RETAIL/OFFICE FOR LEASE

517-523 Lawrence Avenue, Kelowna

- *Lease options up to 4392 ft.² available December 1, 2020*
- *Up to 5 on-site parking stalls available separately*
- *Vibrant location on Lawrence Avenue near the ELLA high-rise*
- *Zoned C7 – Central Business District allows for most retail and office uses*
- *Nice interior upgrades with some glass partitioning in place*
- *Rear of building features some higher ceiling warehouse areas*
- *Good access and egress through front side and rear of building*

Unit	Deemed Size (ft.²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
517	2721	$15.00	$7.25	$5158 including Utilities!	GST & Parking
517&523	4392	$15.00	$7.25	$8143 including Utilities!	GST & Parking

* Base Rent to increase 3% annually to cover inflation

Corporate Accord Realty

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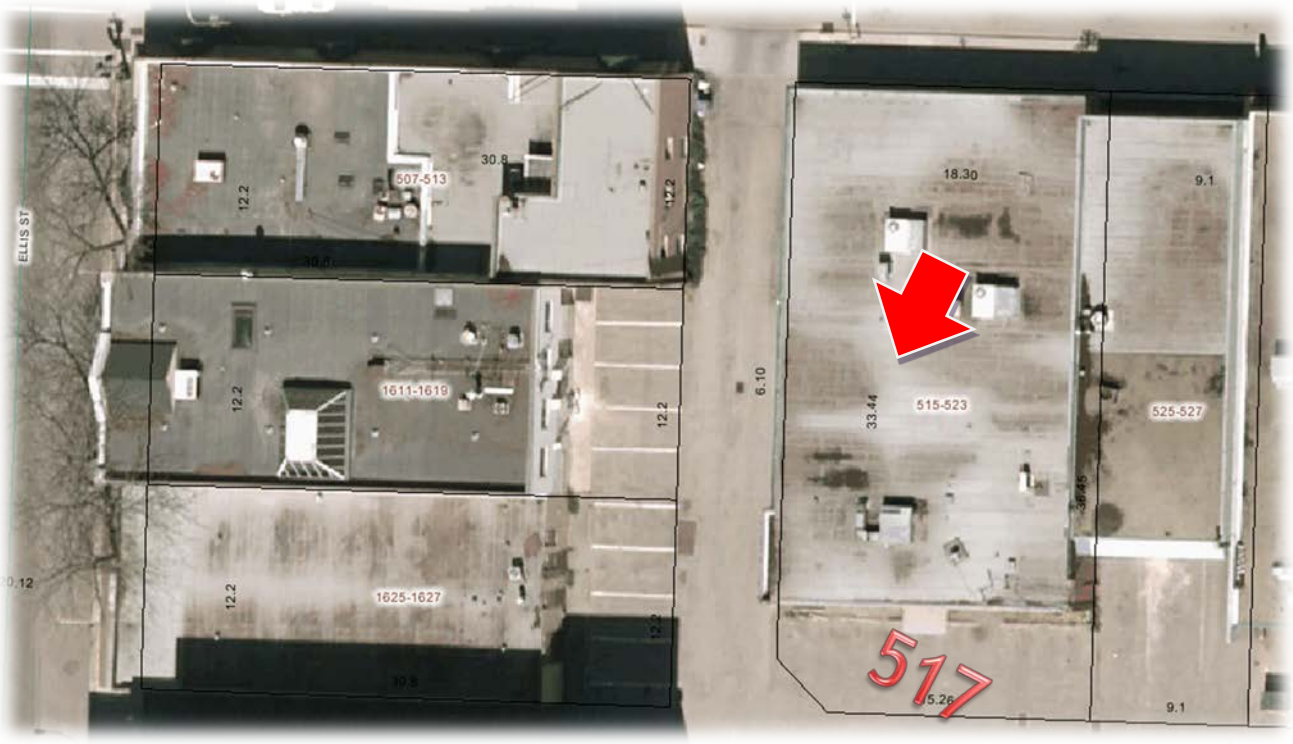
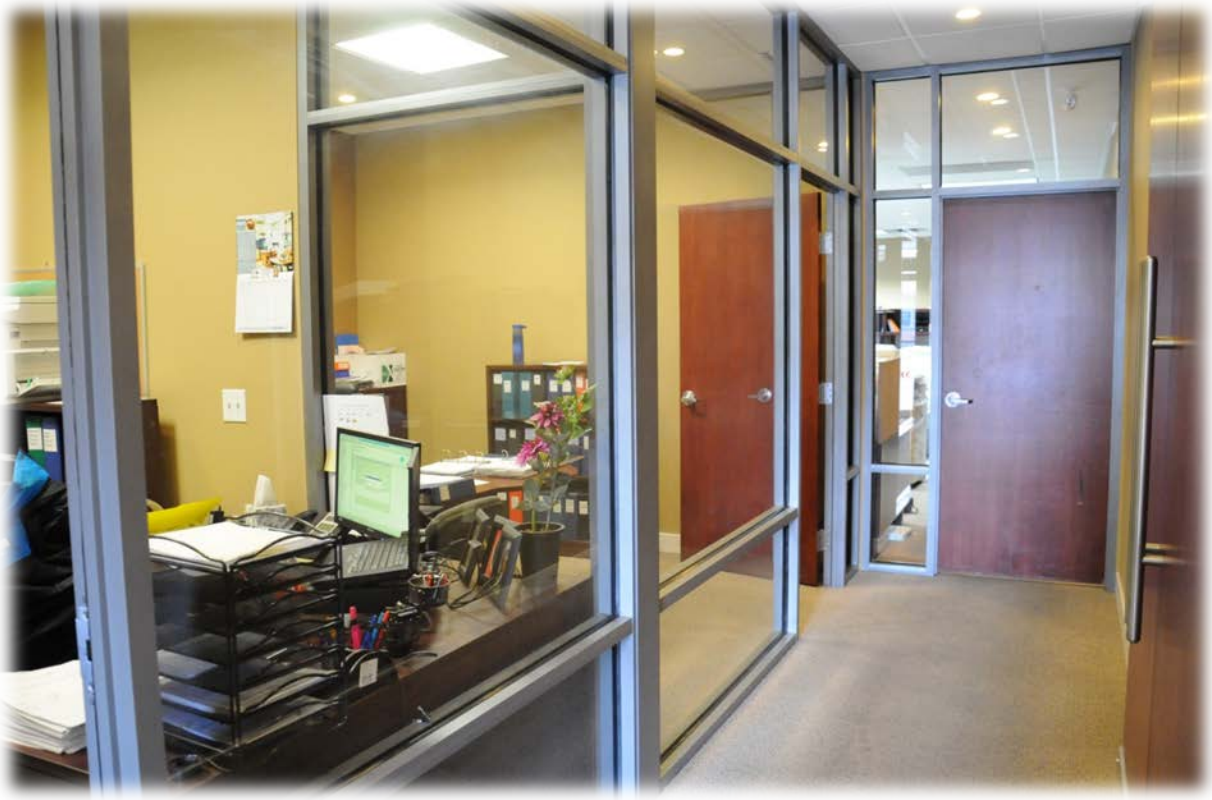
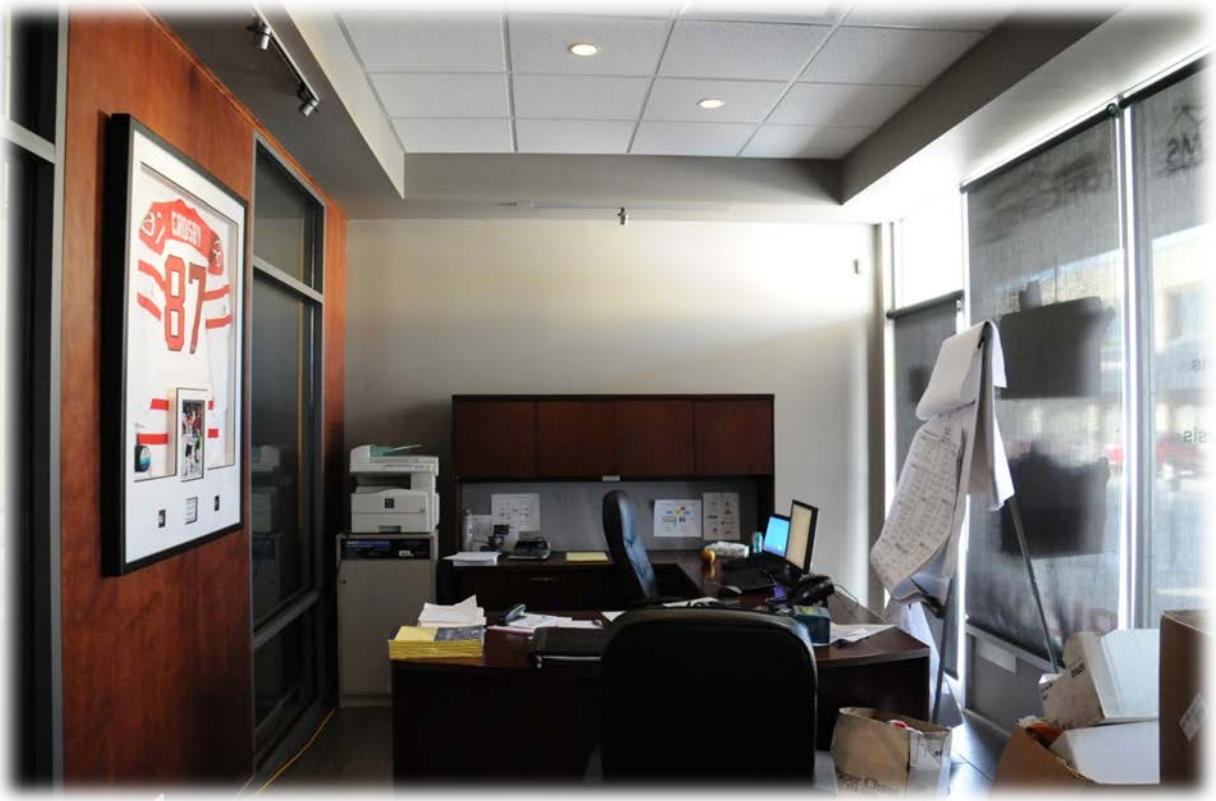
Aerial view showing total of six parking stalls for building



Interior Photos of 523

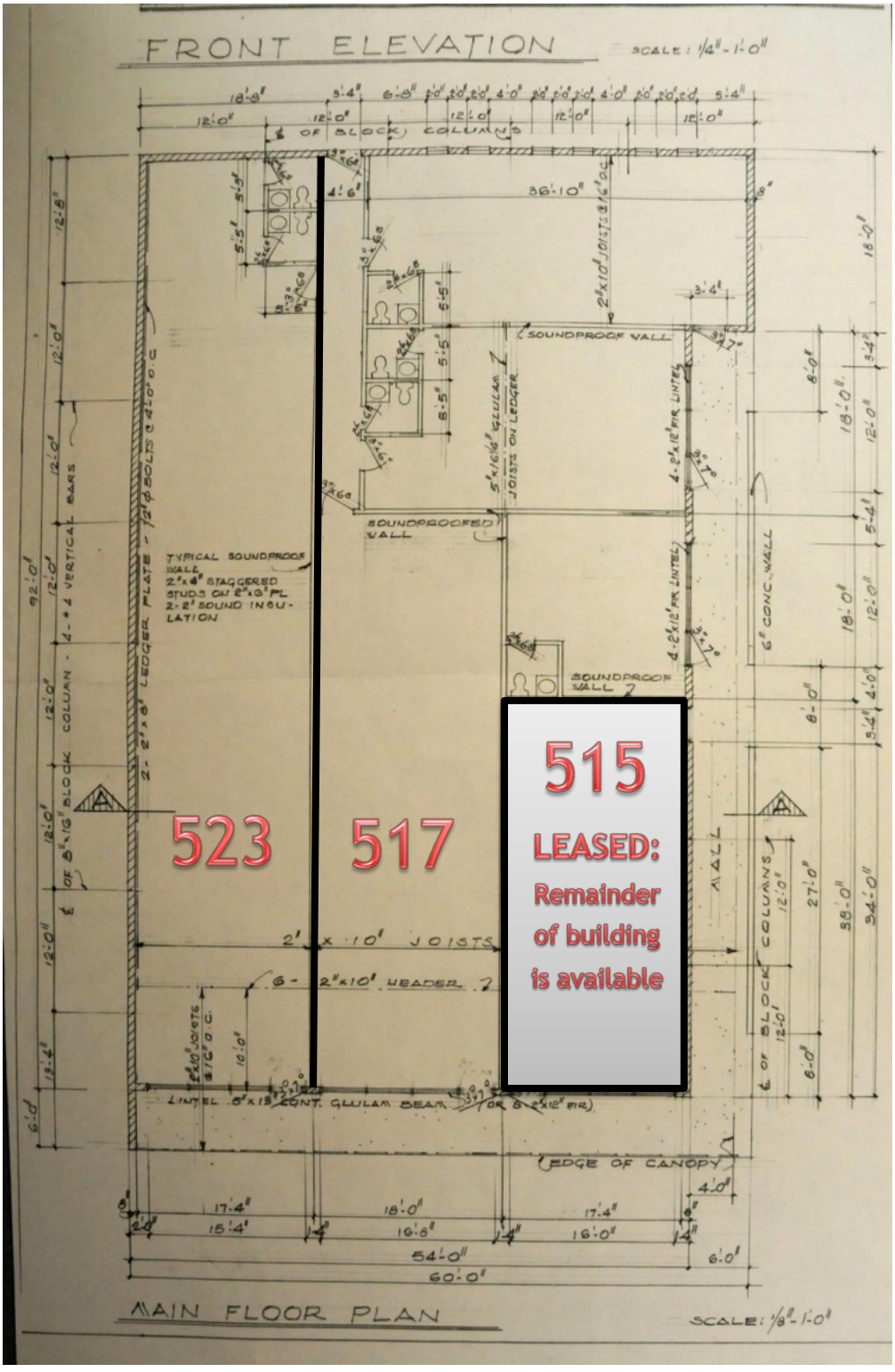


Interior Photos of 517



Photos of rear loading and exterior from North West

Approximate Floorplan:



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