

RETAIL/OFFICE FOR LEASE

3970 Lakeshore Road, Kelowna

- Standalone building located by the roundabout on Lakeshore and Lexington
- 2500 sq.ft of office or retail | High exposure
- Ideal for medical services or a restaurant
- Ample onsite parking for clients and staff | Low triple nets
- Signage opportunities available | Available February 1, 2018



Unit	Main Floor (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
3970	2500	\$25.00	\$7.50	\$6770	Utilities & GST



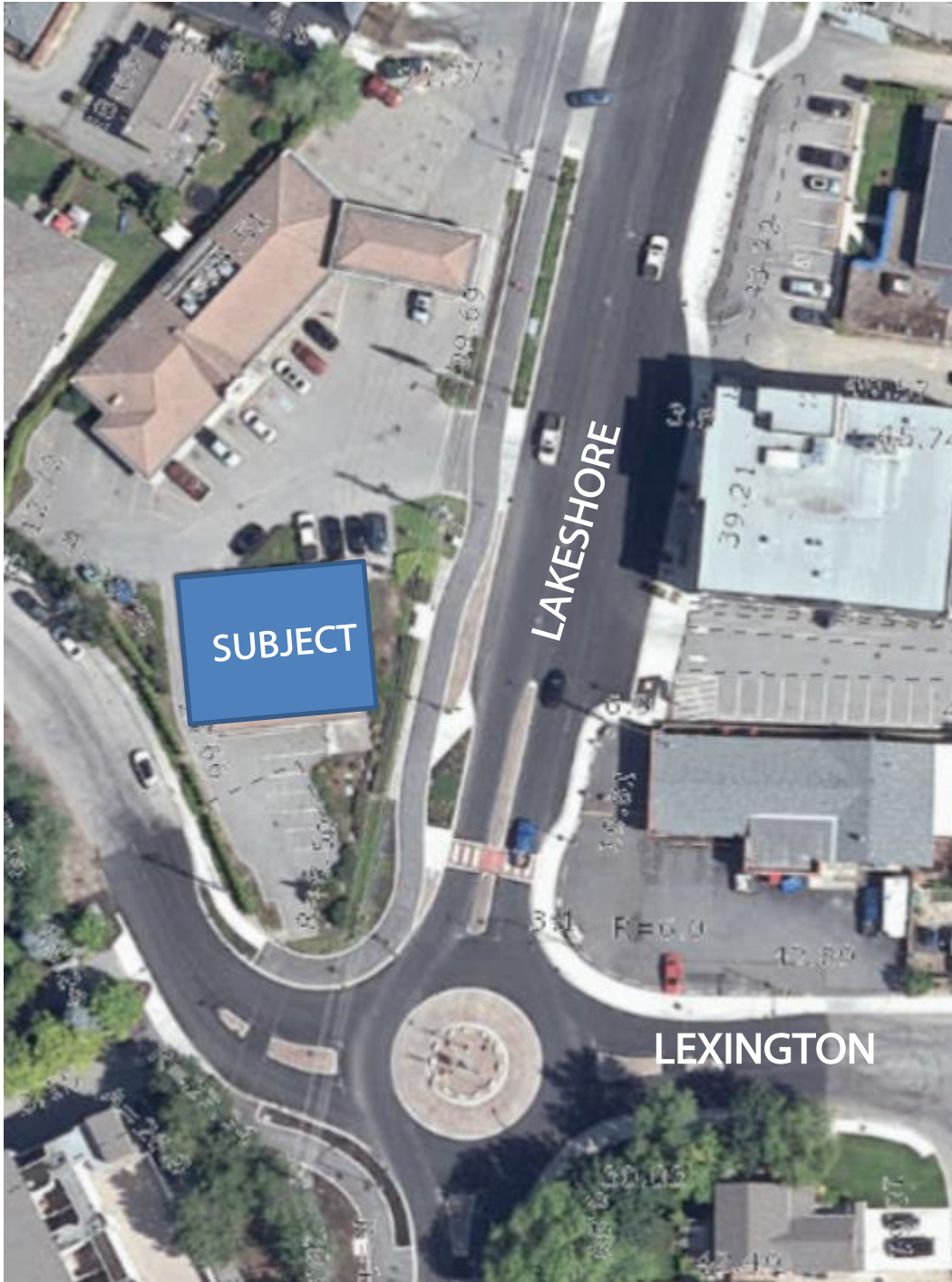
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SITE PLAN



INTERIOR PHOTOS

