OFFICE BUILDING FOR LEASE

2045 Enterprise Way, Kelowna

- Enterprise Center is a 31,487sf three-story office building with elevator
- Exceptionally good parking (2.5 stalls per 1000sf) and abundant natural light
- Extensive in place government grade leasehold improvements and carpet tile
- Convenient central Kelowna location one block off Highway 97N
- Zoned C4 for most office uses | Prominent pylon signage is available
- Bike friendly building with showers and lockers | Smaller sizes are now considered
- \$10/sf Tenant improvement allowance available
- Available February 1, 2021 or possibly sooner

| Deemed Size | Base Rent* | Triple Net & Utilities | "All In" Rent Per | Additional costs |
|-------------|------------|------------------------|-------------------|-------------------------------------|
| (ft.²) | (/sf/yr) | (/sf/yr) | Month | |
| 31,487 | \$16.00 | \$7.80 | \$62,449 | GST, Janitorial, Security & Parking |

* Base Rent to increase 3% annually to cover inflation





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3D Aerial of Lot



East Parking Area

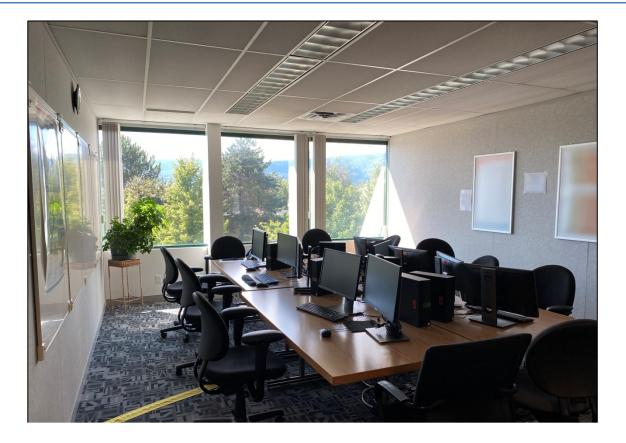


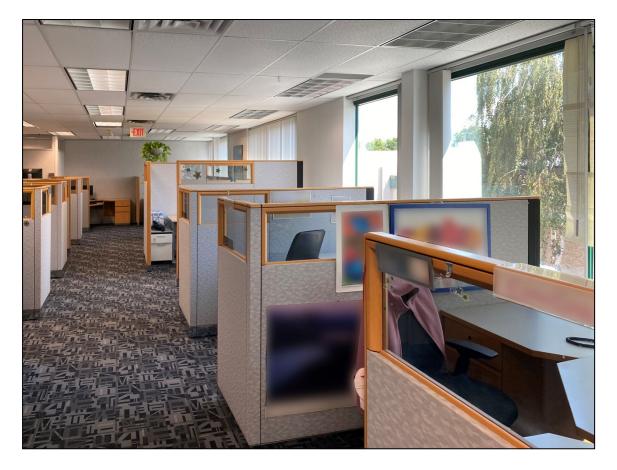
Interior Photos



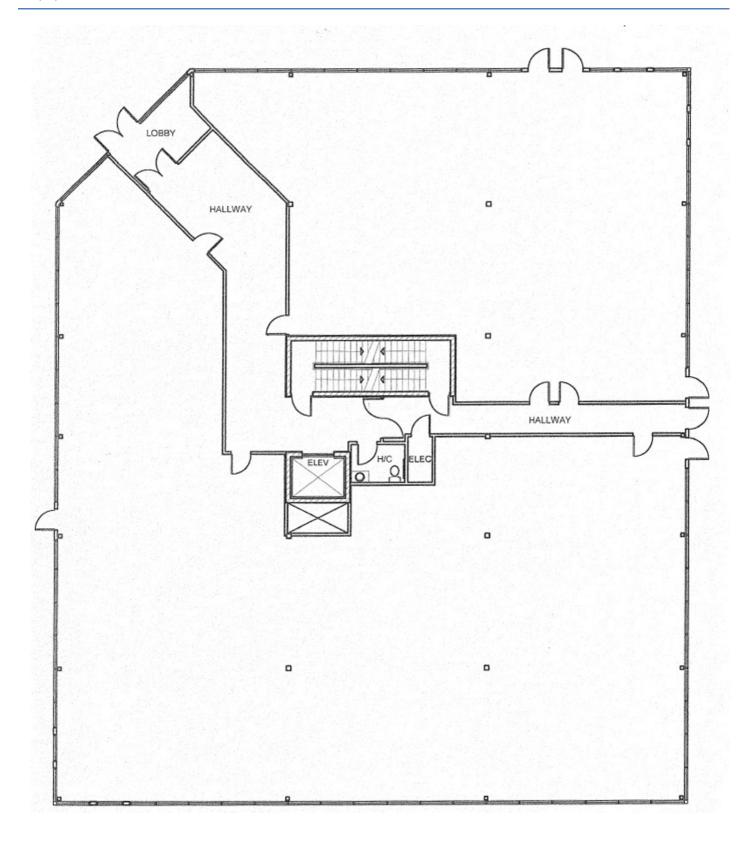


Interior Photos





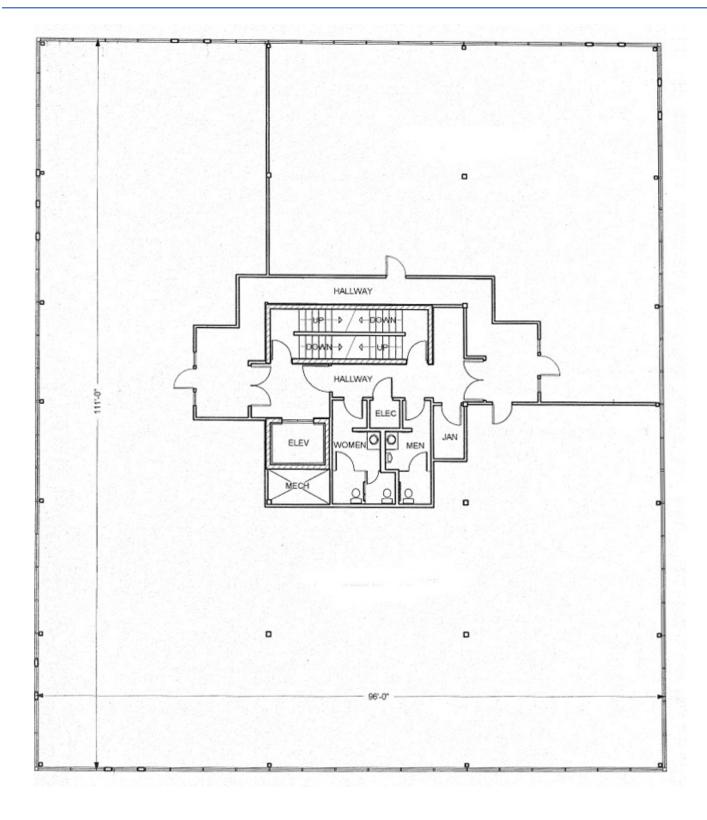
Approximate Main Floor Plan: 10,175sf





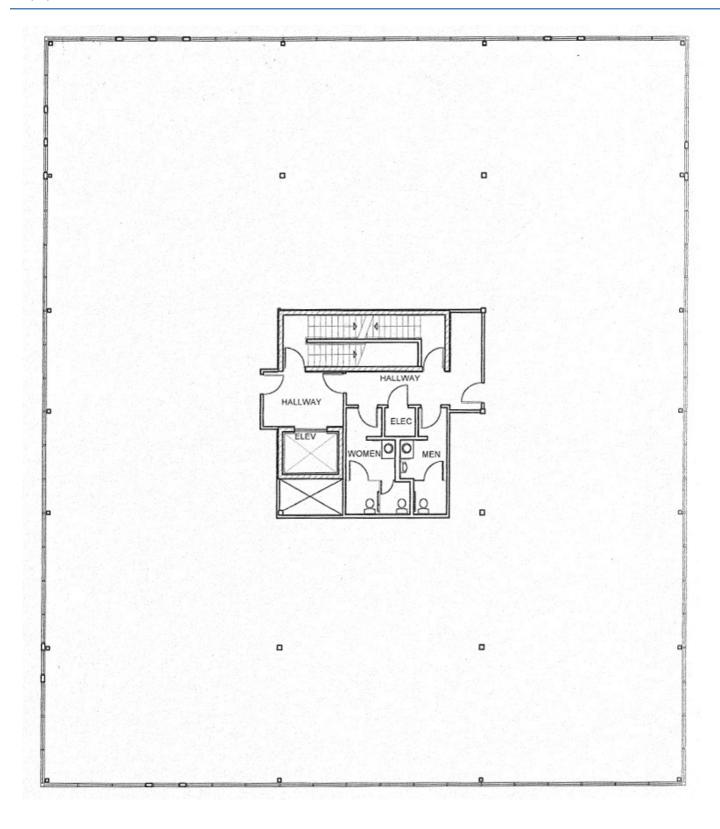
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Approximate Second Floor Plan: 10,656sf



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Approximate Third Floor Plan: 10,656sf





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