

## 2045 Enterprise Way, Kelowna

- Exclusive full top floor leasing opportunity! 10,656 rentable sq.ft. (BOMA)
- Enterprise Center is a 30,233 sf three-story office building with elevator
- Exceptionally good onsite (24 stalls allocated to the 3<sup>rd</sup> 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!

Deemed Size (Rentable sf)	Base Rent* (/sf/yr)	Triple Net & Utilities (/sf/yr)	Additional costs
10,656	\$19.00	\$9.60	GST, Janitorial, Security & Parking

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



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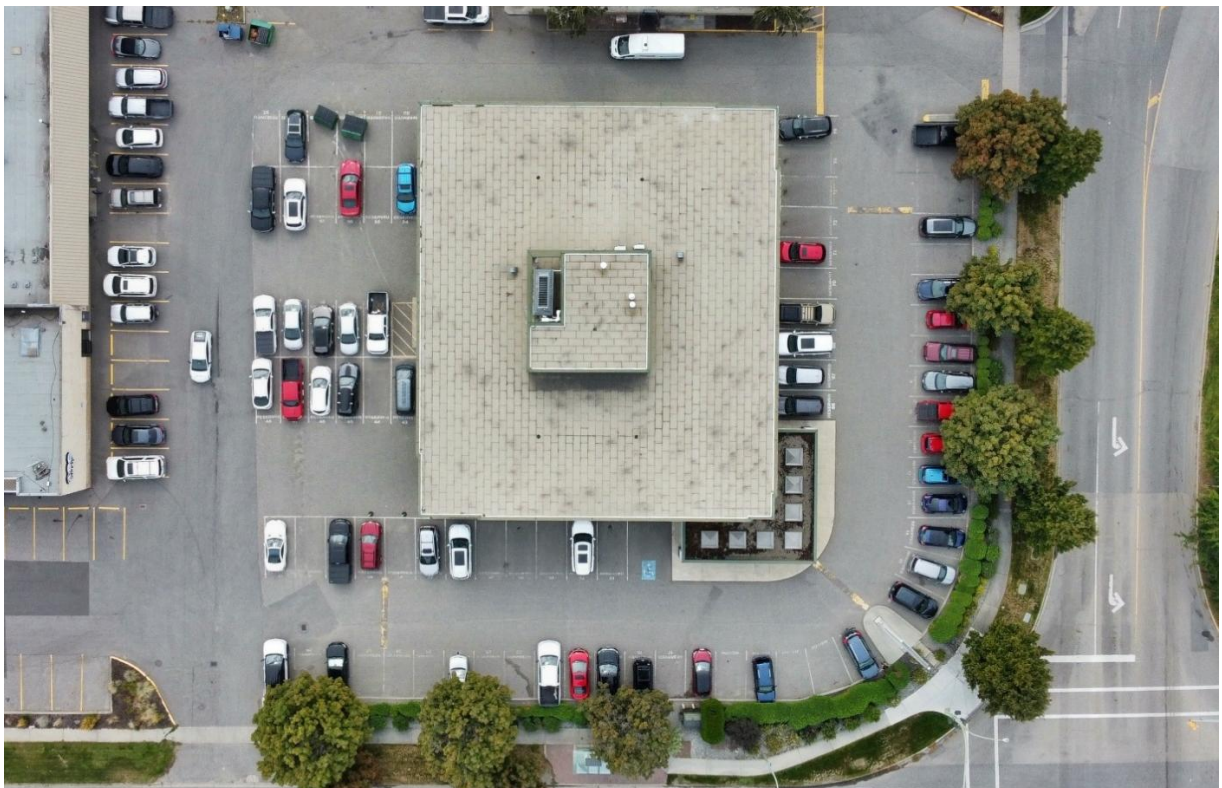
# Aerial of Lot

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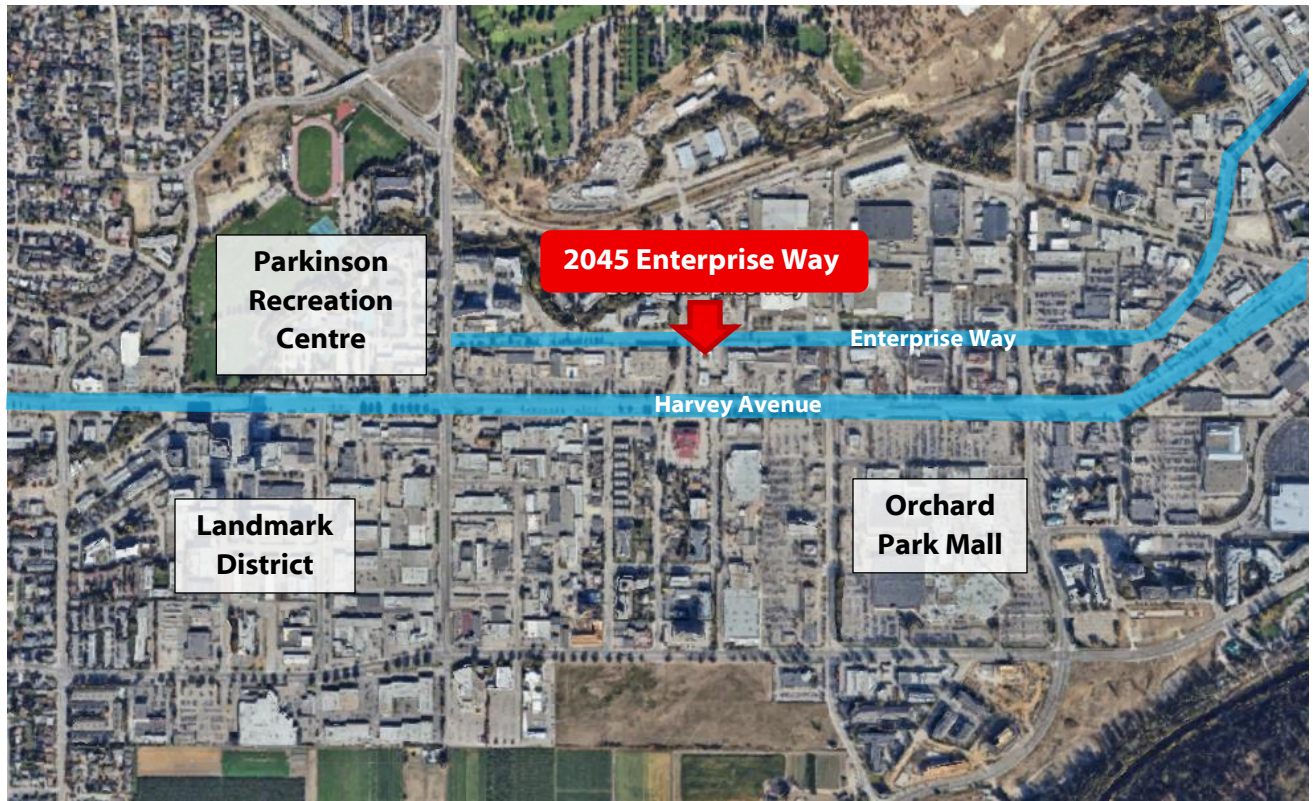
# Parking Area

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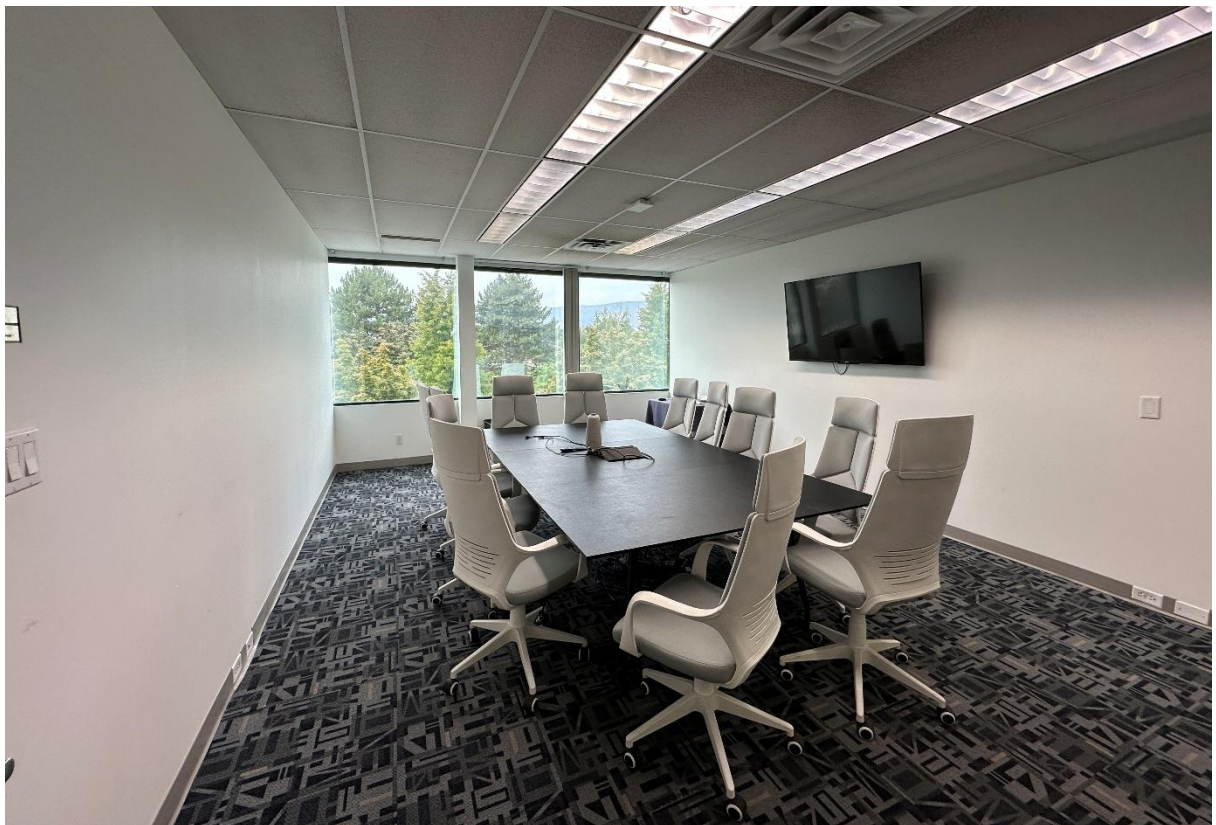
## Location

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## Interior Photos

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## Interior Photos: Continued

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## Interior Photos: Continued

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# Bike Storage, Lockers & Shower Rooms

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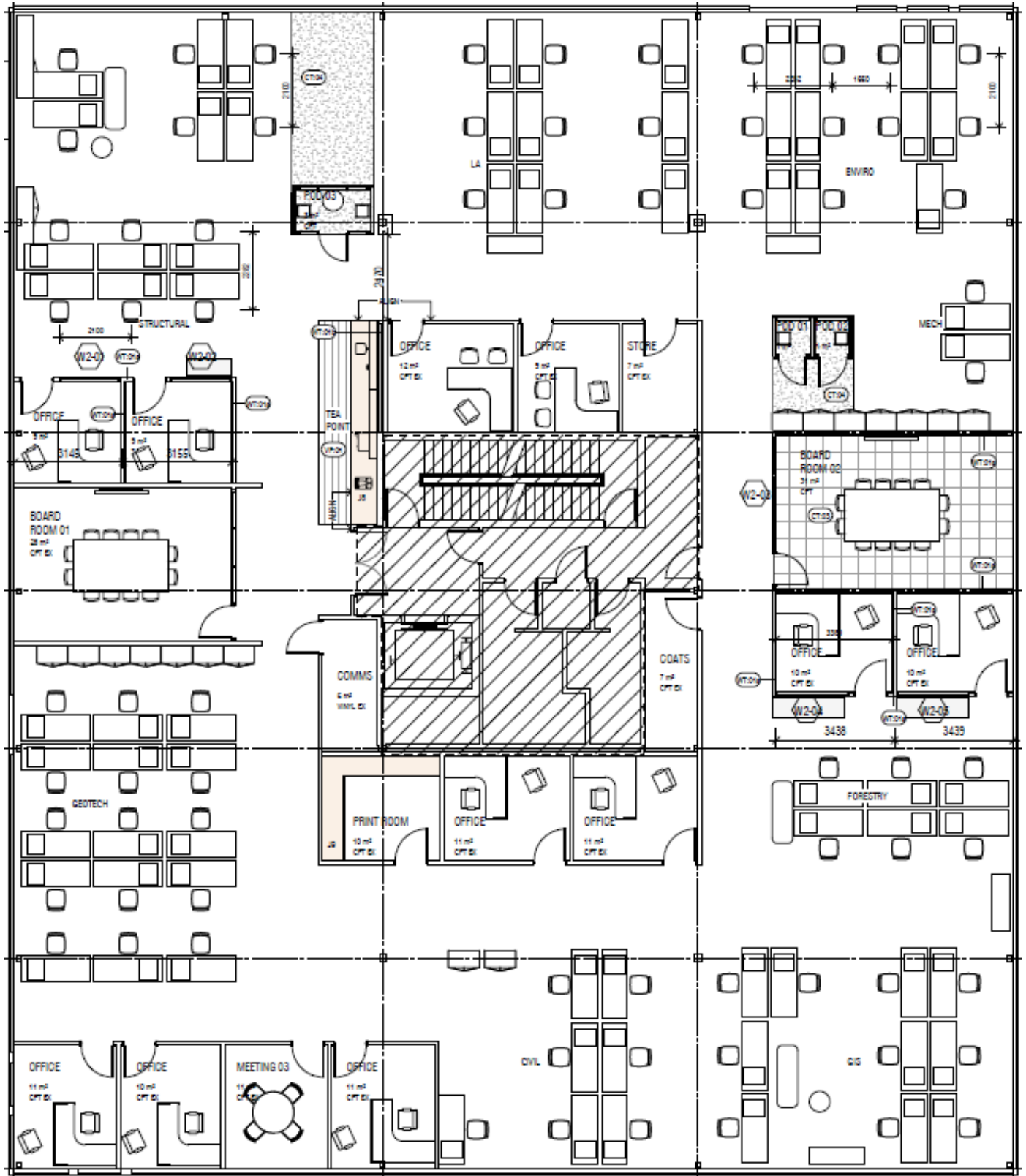


# Entranceway

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



# CA1 Zoning Uses Per Bylaw 12375 (Subject to Change)

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

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



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