

# RETAIL/OFFICE FOR LEASE

## 517-523 Lawrence Avenue, Kelowna

- Lease options up to 1772ft.<sup>2</sup> 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. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month including Utilities!	Additional costs
519	325	\$19.50	\$7.25	\$725	GST & 1 Parking
521	890	\$15.00	\$7.25	\$1650	GST & 1 Parking
519 & 521	1215	\$15.00	\$7.25	\$2252	GST & 2 Parking

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



**NEW RENOVATIONS!**



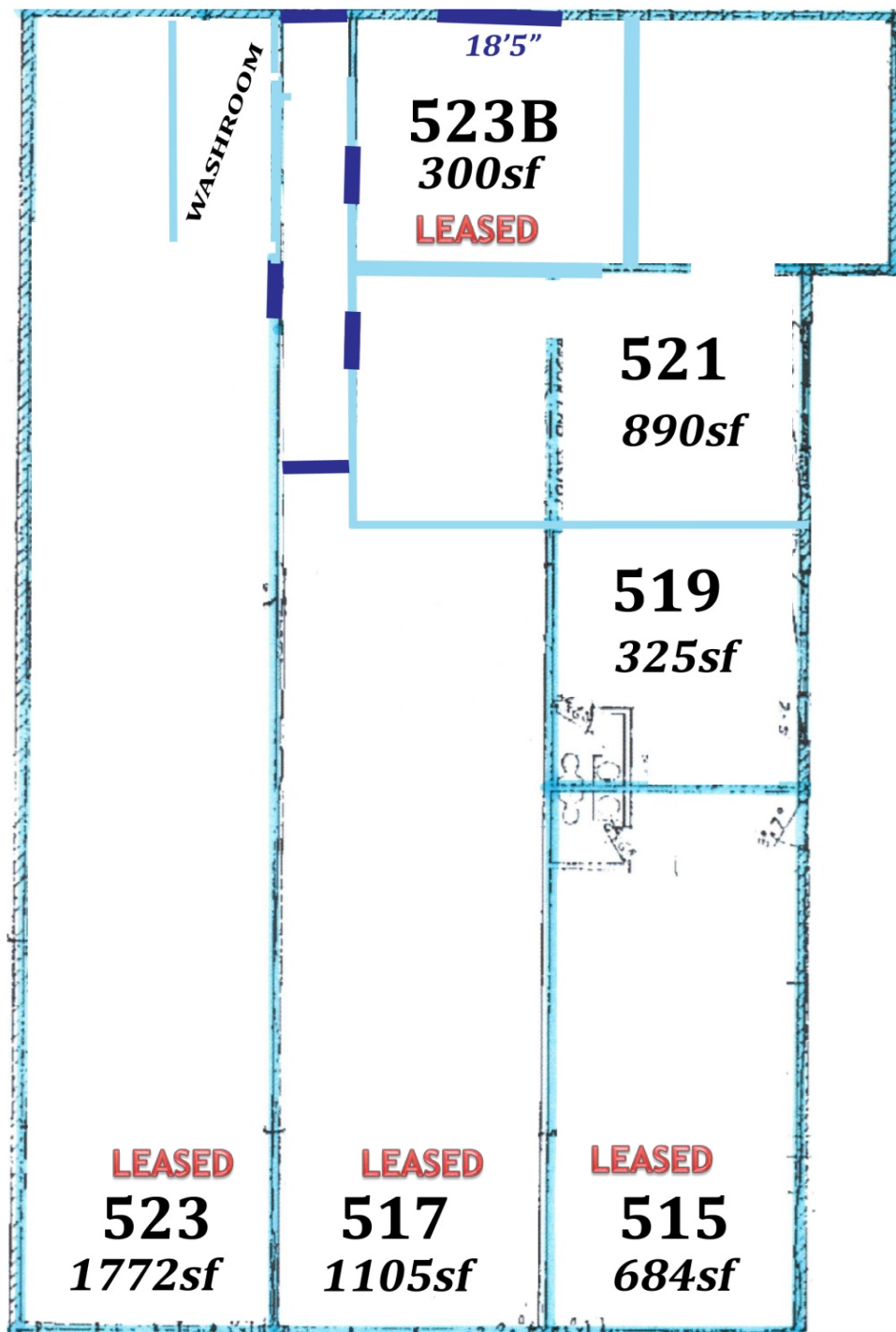
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# Approximate Floorplan: 521 and 519 are available

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Aerial view showing building

