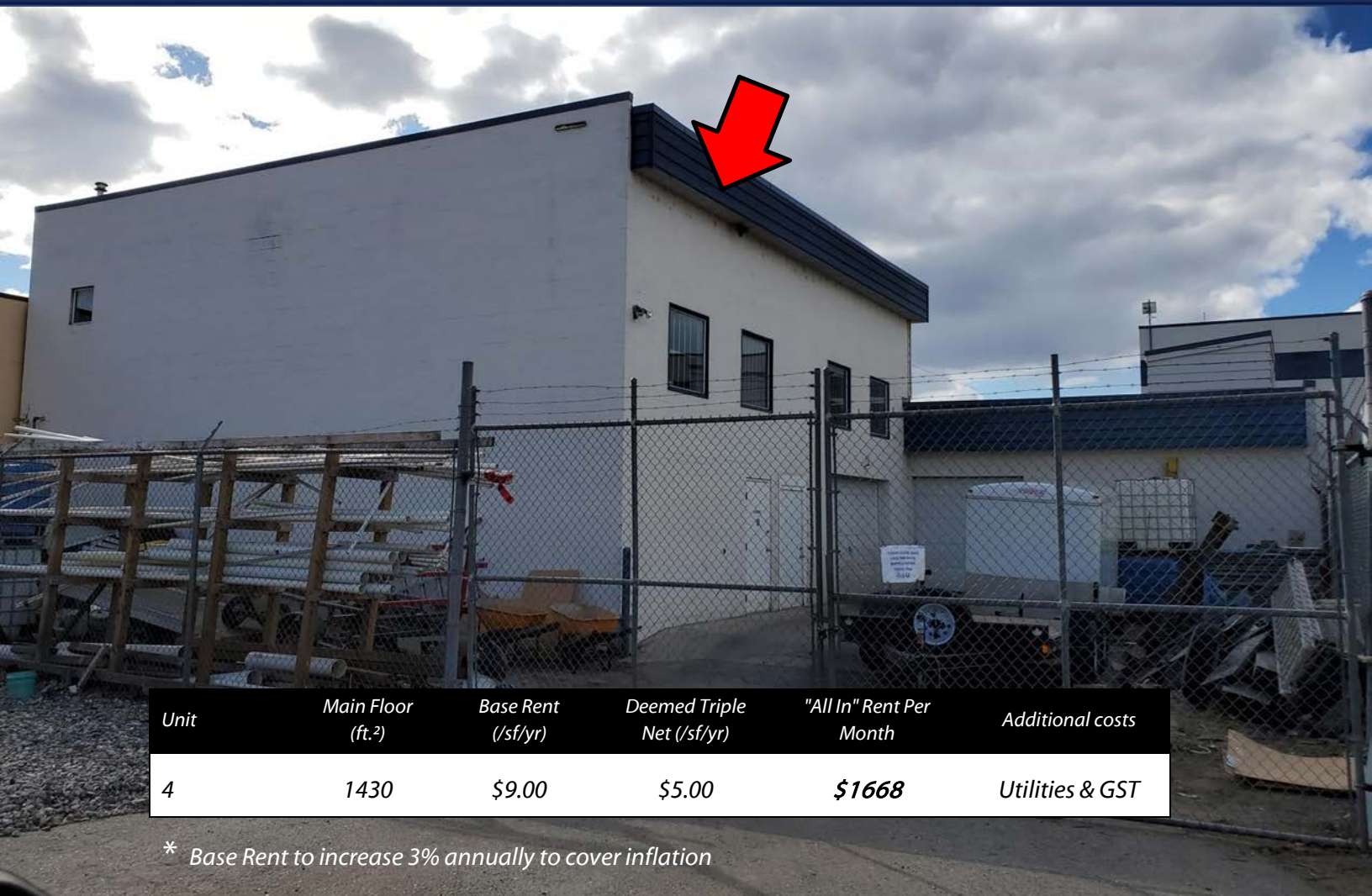


# DANCE STUDIO / OFFICE FOR LEASE:

## 4 – 1934 Evergreen Court, Kelowna

- 1430 sf. of mid town C10 office / residence / dance studio
- 3190sf also available on Main floor (can be combined)
- Located two blocks from Spall between Hwy 97 and Springfield
- Includes Kitchen area
- C10 zoning allows for a variety of uses
- Available Immediately



Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
4	1430	\$9.00	\$5.00	<b>\$1668</b>	Utilities & GST

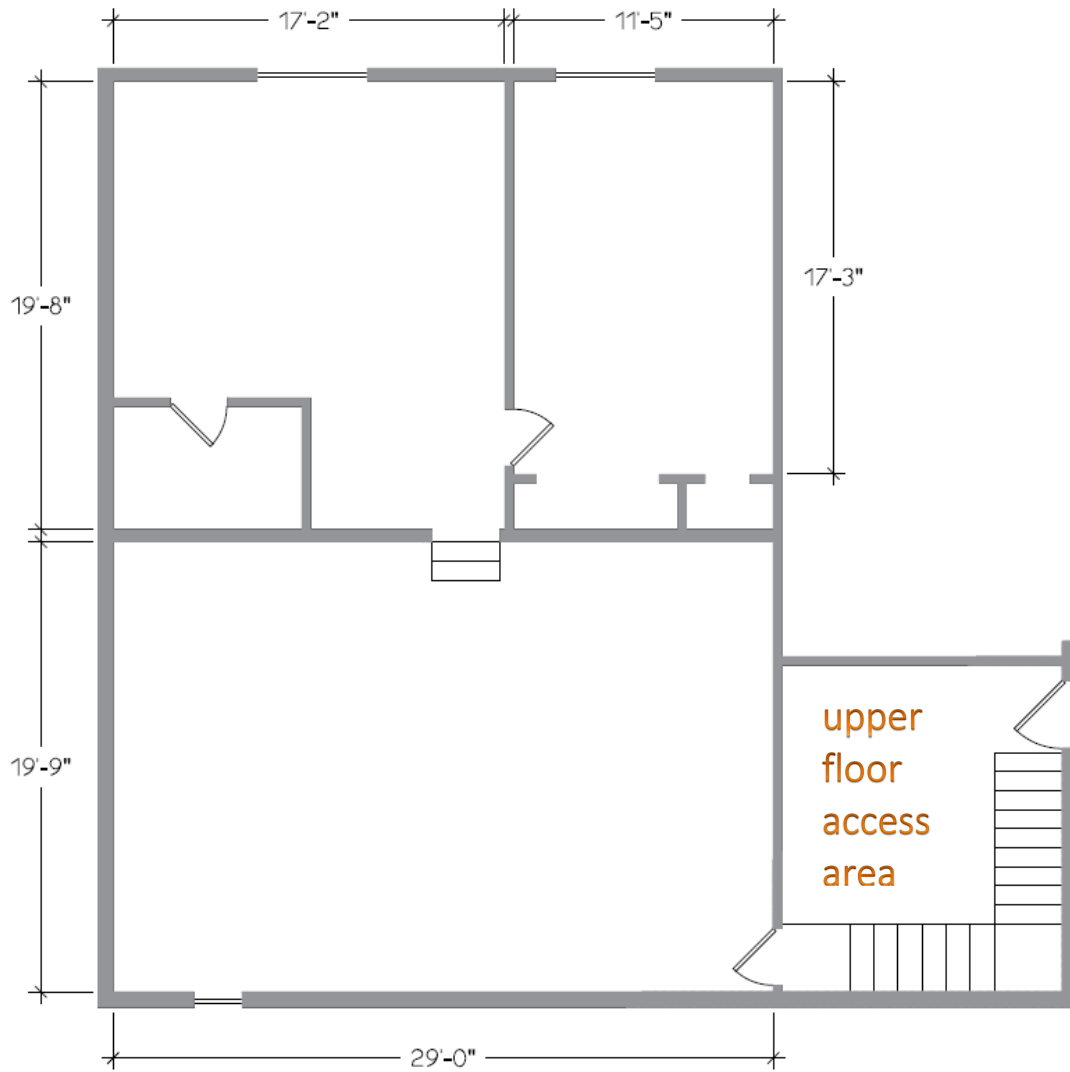
\* Base Rent to increase 3% annually to cover inflation



Peter Bouchard, B.Comm. (UREC)  
Peter@CorpAccord.com  
250.470.9551

Corporate Accord Realty Ltd.  
500 Sarsons Road,  
Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)



## Neighborhood Aerial (2)





# Interior Photos

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