

# 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.<sup>2</sup> 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](http://www.city.Kelowna.bc.ca)) allows for most office and retail uses



Unit	Main Floor (ft. <sup>2</sup> )	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
100	3696	\$17.50	\$9.22	\$8229	GST

*Includes Water, Gas and Electricity*

**Corporate Accord Realty** LTD.

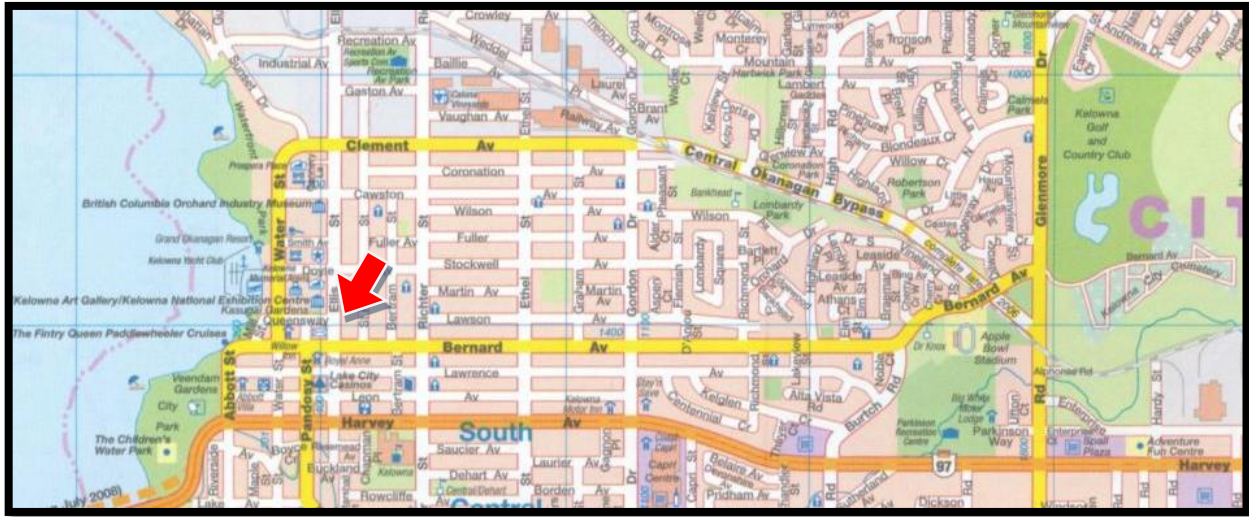
Commercial & Investment Real Estate Services

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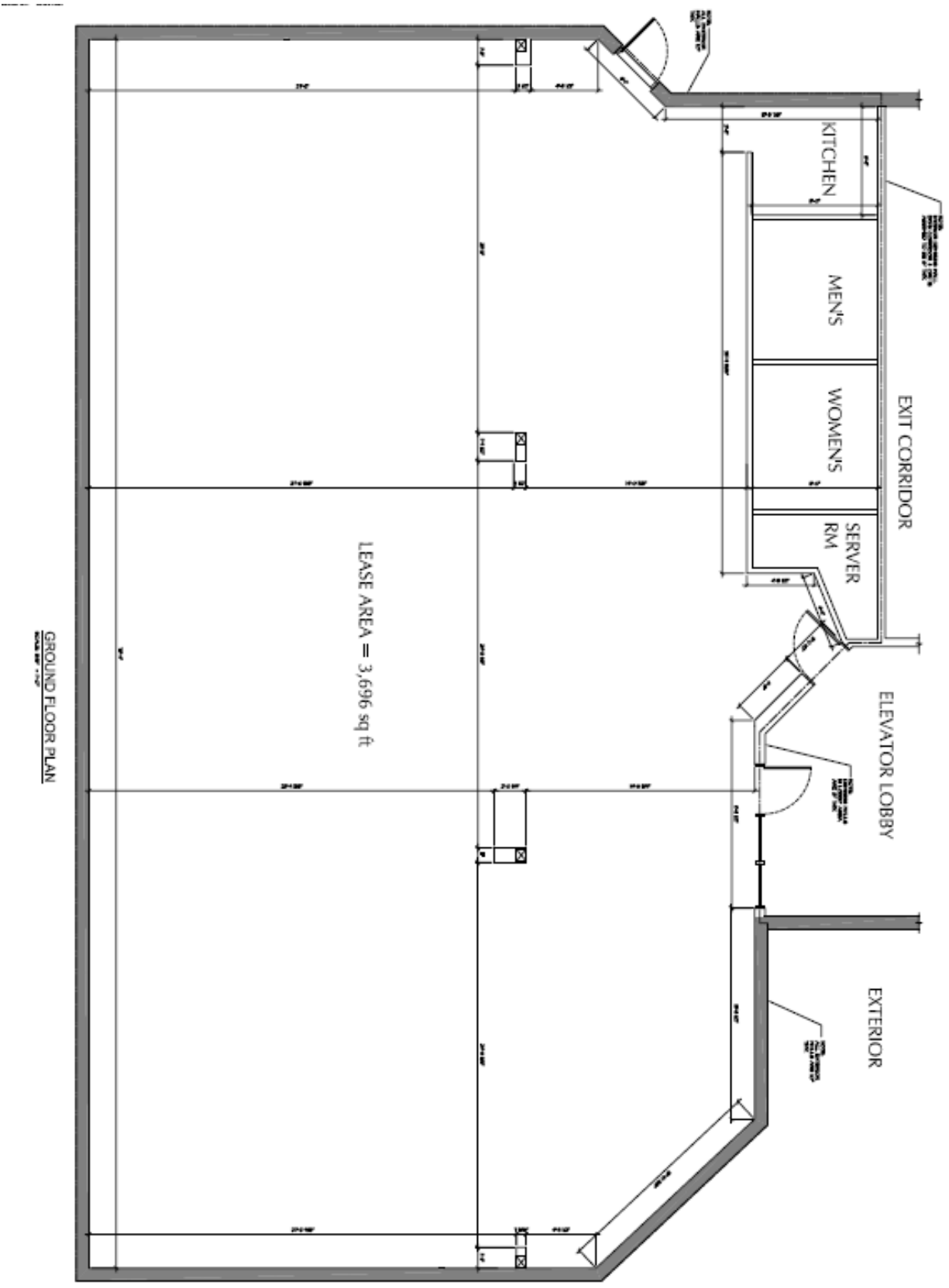
## GREAT DOWNTOWN KELOWNA LOCATION!



## INTERIOR:



FLOORPLAN - 3696SF USABLE & RENTABLE:



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"