FITNESS STUDIO/OFFICE FOR LEASE:

1445 Ellis Street, Kelowna

- *2581 sq.ft. of office Downtown near the bus terminal*
- *Attractive interior with skylights for natural light | rear parking*
- *Prebuilt Yoga Gym with 10'10" ceiling to truss | 200 Amp 1 PH power*
- *Highend reception area and large bathrooms*
- *C7 zoning allows for a multitude of retail, office, training, dance, yoga uses…*

Unit	Size (sq.ft.) (approx)	Base Rent* (per ft.² per yr)	Triple Net (per ft.² per yr)	Total Rent * (per month)	Additional
1445	*2581*	*$14.00*	*$7.35*	*$4592*	*GST and Utilities*

* *Base Rent to increase 3% annually to cover inflation*

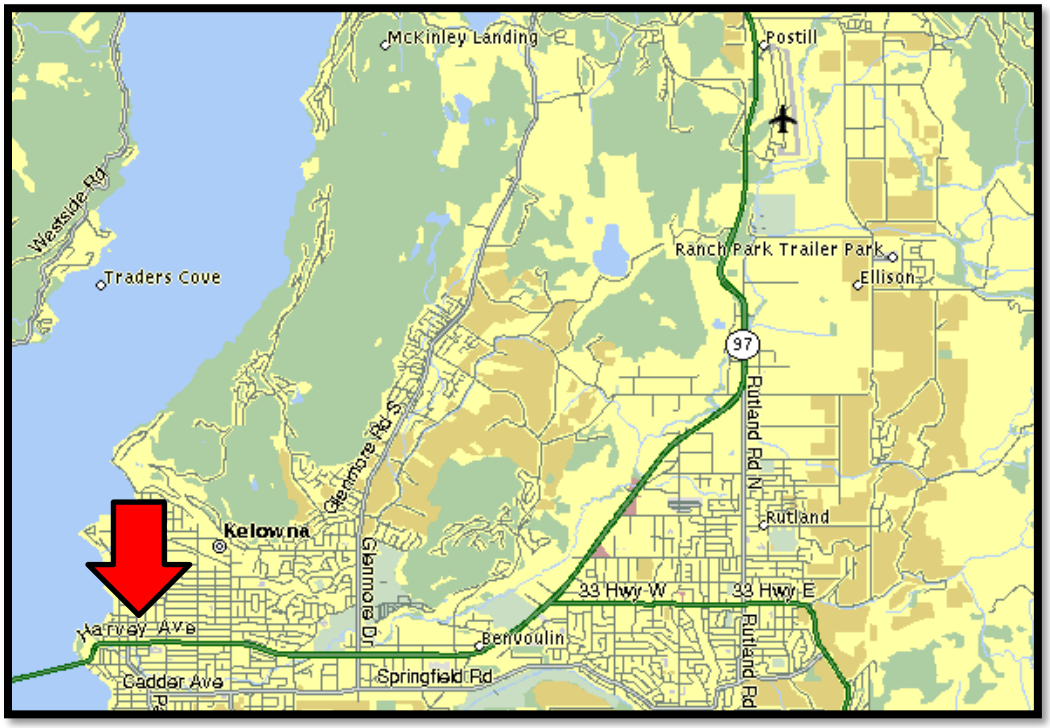
Corporate Accord Realty LTD.

Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com
Fax: 888.861.5006

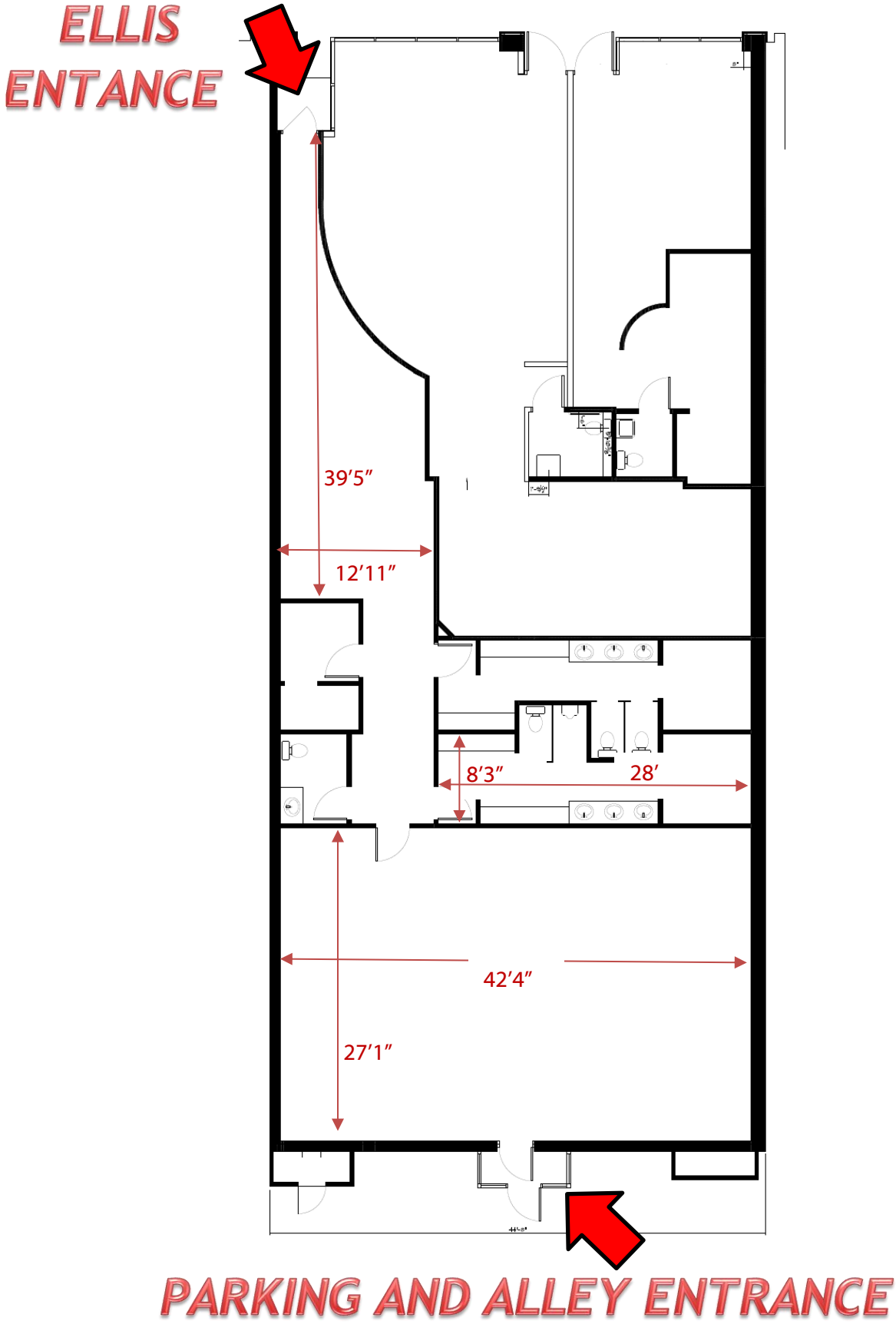
AERIAL MAP & KELOWNA MAP:



INTERIOR PHOTOS:

INTERIOR PHOTOS:

APPROXIMATE FLOORPLAN:



14.7 C7 – Central Business Commercial

14.7.1 Purpose

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

14.7.2 Principal Uses

The **principal uses** in this **zone** are:

(a) amusement arcade, major
(b) apartment housing
(c) apartment hotels
(d) broadcasting studios
(e) business support services
(f) care centres, major
(g) commercial schools
(h) community recreational services
(i) congregate housing
(j) custom indoor manufacturing/artist's studio
(k) eating and drinking establishments, minor
(l) eating and drinking establishments, major
(m) emergency and protective services
(n) financial services
(o) funeral services
(p) fleet services
(q) gaming facilities
(r) government services
(s) health services
(t) hotels
(u) household repair services
(v) non-accessory parking
(w) offices
(x) participant recreation services, indoor
(y) personal service establishments
(z) private clubs
(aa) private education services
(bb) public education services
(cc) public libraries and cultural exhibits
(dd) public parks
(ee) recycled materials drop-off centres
(ff) retail stores, convenience
(gg) retail stores, general
(hh) spectator entertainment establishments
(ii) spectator sports establishments
(jj) temporary shelter services
(kk) used goods stores
(ll) utility services, minor impact
(mm) wine/beer stores