

# SMALL OFFICE SPACE FOR LEASE

## 688 Fitzpatrick Road, Kelowna

- 935sf office space just off Highway 97 N. near the Porsche dealership
- Zoned I2 for most industrial and service commercial uses
- Semi-open layout with private bathroom and one rear double sized office
- One parking space onsite, plus additional offsite parking nearby
- Available immediately! Utilities are deemed to be \$2.50/sf/year

Deemed Size (ft. <sup>2</sup> )	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent* Per Month	Additional costs
935	\$18.00	\$6.50	\$1,909	GST and Utilities

\* All In Rent to increase 3% annually to cover inflation



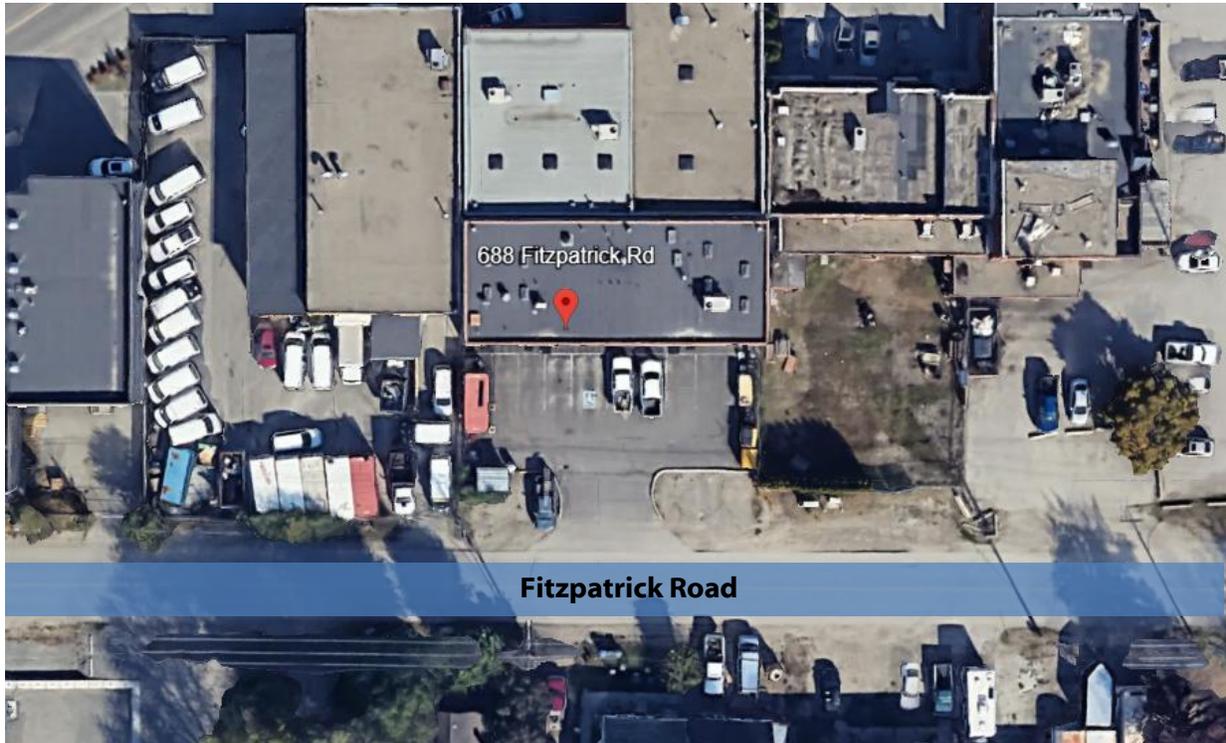
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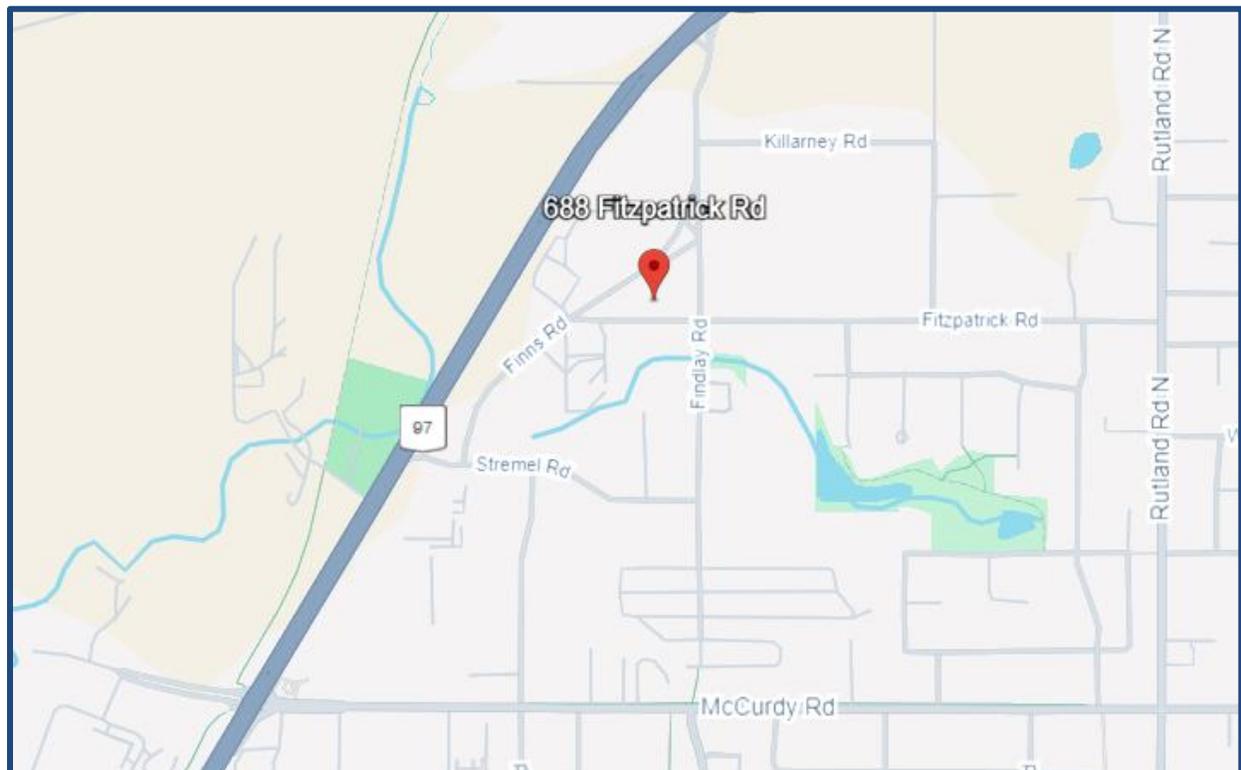
# Satellite Aerial of Lot

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# Map of Area

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# Interior Front

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# Interior Rear Double Sized Office

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# 12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
1 Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S
2 Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S
3 Alcohol Production Facility	-	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>
4 Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P
5 Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P
6 Apartment Housing	P <sup>.6</sup>	P <sup>.6</sup>	P	P	P	P	P	P	P	-	-	-
7 Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-
8 Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-
9 Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P
10 Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-
11 Boat Storage	-	-	-	S <sup>.13</sup>	-	-	-	-	-	P	P	-
12 Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P
13 Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P
14 Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-
15 Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-
16 Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-
17 Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-
18 Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P
19 Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-
20 Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-
21 Docks	-	-	-	-	-	-	-	-	-	-	-	-

Uses	Zones (*P* Principal Use, *S* Secondary Use, *I* Intensity)											
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3
22 Drive Throughs	-	P <sup>.14</sup>	-	-	-							
23 Education Services	-	P	P	P	P	P	P	P	P	-	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-
27 Food Primary Establishment	P <sup>.5</sup>	P	P	P	P	P	P	P	P	P <sup>.5</sup>	P <sup>.5</sup>	-
28 Gaming Facilities	-	-	-	-	P <sup>.8</sup>	P <sup>.8</sup>	-	-	-	-	-	-
29 Gas Bar	P <sup>.12</sup>	P <sup>.12</sup>	-	P <sup>.12</sup>	-	P <sup>.12</sup>	-					
30 General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	-
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-	-
34 Home-Based Business, Major	-	-	S <sup>.10</sup>	-	-	-						
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-
38 Liquor Primary Establishment	P <sup>.4,5</sup>	P <sup>.4</sup>	P <sup>.5</sup>	P <sup>.5</sup>	-							
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-
44 Offices	P <sup>.6</sup>	P <sup>.6</sup>	P	S	P	P	P	P	P	-	-	-

# 12 ZONING USES PER BYLAW 12375 (SUBJECT TO CHANGE)

Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use)										
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P
46 Parks	-	-	S	S	S	S	S	S	S	-	-
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P
53 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S
57 Retail	P	P	P	P	P	P	P	P	P	-	-
58 Retail Cannabis Sales	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>
59 Secondary Suite	-	-	-	-	S <sup>15</sup>	-	-				
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-
62 Stacked Townhouses	-	-	P	P	P <sup>11</sup>	-	-				
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P <sup>11</sup>	-	-				
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-