

FOR SUB-LEASE

2821 Fenwick Road

DIRTT Construction, Gated, Modern Dream Facility



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

2821 Fenwick Road, Kelowna BC

OPPORTUNITY

28,339 sq. ft of exceptional space including warehouse, reception, offices, presentation room, commercial kitchen and cafeteria, wine room, executive washrooms and so much more.

LOCATION

Situated off Hwy 97 Kelowna, approximately 5 minutes north of Orchard Park Shopping Centre and 10 minutes from Kelowna downtown central & William Bennett Bridge. A private, gated, 3.18 acre flat site accessible via large maneuverable cul-de-sac in a lightly trafficked area.

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
ROYAL LEPAGE

1-1890 Cooper Road Kelowna, BC V1Y 8B7

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CIVIC DESCRIPTION

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PROPERTY DETAILS

- 3.18 Acre, Flat | Gated | Private | Fully serviced lot
- Paved with multiple parking locations
- Easy access for semi-trailers with large loading docks and parking
- DIRTT glass walls provides highly adaptable office layout
- Solar power water system

KEY FEATURES

- Zoned A1 (under land use contract). City supports re-zoning to I3 Heavy Industrial
- SECOND LEVEL: OFFICE FLOOR
 - Open area with large reception
 - Glass DIRTT walls that are highly adapted to accommodate any tenant's requirements
 - Presentation center
 - Fitness room
 - Wine cellar and wet bar
 - Executive washrooms & Lounge areas with bar fridges and dishwashers
- MAIN LEVEL: ENTRY/WAREHOUSE FLOOR
 - Area for open offices
 - Fully outfitted, commercial kitchen with all appliances and most cookware
 - Generous, well designed cafeteria for staff, guests, events
 - Modern, completely outfitted production warehouse

The rear of the main floor is an open warehouse with high ceilings, loading/ unloading with two dock loading and two grade level overhead doors. Access for semi-trailers is excellent.

The majority of the furniture, fixtures and appliances are included in the sublease.

Items not be required by a new tenant, it will be removed prior to occupancy.

LEASE DETAILS

Possession available January 2nd, 2019

Term Expiry: May 4, 2023 with negotiable renewable options

Base Lease

\$38,503/ month



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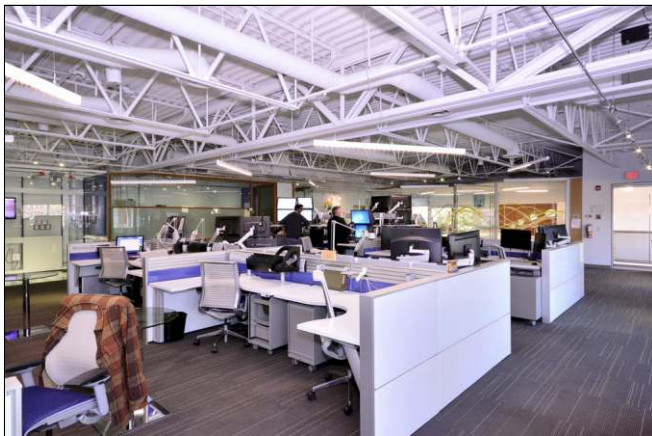


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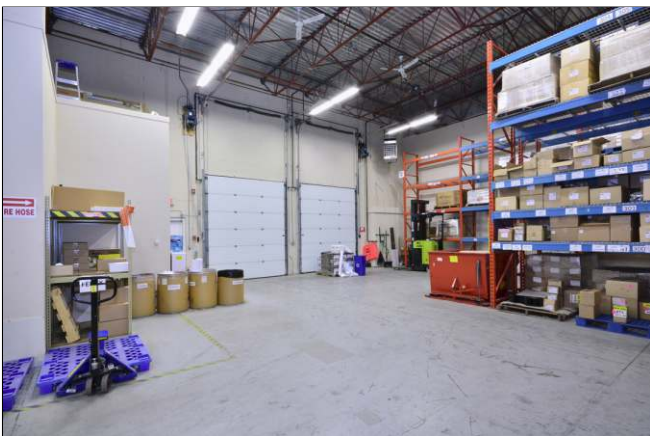


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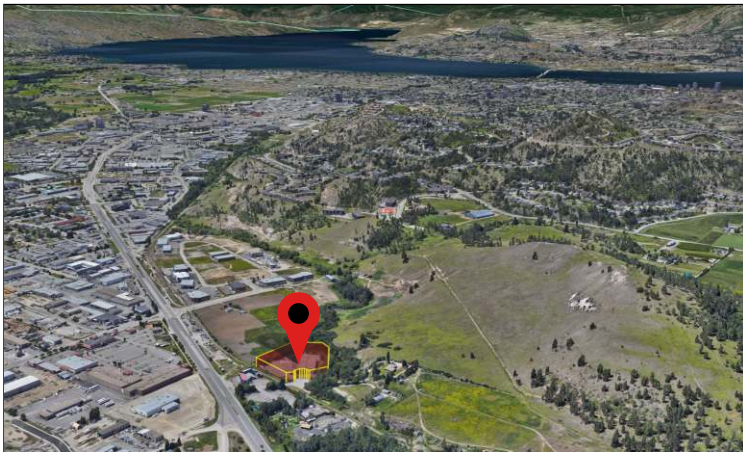
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