

DANCE/SHOP/OFFICE FOR LEASE:

101 & 201 – 2333 Hunter Road, Kelowna

- Up to 6100 sf of service Commercial space just off Leckie Road near Highway 97N
- Approx. 9' ceilings | Ample power | Onsite parking available
- Zoned A1 with Land Use Contract suitable for most C10 zoned uses



Unit	Main Floor (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
101	3260	\$11.00	\$3.40	\$3,912	Utilities & GST
201	2840	\$9.00	\$3.40	\$2,935	Utilities & GST
101 & 201	6100	\$10.20	\$3.40	\$6,913	Utilities & GST

* Base Rent to increase 3% annually to cover inflation



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LOCATION



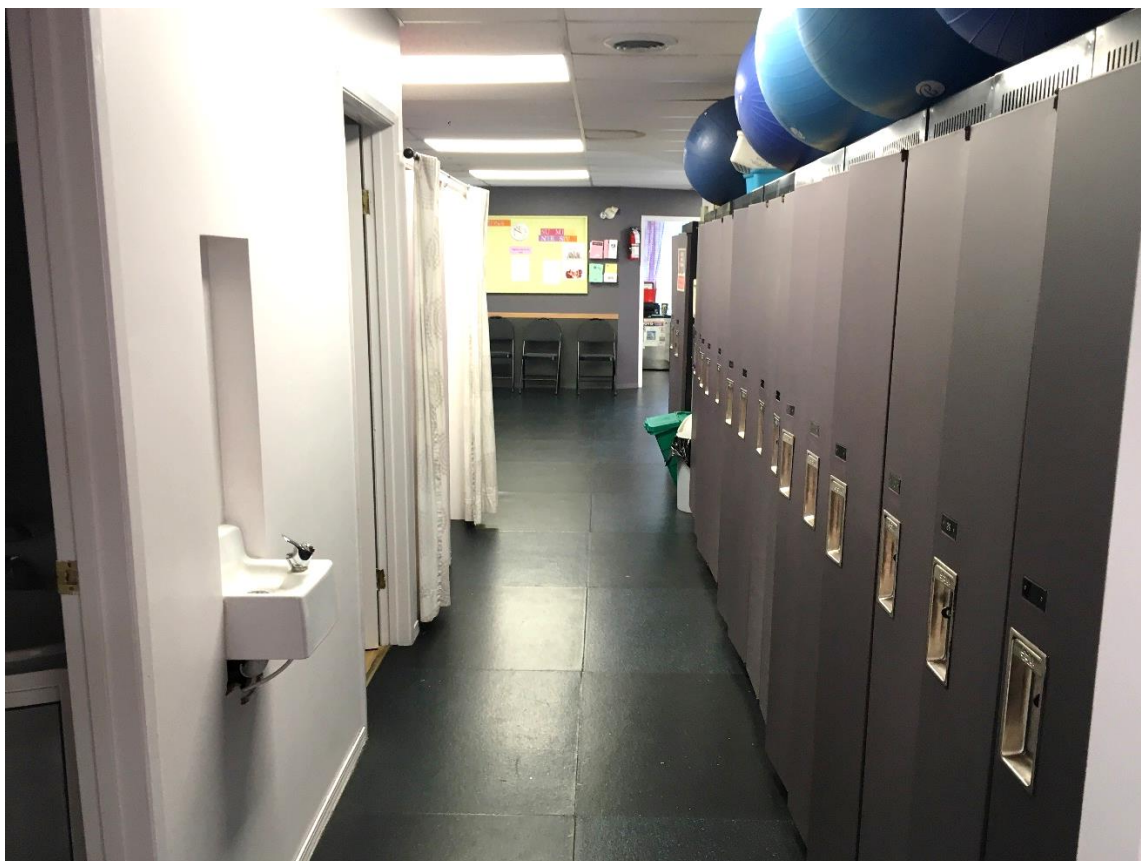
AERIAL PHOTO



101 - INTERIOR PHOTOS



Studio A Dimensions - Approx. 39' X 38' with 9' Ceilings
Studio B Dimensions - Approx. 27' X 20' with 9' Ceilings



Studio A Dimensions - Approx. 39' X 29' with 11' Ceilings

Studio B Dimensions - Approx. 35' X 28' with 11' Ceilings