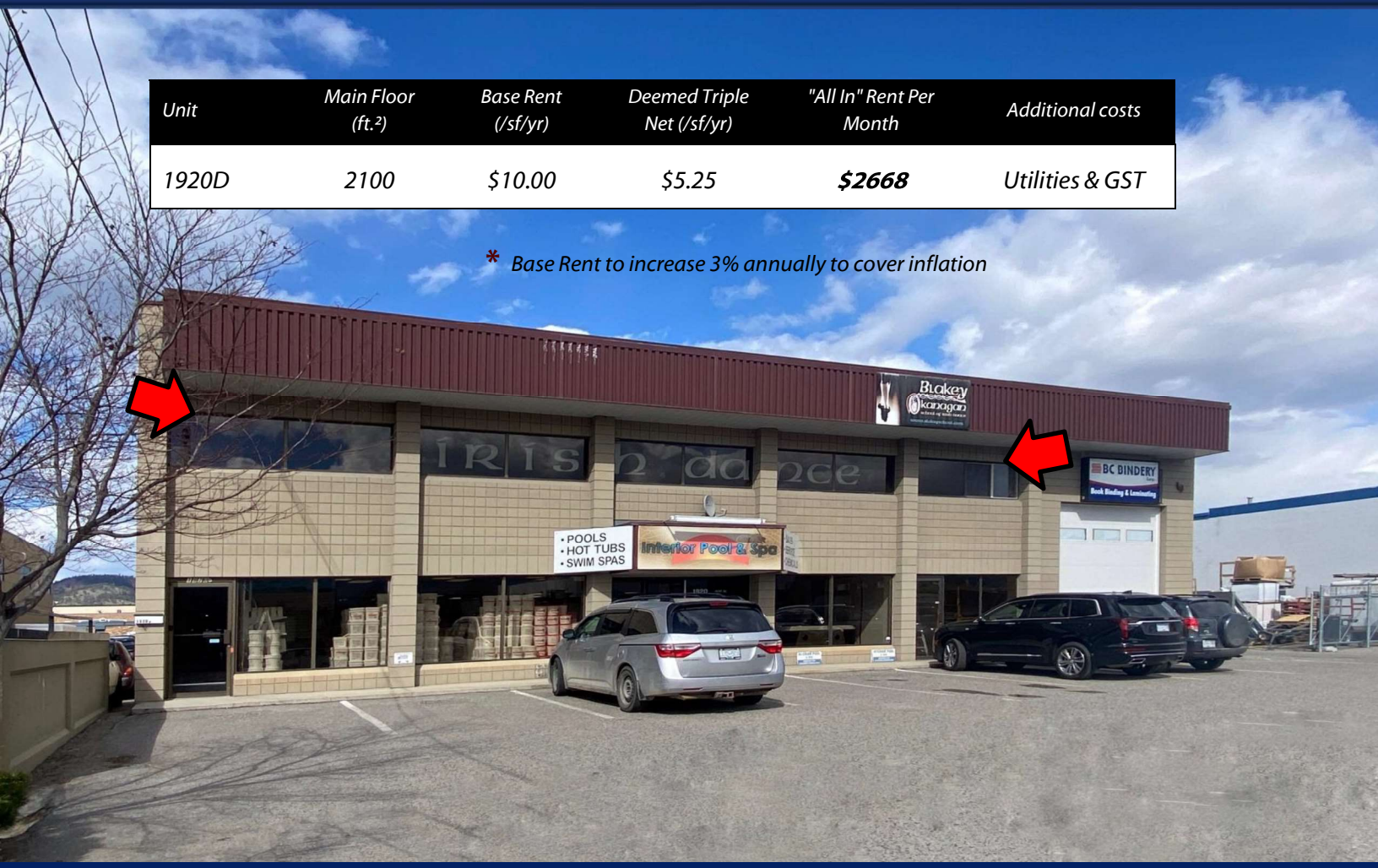
2ND FLOOR FOR LEASE:

1920D Kent Road, Kelowna

- *Great for office, dance or martial arts.*
- *2,100 sq.ft. available with washrooms, separate office and kitchen.*
- *Second floor location with two separate entrances.*
- *Zoned C10 (allows for a broad variety of uses).*
- *Excellent onsite parking (high stalls per square foot ratio).*
- *Main studio is approx. 30' x 50' less 14'x 14' jog, Small studio is 12' x 24'*
- *Bright space with abundant windows.*
- *Spall area location close to many amenities.*

Unit	Main Floor (ft.²)	Base Rent (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1920D	2100	$10.00	$5.25	**$2668**	Utilities & GST

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

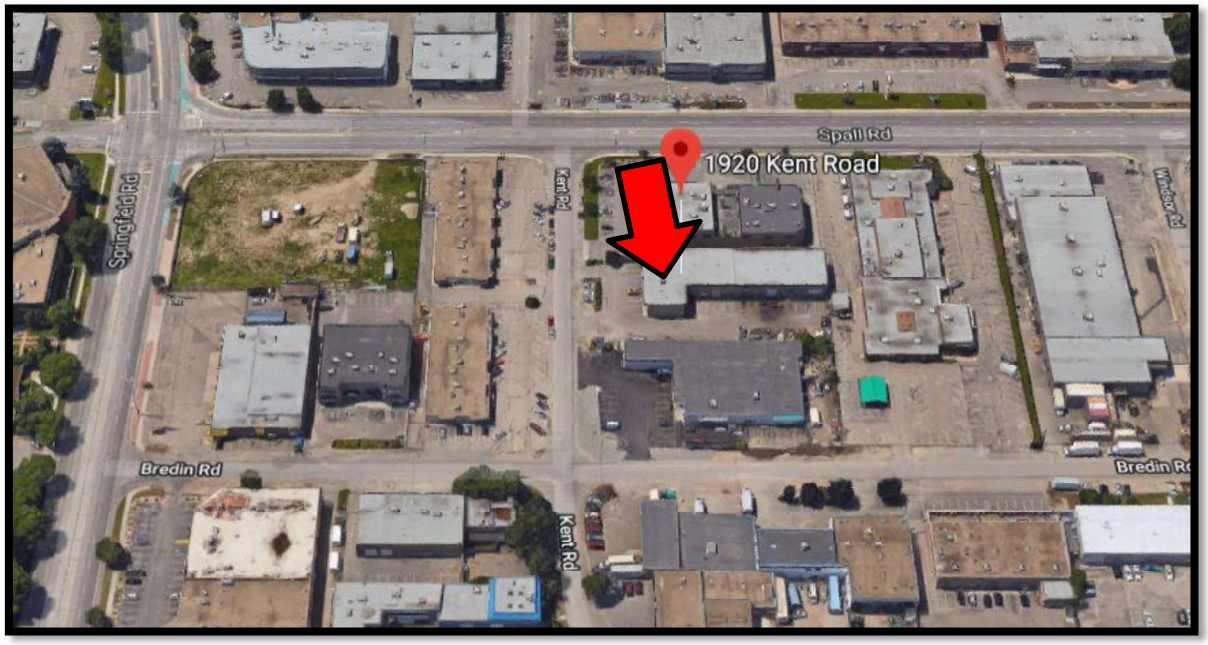


Corporate Accord Realty

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

Interior (Turnkey Dance Studio)

Neighborhood Aerial (Just behind Quality Greens)