

RETAIL/OFFICE FOR LEASE

517-523 Lawrence Avenue, Kelowna

- Lease options up to 1772ft.² Now Available
- Up to six 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 including Utilities! | Additional costs |
|-----------|---------------------------------|---------------------|---------------------|--|------------------|
| 519 | 650 | \$18.00 | \$7.25 | \$1367 | GST & Parking |
| 521 | 865 | \$15.00 | \$7.25 | \$1603 | GST & Parking |
| 519 & 521 | 1515 | \$15.00 | \$7.25 | \$2809 | GST & Parking |
| 523 | 1772 | \$15.00 | \$7.25 | \$3285 | GST & Parking |

* Base Rent to increase 3% annually to cover inflation



NEW RENOVATIONS!

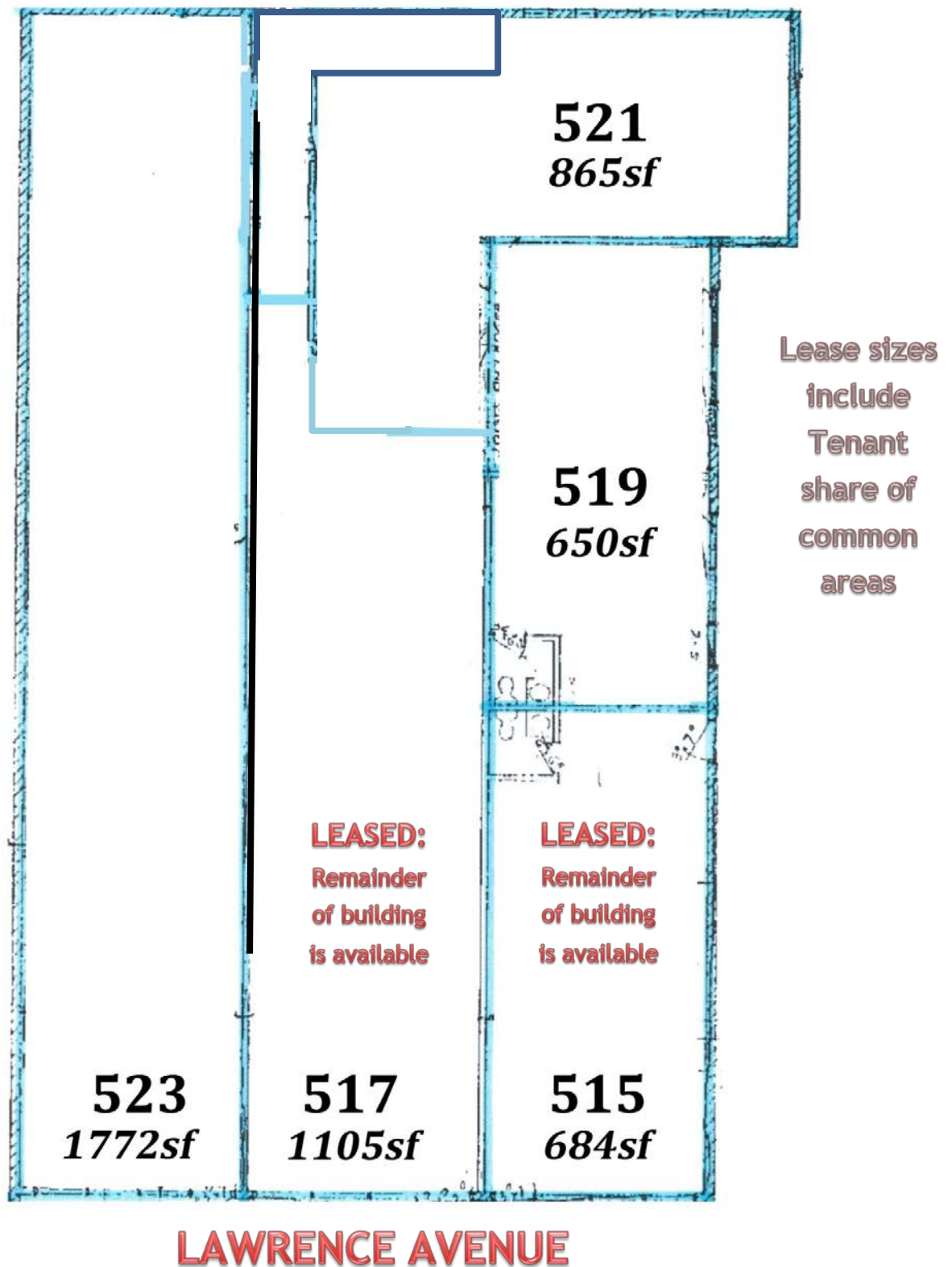


Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

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

www.CorpAccord.com

Approximate Floorplan: back hallway is approximate



Aerial view showing building



Interior Photos of 523



Interior Photos of 517



Photos of rear loading and exterior from North West

