

OFFICE WITH WAREHOUSE FOR LEASE

915 Ellis Street, Kelowna

- 1000 ft.² of hard-to-find smaller downtown space
- Semi-open layout with completed T-bar ceiling
- Includes two free on-site parking stalls plus ample on-site parking
- I2 ZONING allows for most construction, warehousing, distribution and technology uses
- This zoning allows for restaurants and food production
- Premises is available March 1, 2020

| Deemed Size (ft. ²) | Base Rent* (/sf/yr) | Triple Net (/sf/yr) | "All In" Rent Per Month | Additional costs | Bay Doors |
|---------------------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 1000 | \$13.50 | \$5.00 | \$1541 | GST & Utilities | 2 x 12'h x 10'w |

* Base Rent to increase 3% annually to cover inflation



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12 Zoning Allowable uses

To view the current I2 zoning please click the below link

<https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%208000/Section%2015%20-%20Industrial%20Zones.pdf>

The principal uses in this zone are:

- | | |
|---|---|
| (a) analytical testing | (r) food primary establishment |
| (b) animal clinics, major | (s) gas bars |
| (c) auctioneering establishments | (t) general industrial uses |
| (d) automotive and equipment repair shops | (u) household repair services |
| (e) automotive and minor recreation vehicle sales/rentals | (v) liquor primary establishment, minor |
| (f) breweries and distilleries, major | (w) outdoor storage |
| (g) breweries and distilleries, minor | (x) participant recreation services, indoor |
| (h) bulk fuel depots | (y) private clubs |
| (i) cannabis production facilities | (z) rapid drive-through vehicle services |
| (j) commercial storage | (aa) recycling depots |
| (k) contractor services, general | (bb) recycled materials drop-off centres |
| (l) contractor services, limited | (cc) service stations, minor |
| (m) convenience vehicle rentals | (dd) service stations, major |
| (n) custom indoor manufacturing | (ee) temporary shelter services |
| (o) emergency and protective services | (ff) truck and mobile home sales/rentals |
| (p) equipment rentals | (gg) utility services, minor impact |
| (q) fleet services | (hh) vehicle and equipment services, industrial |
| | (ii) warehouse sales |

Downtown Kelowna

