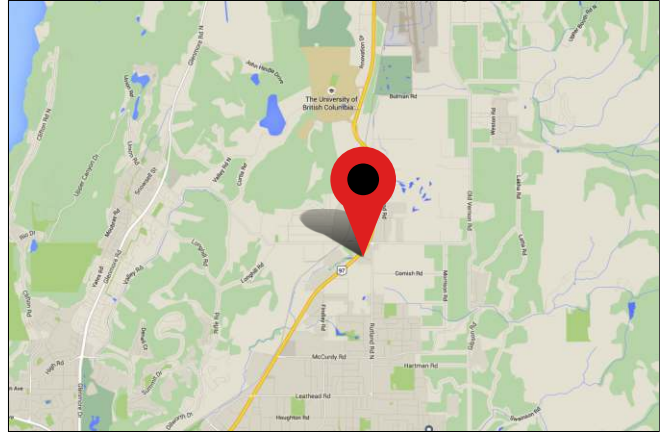
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PROPERTY DETAILS

Building: University Business Park
Unit: 205
Square Footage: 1476

KEY FEATURES

- Space is currently vacant
- Secured, private entrance from internal stairwell
- Six, well designed offices, kitchen, boardroom, storage room and 2 piece bathroom
- Building has three phase 200 amp service, two roof top HVAC units control heat/cooling
- 9' Ceilings
- Valley Plumbing has been the main floor tenant since 1997
- Development of unit and adjoining complexes is a well-known and highly respected contractor
- Development has enjoyed a solid mix of owners and tenants since construction in 1997
- Strata provides excess limited common parking, as well as street parking
- New entryway flooring leading to offices will be provided upon commencement of acceptable lease
- Signage opportunity



OFFER

Lease rate \$9.50 SF
TN. Est. \$5.75 SF
Lease and floor plans available through listing broker.



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MUNICIPAL ZONING C10: Service Commercial

Land and structures shall be used for the following uses only, or for a combination of such uses:

Purpose

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented areas, not provided for in other zones.

Principal Uses:

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) amusement arcades, major
- (d) automotive and minor recreation vehicle sales/rentals
- (e) automotive and equipment repair shops
- (f) auctioneering establishments
- (g) bingo facilities
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) child care centre, major
- (l) commercial schools
- (m) commercial storage
- (n) community recreation services
- (o) convenience vehicle rentals
- (p) equipment rentals
- (q) emergency and protective services
- (r) flea markets
- (s) fleet services
- (t) food primary establishment
- (u) funeral services
- (v) gas bars
- (w) government agencies
- (x) greenhouses and plant nurseries
- (y) household repair services

- (z) liquor primary establishment, major (C10lp and C10lp/rls only)
- (aa) non-accessory parking
- (bb) offices, construction and development industry
- (cc) participant recreation services, indoor
- (dd) pawnshop
- (ee) private clubs
- (ff) rapid drive-through vehicle services
- (gg) recycled materials drop-off centres
- (gg) retail stores, service commercial
- (gg) service stations, minor
- (hh) thrift stores
- (ii) truck and mobile home sales/rentals
- (jj) used goods stores
- (kk) utility services, minor impact
- (ll) vehicle and equipment sales/rentals, industrial
- (mm) vehicle and equipment services, industrial
- (nn) warehouse sales

Accessory Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) food primary establishment
- (d) liquor primary establishment, minor
- (e) residential security/operator unit
- (f) retail liquor sales establishment (C10lp/rls only)

Subdivision Regulations

- (a) The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 1000 m².

Development Regulations

- (a) The maximum floor area ratio is 0.65.
- (b) The maximum site coverage is 60%.
- (c) The maximum height is the lesser of 12.0 m or 3 storeys.
- (d) The minimum front yard is 2.0 m.
- (e) The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.
- (f) The minimum rear yard is 0.0 m.

Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (b) Only one residential security/operator unit is permitted on a site.
- (c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

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