

# RETAIL/OFFICE FOR LEASE

## 100 – 1465 Ellis Street, Kelowna

- 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
- One onsite parking stall and signage included
- Vibrant area with exceptional developments and downtown bus terminal nearby
- All tenants encouraged to confirm their use at City Hall prior to writing an offer

Deemed Size (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1695	\$19.00	\$13.43	\$4580	GST and Janitorial

\* Base Rent to increase 3% annually to over inflation

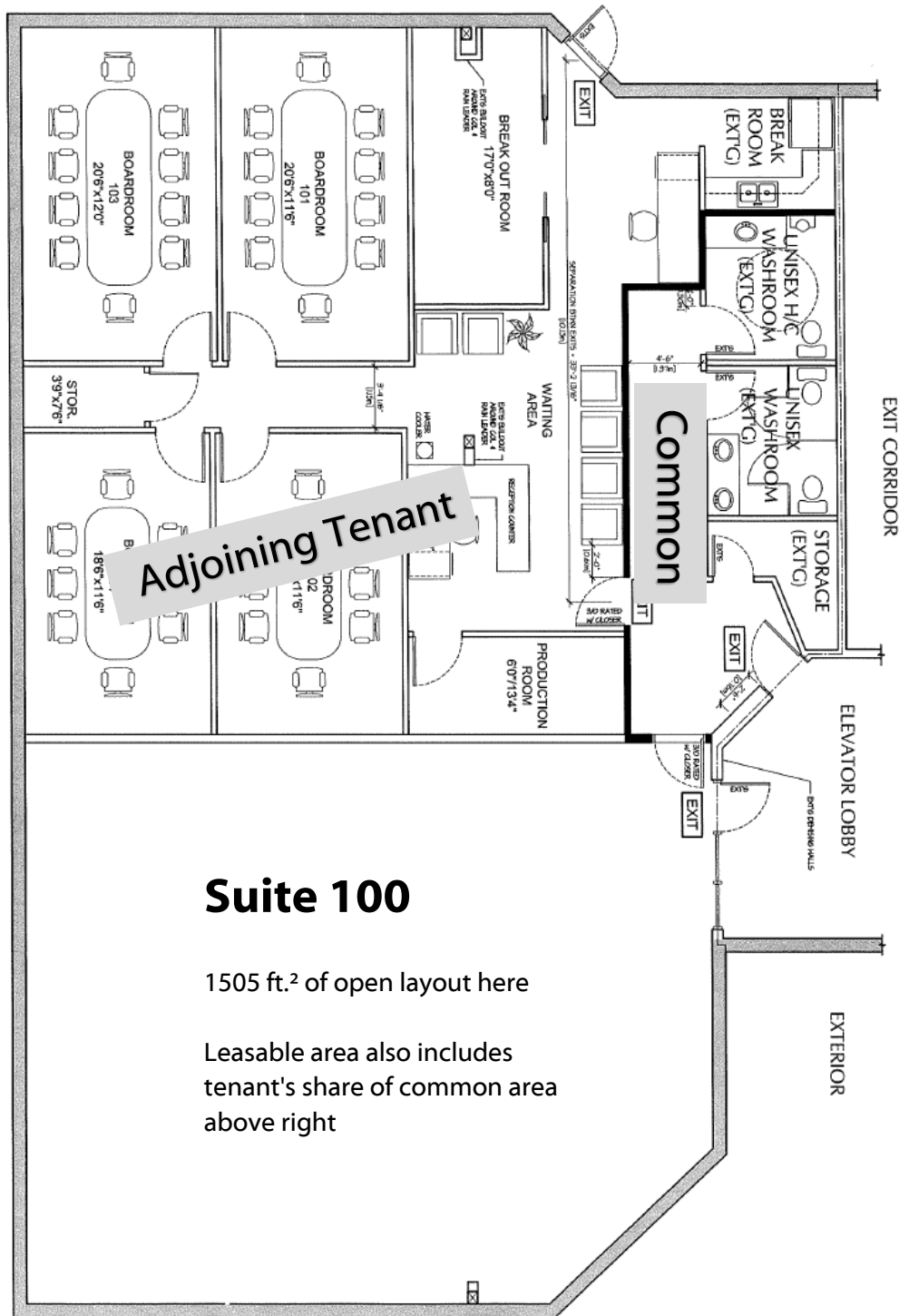


Peter Bouchard, B.Comm. (UREC)  
Peter@CorpAccord.com  
250.470.9551

Corporate Accord Realty Ltd.  
500 Sarsons Road,  
Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)

# Approximate Floorplan



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# Interior Photos

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