OFFICE/RETAIL FOR LEASE:

100 – 1465 Ellis, Kelowna, BC

On just North of Bernard Avenue and directly across from the Queensway bus loop

- Location, location, location! In the epicenter of downtown Kelowna!
- 3696 ft.² of AAA office or retail premises with high ceilings
- modern open layout interior with high-end washrooms and kitchen in place
- Three on-site parking stalls and façade signage is included
- C7 ZONING (visit www.city.Kelowna.bc.ca) allows for most office and retail uses

Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
100	3696	$19.50	$9.22	**$8845**	GST & Parking

FOR MORE INFORMATION PLEASE CONTACT:

Corporate Accord Realty LTD.
Commercial & Investment Real Estate Services

Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

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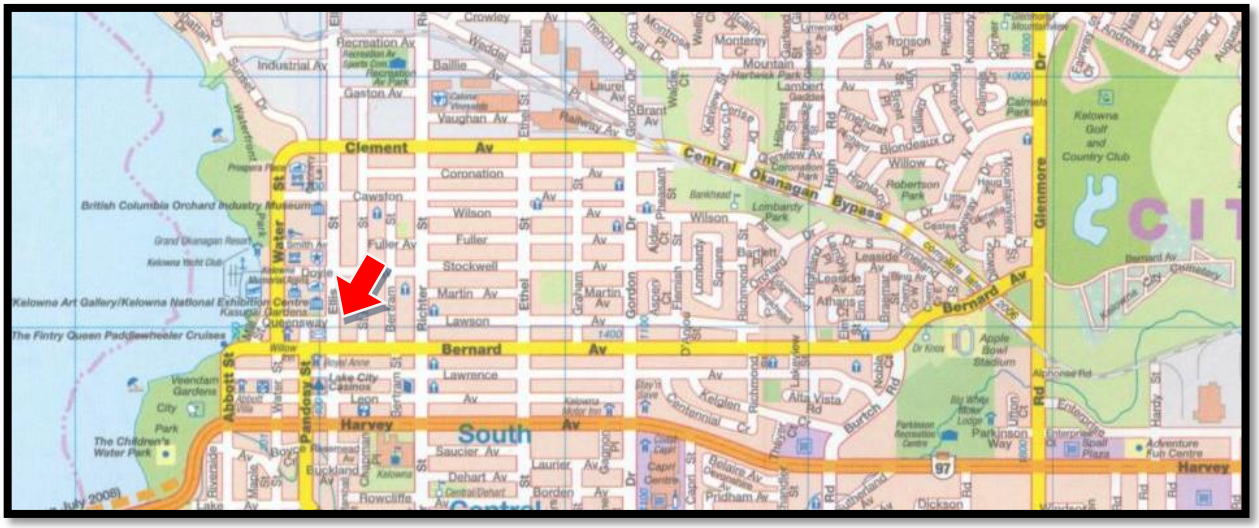
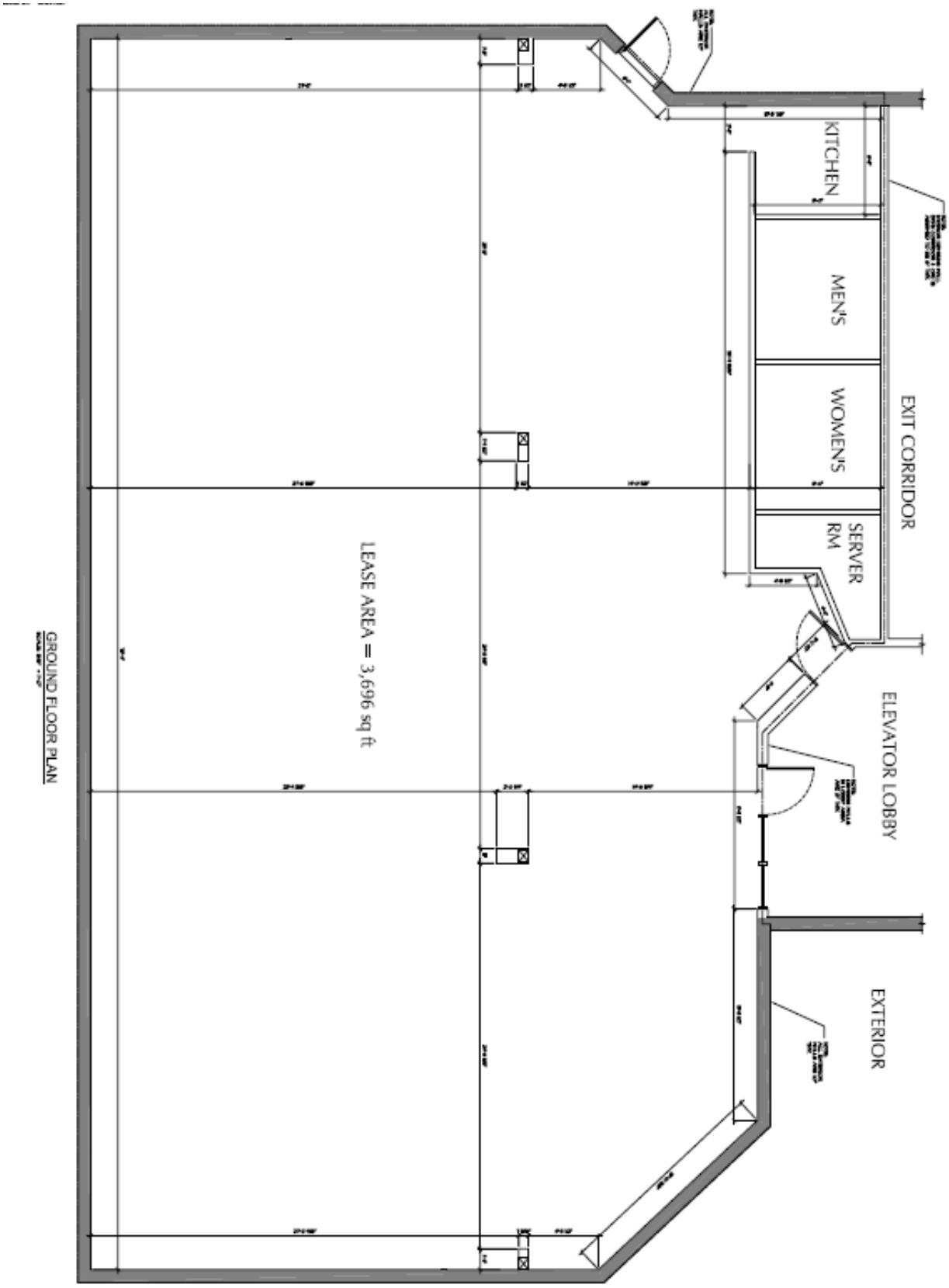
GREAT DOWNTOWN KELOWNA LOCATION!



INTERIOR:

FLOORPLAN - 3696SF USABLE & RENTABLE: