## RETAIL/OFFICE FOR LEASE

## 101 – 1465 Ellis Street, Kelowna BC

- Location, location, location! In the epicenter of downtown Kelowna!
- 1695 sq.ft of AAA office or retail premises with high ceilings
- Modern open layout interior with high end washrooms in place
- Two onsite parking stalls and façade signage included
- Inquire with listing broker about allowable uses



| Unit | Main Floor<br>(ft.²) | Base Rent<br>(/sf/yr) | Triple Net<br>(/sf/yr) | "All In" Rent Per<br>Month | Additional costs |
|------|----------------------|-----------------------|------------------------|----------------------------|------------------|
| 100  | 1695                 | \$18.00               | \$9.22                 | \$38 <del>44</del>         | GST              |

Includes Water, Gas and Electricity



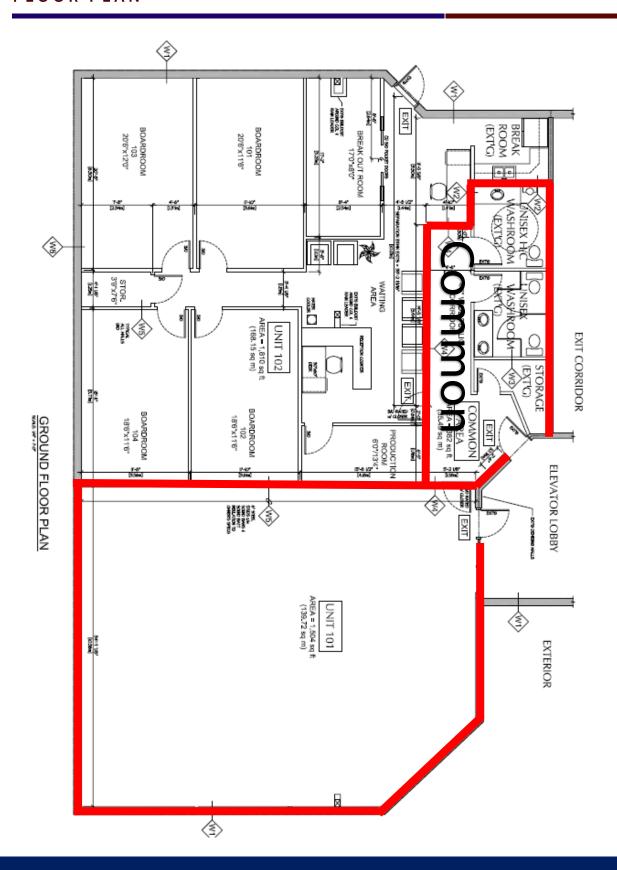
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