

# 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 (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net & Utilities (/sf/yr)	"All In" Rent Per Month	Additional costs
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

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## East Parking Area

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# Interior Photos

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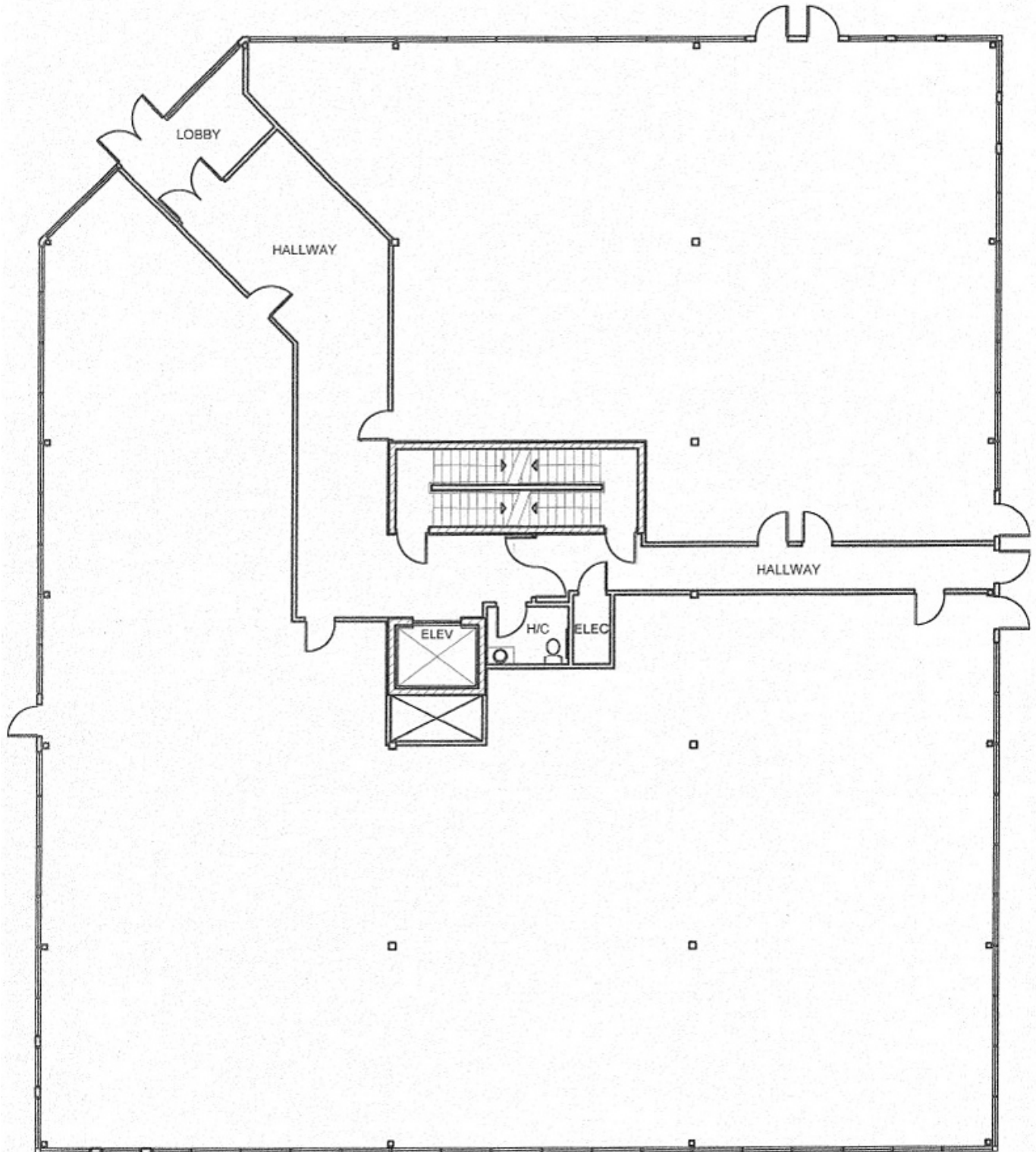


# Interior Photos

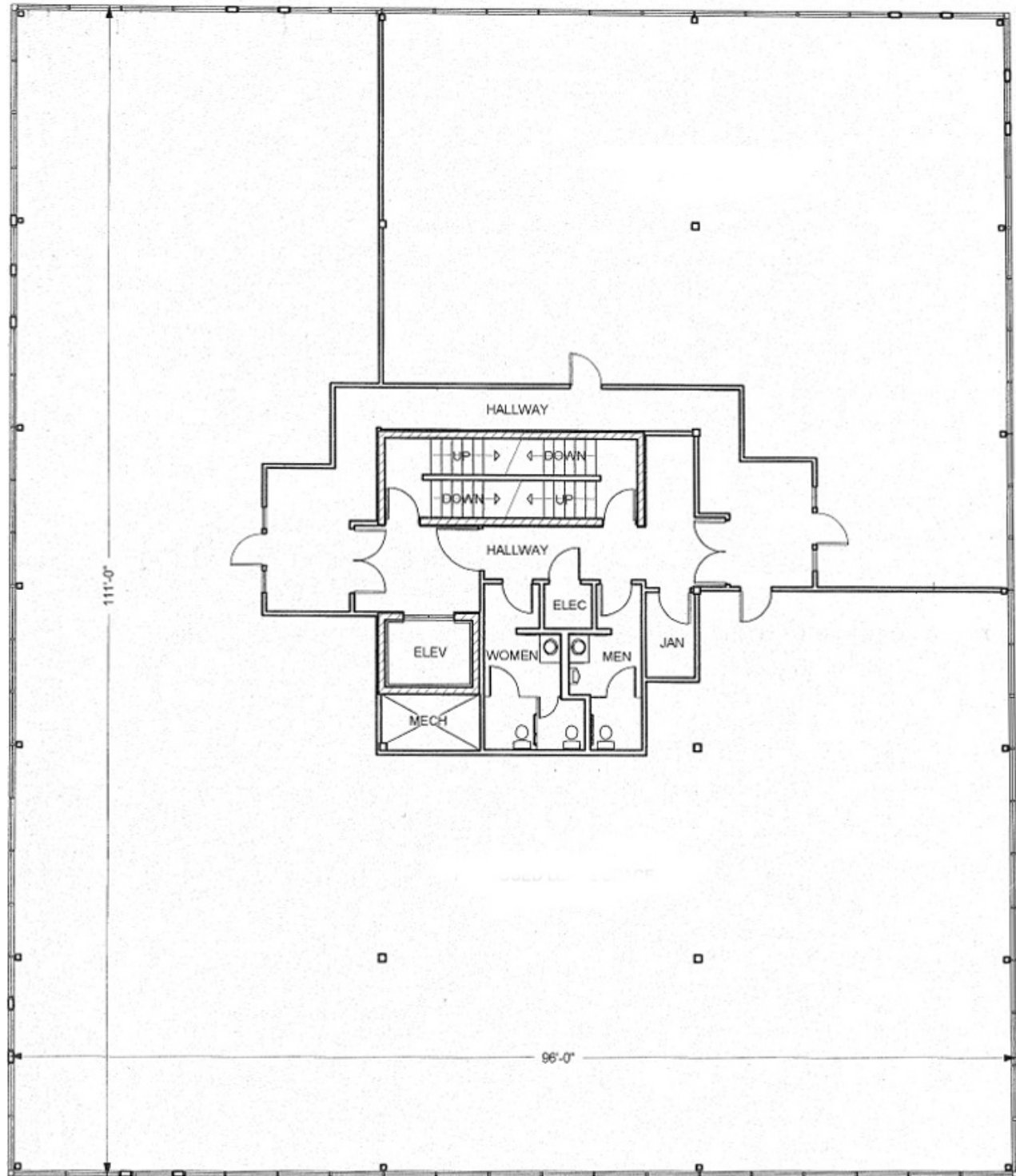
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# Approximate Main Floor Plan: 10,175sf



# Approximate Second Floor Plan: 10,656sf



# Approximate Third Floor Plan: 10,656sf

