

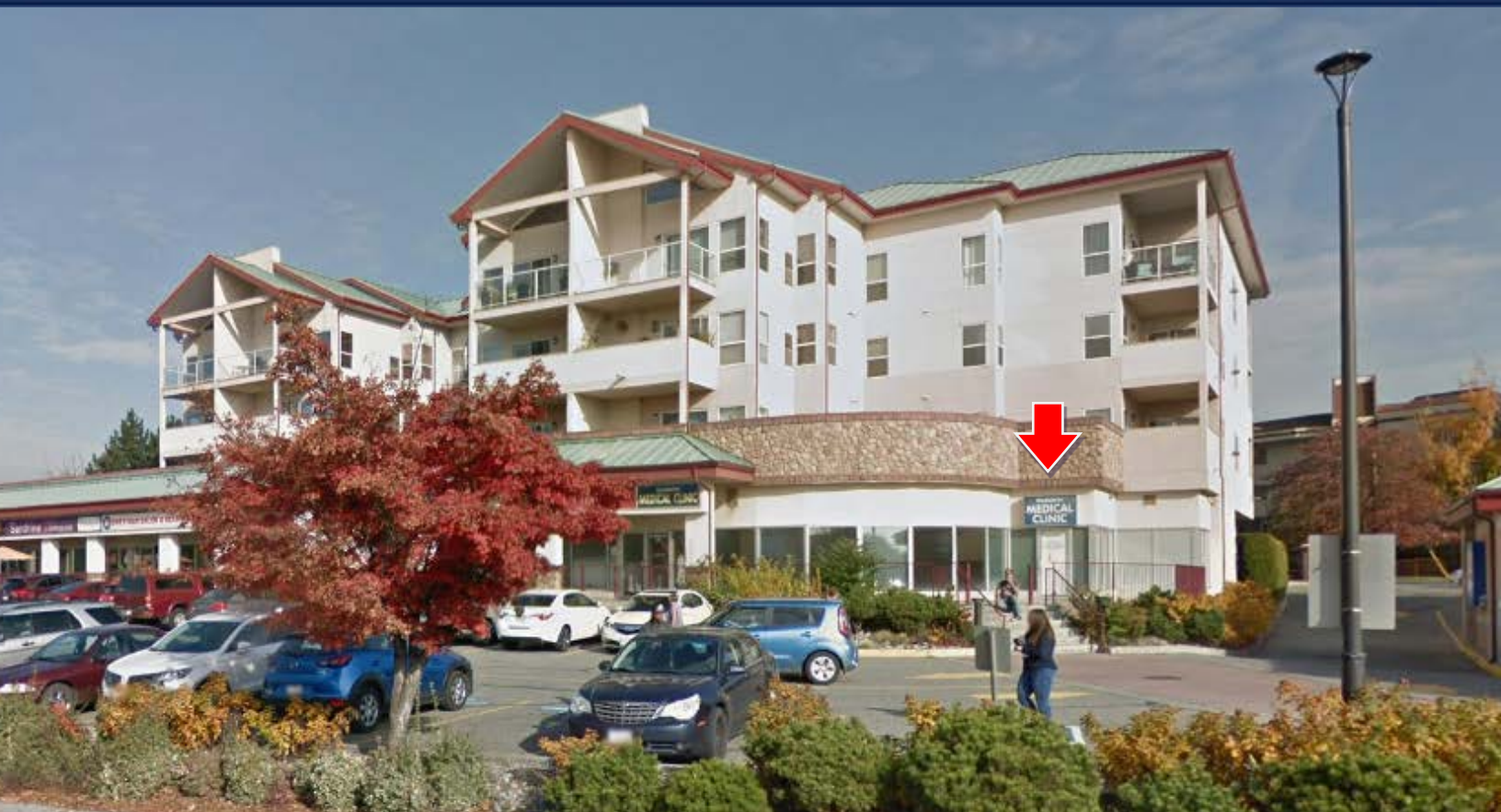
MEDICAL OFFICE FOR LEASE

104 - 1865 Dilworth Drive, Kelowna

- Great central Dilworth drive location next to blood donor clinic
- Nice signage facing Dilworth drive included
- One exclusive use underground parking stall included plus abundant surface parking
- Efficient layout with two washrooms and five offices all with sinks
- Reception area with some built-in cabinets and medium waiting room
- Low triple net costs
- Landlord prefers office uses that utilize existing wall layout

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
777	\$23.00	\$7.22	\$1956	GST & Utilities

* Base Rent to increase 3% annually to cover inflation



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Interior Photos



Exterior Photos



Central Kelowna Location and zoning



14.6 C6 – Regional Commercial/ C6rls – Regional Commercial (Retail Liquor Sales) C6lp – Regional Commercial (Liquor Primary)

14.6.1 Purpose

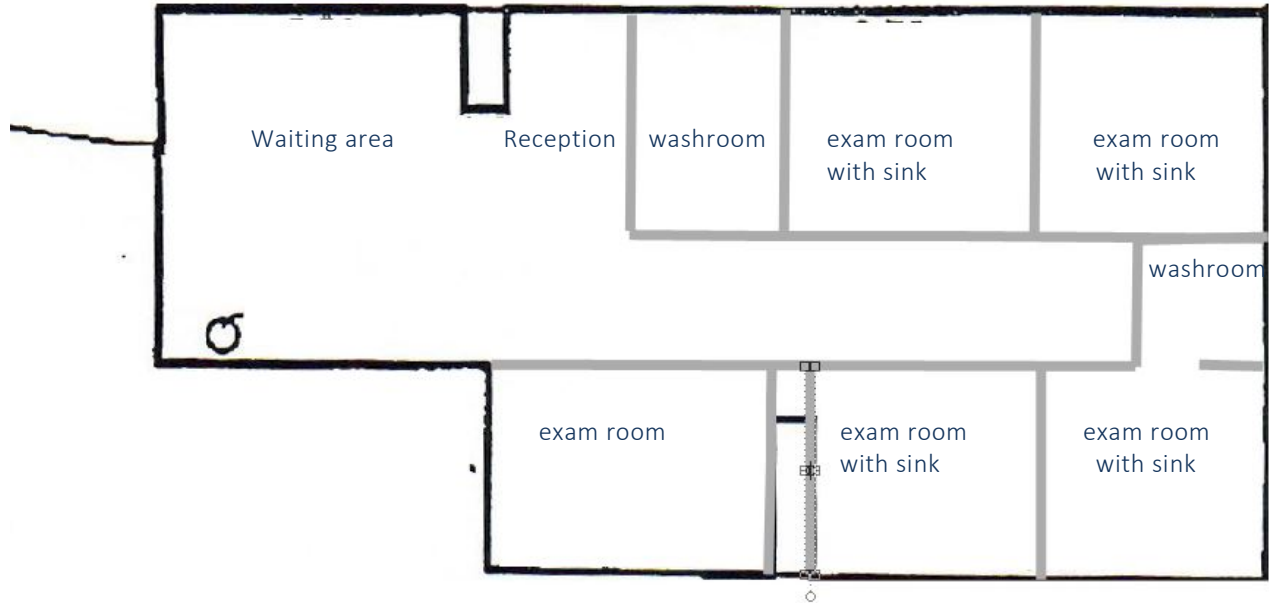
The purpose is to designate and preserve land for the **development** of larger **shopping centres** with a diversity of **uses**.

14.6.2 Principal Uses

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

- (a) amusement arcades, major
- (b) business support services
- (c) breweries and distilleries, minor
- (d) community garden
- (e) emergency and protective services
- (f) financial services
- (g) food primary establishment
- (h) gas bars
- (i) government services
- (j) health services
- (k) hotels
- (l) liquor primary establishment, major (C6lp only)
- (m) liquor primary establishment, minor
- (n) motels
- (o) non-accessory parking
- (p) offices
- (q) participant recreation services, indoor
- (r) personal service establishments
- (s) public libraries and cultural exhibits
- (t) recycled materials drop-off centres
- (u) religious assemblies
- (v) retail liquor sales establishment (C6rls only)
- (w) retail stores, convenience
- (x) retail stores, general
- (y) spectator entertainment establishments
- (z) temporary parking lot

Approximate 777sf Floorplan:



Aerial view of building and parking:

