

OFFICE FOR LEASE

2045 Enterprise Way, Kelowna

- *Flexible unit sizes – *Adaptable to meet Tenant requirements – Bring your ideas to us!*
 - *Exclusive full top floor leasing opportunity 300&301*: 10,656 rentable sf (BOMA)*
 - *or... Proposed unit 300*: 7,010 sf (BOMA) | Proposed unit 301*: 3,646 sf (BOMA)*
- *Enterprise Center is a 30,233 sf three-story office building with elevator*
- *Exceptionally good onsite (24 stalls allocated to the 3rd floor!) and offsite parking*
- *Extensive leasehold improvements and carpet tile in place*
- *Convenient central Kelowna location one block off Highway 97N*
- *Zoned CA1 for a variety of office uses | Prominent pylon signage is available*
- *Bike friendly building with showers and lockers*
- *Great neighborhood close to a multitude of restaurants, shopping and other amenities!*

Unit	Deemed Size (Rentable sf)	Base Rent* (/sf/yr)	Triple Net & Utilities (/sf/yr)	"All In" Rent Per Month**	Parking Spaces
300 & 301	10,656	\$18.50	\$9.60	\$24,953	24
300	7,010	\$19.00	\$9.60	\$16,707	16
301	3,646	\$20.00	\$9.60	\$8,993	8

* Base Rent to increase 3% annually to cover inflation | **Plus GST, Janitorial, Security & Parking



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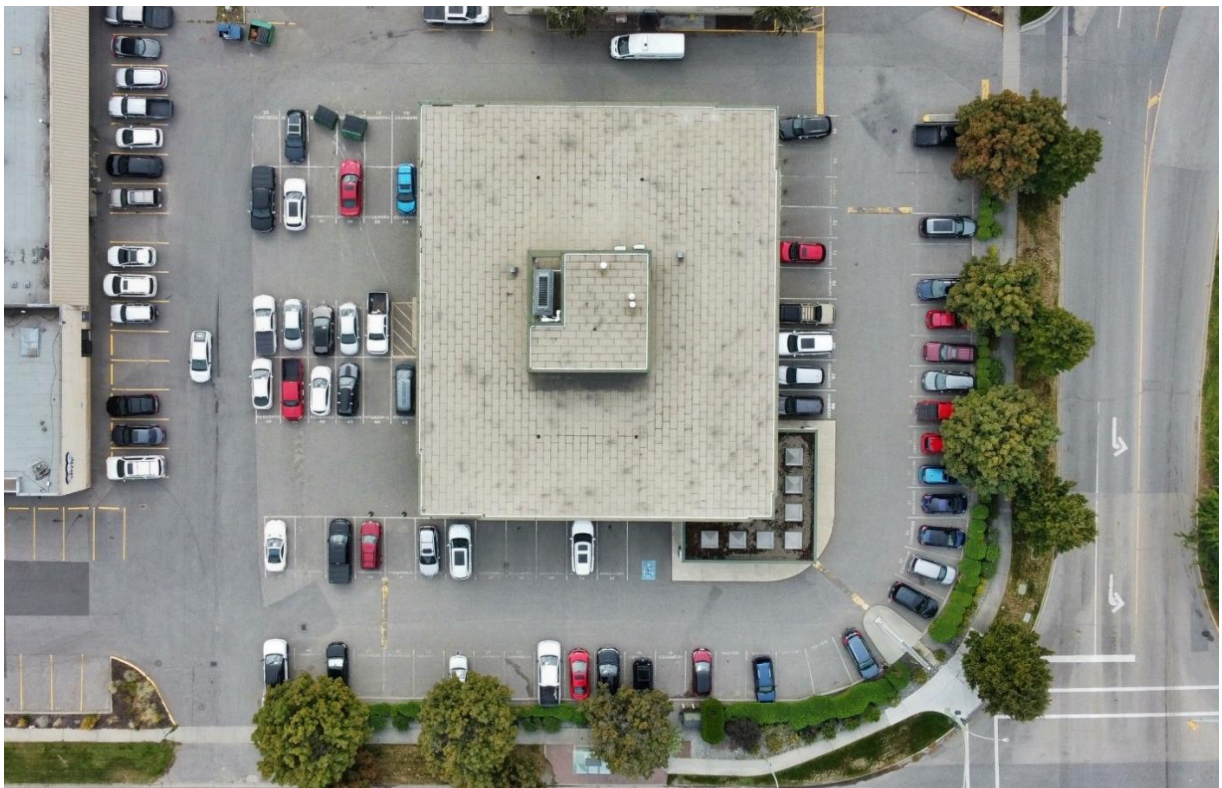
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Aerial of Lot



Parking Area



Location



Interior Photos



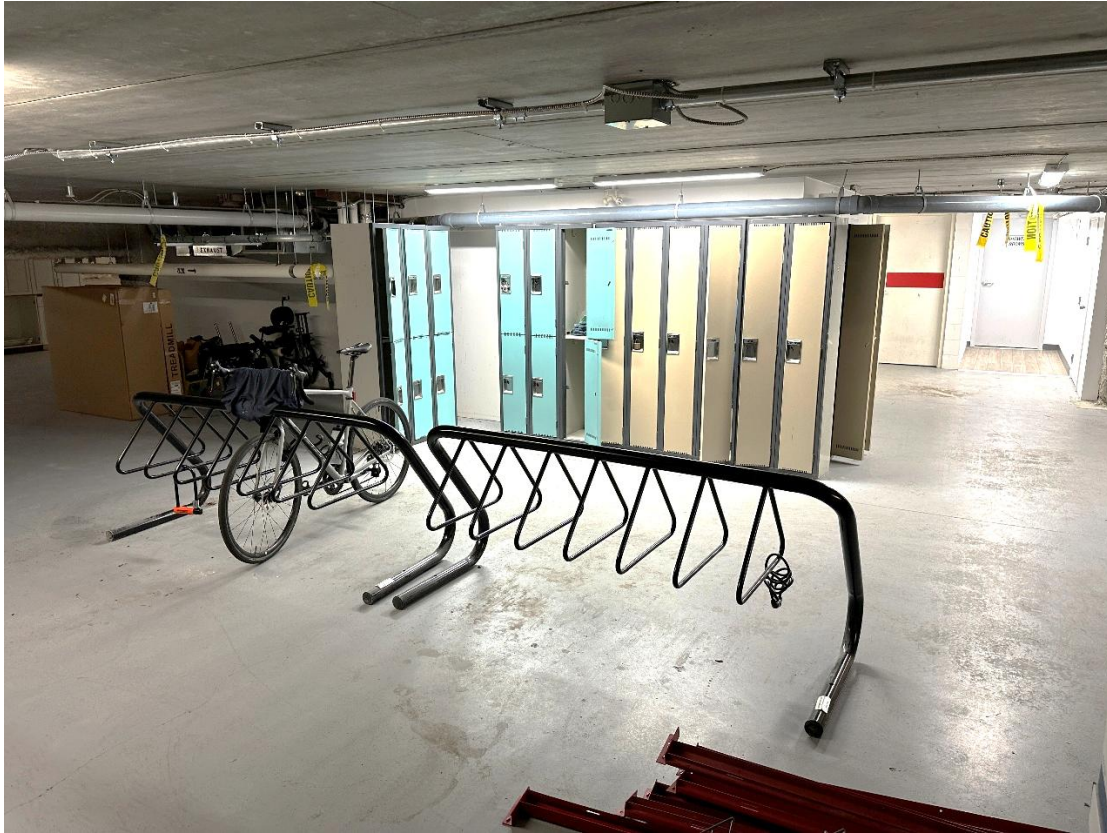
Interior Photos: Continued



Interior Photos: Continued



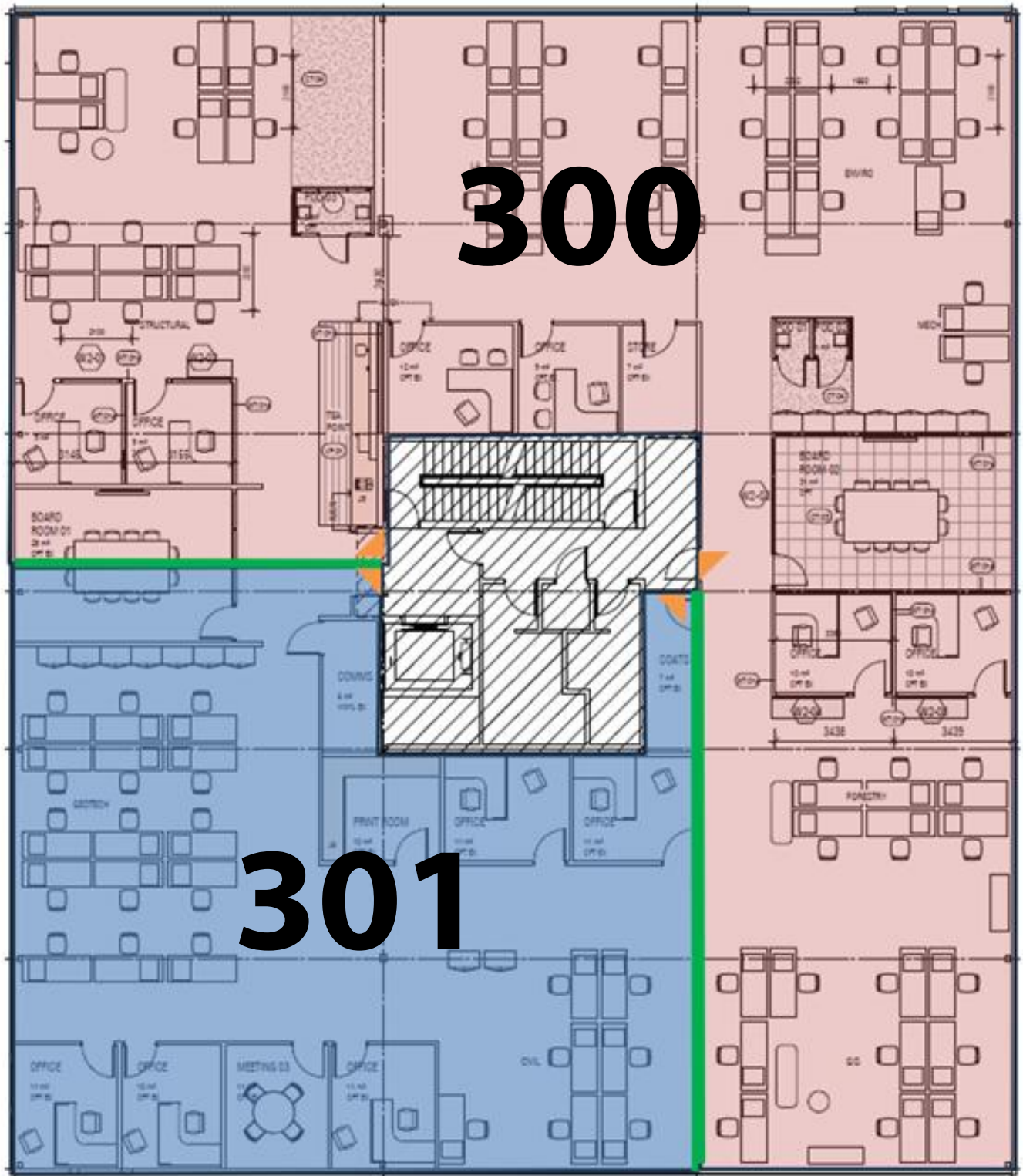
Bike Storage, Lockers & Shower Rooms



Entranceway



Third Floor Plan: 10,656 Rentable (approx.)



Proposed unit split approximately shown above:
Unit 300: 7,010 sf (BOMA) | Unit 301: 3,646 sf (BOMA)

Unit sizes may be adaptable to meet Tenant requirements, walls shown above in green are to be installed/adapted depending on final unit sizes.

CA1 Zoning Uses Per Bylaw 12375 (Subject to Change)

(*P' Principal Use, 'S' Secondary Use, '-' Not Permitted)

Uses		C1	C2	CA1
1	Accessory Buildings or Structures	S	S	S
2	Agriculture, Urban	S	S	S
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}
4	Animal Clinics, Major	-	P	P
5	Animal Clinics, Minor	P	P	P
6	Apartment Housing	P ^{.6}	P ^{.6}	P
7	Auctioneering Establishments	-	P	-
8	Automotive & Equipment	-	P	-
9	Automotive & Equipment, Industrial	-	-	-
10	Boat Launches	-	-	-
11	Boat Storage	-	-	-
12	Bulk Fuel Depot	-	-	-
13	Cannabis Production Facilities	-	-	-
14	Cemeteries	-	-	-
15	Child Care Centre, Major	P	P	P
16	Child Care Centre, Minor	S	S	S
17	Commercial Storage	-	P	-
18	Concrete and Asphalt Plants	-	-	-
19	Cultural and Recreation Services	P	P	P
20	Detention and Correction Services	-	-	-
21	Docks	-	-	-
22	Drive Throughs	-	P ^{.14}	P ^{.14}
Uses		C1	C2	CA1
23	Education Services	-	P	P
24	Emergency and Protective Services	P	P	P
25	Exhibition and Convention Facilities	-	-	-
26	Fleet Services	-	P	-
27	Food Primary Establishment	P ^{.5}	P	P
28	Gaming Facilities	-	-	-
29	Gas Bar	P ^{.12}	P ^{.12}	-
30	General Industrial Use	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-
32	Group Home	-	-	-
33	Health Services	P	P	P
34	Home-Based Business, Major	-	-	S ^{.10}
35	Home-Based Business, Minor	-	-	S
36	Hospitals	-	-	-
37	Hotels / Motels	-	P	P
38	Liquor Primary Establishment	P ^{.4, .5}	P ^{.4}	P ^{.4}
39	Marinas	-	-	-
40	Moorage, Permanent	-	-	-
41	Moorage, Temporary	-	-	-
42	Natural Resource Extraction	-	-	-
43	Non-Accessory Parking	-	P	P
44	Offices	P ^{.6}	P ^{.6}	P
45	Outdoor Storage	-	-	-
Uses		C1	C2	CA1
46	Parks	-	-	S
47	Participant Recreation Services, Indoor	P	P	P
48	Participant Recreation Services, Outdoor	-	-	-
49	Personal Service Establishment	P	P	P
50	Professional Services	P	P	P
51	Recreational Water Activities	-	-	-
52	Recycling Depots	-	-	-
53	Recycling Drop-Offs	P	P	P
54	Recycling Plants	-	-	-
55	Religious Assemblies	P	P	P
56	Residential Security / Operator Unit	S	S	-
57	Retail	P	P	P
58	Retail Cannabis Sales	P ^{.9}	P ^{.9}	P ^{.9}
59	Secondary Suite	-	-	-
60	Single Detached Housing	-	-	-
61	Spectator Sports Establishments	-	-	-
62	Stacked Townhouses	-	-	P
63	Temporary Shelter Services	-	P	P
64	Townhouses	-	-	P
65	Utility Services, Infrastructure	-	-	-
66	Warehousing	-	P	-
67	Wrecking Yards	-	-	-