

RETAIL FOR LEASE

1560 Pandosy Street, Kelowna

- 930 ft.² of with front retail area, two rear offices, private washroom and storage
- Attractive glass storefront on Pandosy just off Bernard Avenue
- Featuring attractive wood style flooring
- Excellent building signage
- Retractable front roller gate security system included
- Available Immediately | UC1 zoning allows for most retail/office uses (see attached)

| Unit | Main Floor (ft. ²) | Base Rent* (/sf/yr) | Triple Net (/sf/yr) | "All In" Rent Per Month** |
|------|--------------------------------|---------------------|---------------------|---------------------------|
| 1560 | 930 | \$24.00 | \$9.87 | \$2625 |

*Base rent increases 3% per year to cover inflation | **Plus GST and electricity

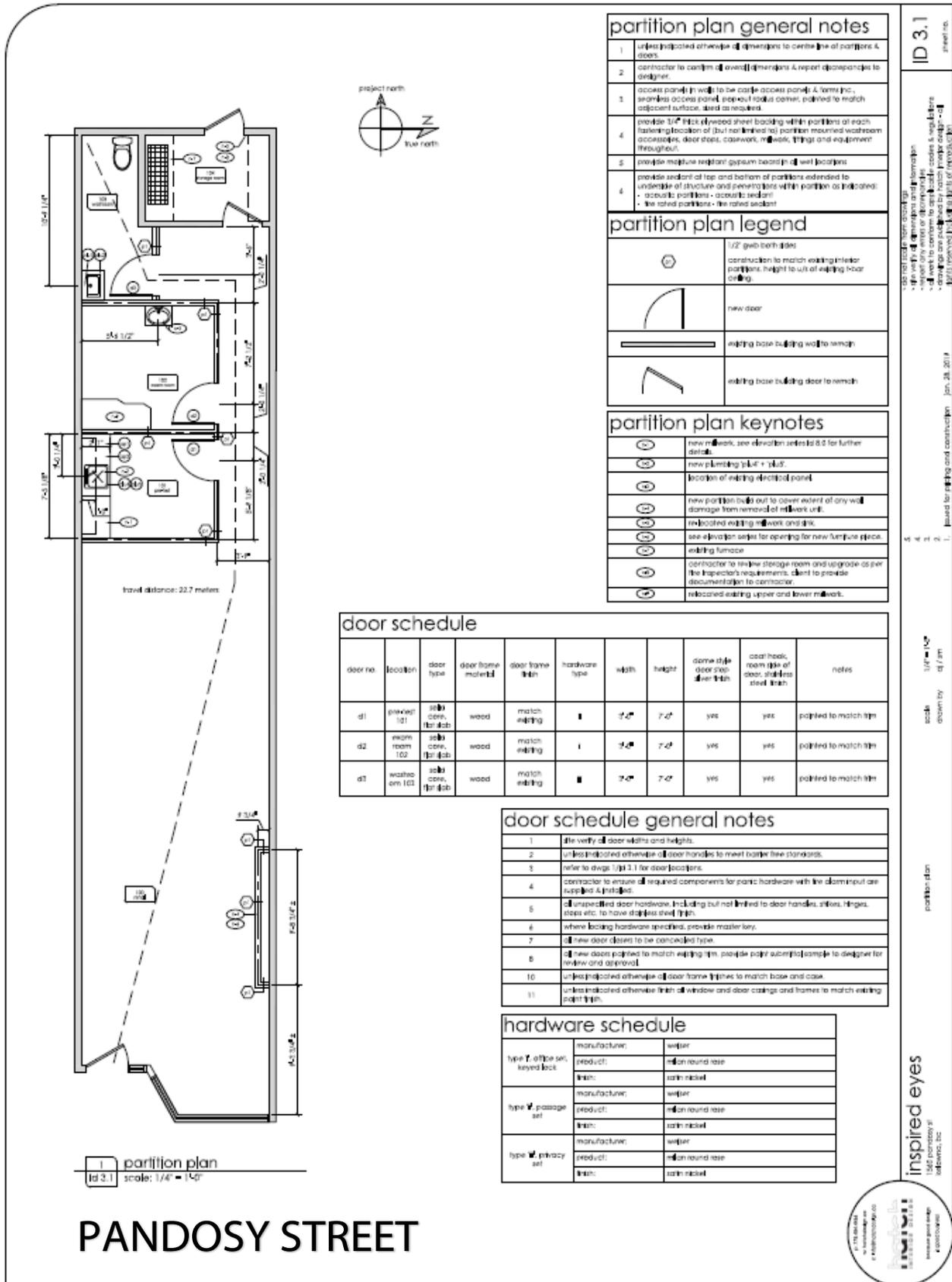


Cameron Bouchard, B.Comm.
Owner | Deal Analyst | Commercial Realtor
250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
Owner | Managing Broker | Commercial Realtor
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

Approximate Floorplan (Measurements not guaranteed)



partition plan general notes

- 1 unless indicated otherwise all dimensions to centre line of partitions & doors
- 2 contractor to confirm all overall dimensions & report discrepancies to designer
- 3 access panels in walls to be castle access panels & form inc., seamless access panels, pop-out rucks corner, painted to match adjacent surface, used as required
- 4 provide 1/2" thick plywood sheet backing within partitions at each fastening location of (but not limited to) partition mounted washroom accessories, door stops, casework, mtl work, things and equipment throughout
- 5 provide moisture resistant gypsum board in all wet locations
- 6 provide section of top and bottom of partitions extended to underside of structure and penetrate within partition as indicated:
 - acoustic partitions - acoustic section
 - fire rated partitions - fire rated section

partition plan legend

| | |
|--|---|
| | 1/2" (with both sides) construction to match existing interior partitions, height to suit of existing floor ceiling |
| | new door |
| | existing base building wall to remain |
| | existing base building door to remain |

partition plan keynotes

| | |
|--|--|
| | new mtl work, see elevation series 10.0 for further details |
| | new plumbing 'x' of 'x' plus |
| | location of existing electrical panel |
| | new partition built out to cover extent of any wall damage from removal of mtl work unit |
| | relocated existing mtl work and gic |
| | see elevation series for opening for new furniture piece |
| | existing furniture |
| | contractor to review storage room and upgrade as per the inspector's requirements, client to provide documentation to contractor |
| | relocated existing upper and lower mtl work |

door schedule

| door no. | location | door type | door frame material | door frame finish | hardware type | width | height | door style | door stop | door finish | coat/finish, room type of door, stainless steel finish | notes |
|----------|------------------|-----------------------|---------------------|-------------------|---------------|-------|--------|------------|-----------|-----------------------|--|-------|
| d1 | service 101 | slab core, fire rated | wood | match existing | 1 | 3'-0" | 7'-0" | yes | yes | pointed to match trim | | |
| d2 | room 102 | slab core, fire rated | wood | match existing | 1 | 3'-0" | 7'-0" | yes | yes | pointed to match trim | | |
| d3 | storage room 103 | slab core, fire rated | wood | match existing | 1 | 3'-0" | 7'-0" | yes | yes | pointed to match trim | | |

door schedule general notes

- 1 site verify all door widths and heights
- 2 unless indicated otherwise all door hardware to meet current fire standards
- 3 refer to divg 10.1 for door locations
- 4 contractor to ensure all required components for panic hardware with fire alarm input are supplied & installed
- 5 all unspecified door hardware, including but not limited to door handles, pulls, hinges, stops etc. to have stainless steel finish
- 6 where locking hardware specified, provide master key
- 7 all new door closer to be concealed type
- 8 all new doors painted to match existing trim, provide paint sample to sample to designer for review and approval
- 10 unless indicated otherwise all door frame types to match base and case
- 11 unless indicated otherwise finish all window and door casings and frames to match existing paint finish

hardware schedule

| type | manufacturer | product | finish |
|--------------------------------|--------------|----------------|-------------|
| type 7, office set, keyed lock | swisher | mlm round case | rain coated |
| | swisher | mlm round case | rain coated |
| type 8, passage set | swisher | mlm round case | rain coated |
| | swisher | mlm round case | rain coated |
| type 9, privacy set | swisher | mlm round case | rain coated |
| | swisher | mlm round case | rain coated |

ID 3.1
sheet no.

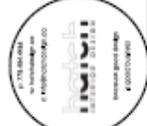
do not take from drawings
- design is for information only
- all work to conform to applicable codes & regulations
- drawings are prepared by hatch proper design - 01
- not intended for construction

scale
1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"

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partition

inspired eyes
1540 partridge st
surrey, bc



PANDOSY STREET

Interior Photos



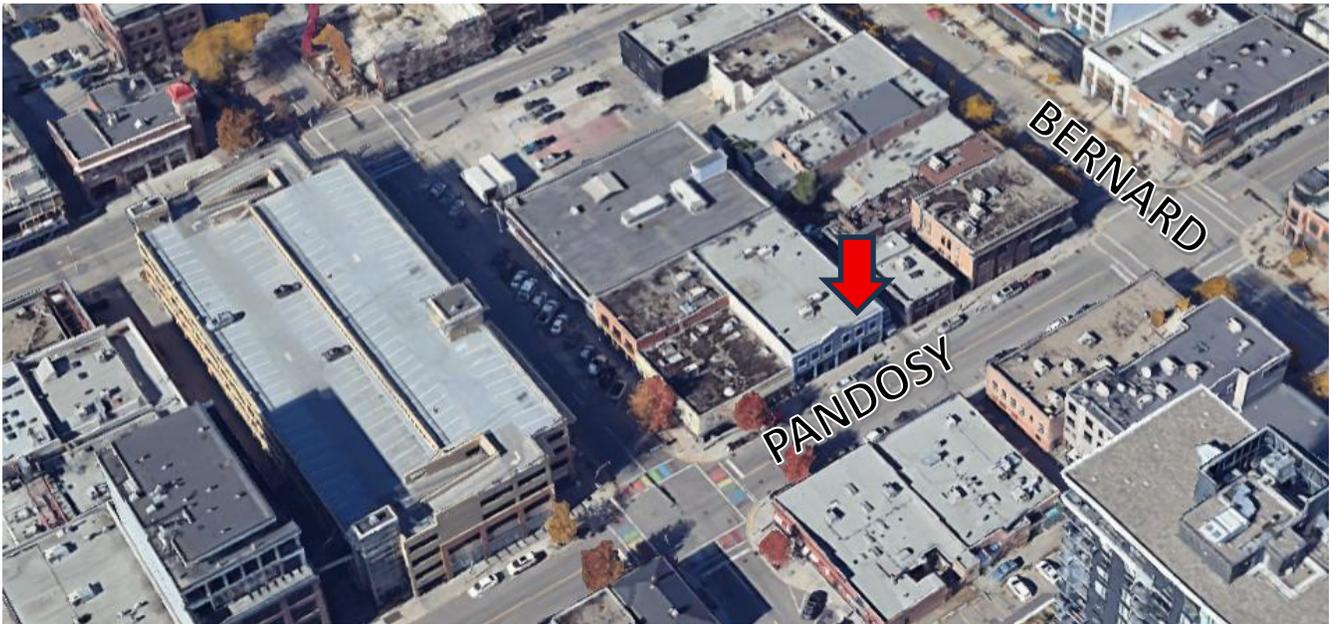
Interior Photos



Storage room and roll-down security gate



Located on Pandosy Street near Bernard Avenue



UC1 Zoning Uses Per Bylaw 12375 (Subject to change):

14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

| Uses | | Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | |
|------|------------------------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
| | | CL | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | IL | I2 |
| | | Zones (*P* Principal Use, *S* Secondary Use) | | | | | | | | | | |
| 1 | Accessory Buildings or Structures | S | S | S | S | S | S | S | S | S | S | S |
| 2 | Agriculture, Urban | S | S | S | S | S | S | S | S | S | S | S |
| 3 | Alcohol Production Facility | - | P ¹ | P ¹ |
| 4 | Animal Clinics, Major | - | P | P | P | P | P | P | P | P | P | P |
| 5 | Animal Clinics, Minor | P | P | P | P | P | P | P | P | P | P | P |
| 6 | Apartment Housing | | | | P | P | P | P | P | P | - | - |
| 7 | Auctioneering Establishments | - | P | - | - | - | - | - | - | - | - | P |
| 8 | Automotive & Equipment | - | P | - | - | - | - | - | - | - | - | P |
| 9 | Automotive & Equipment, Industrial | - | - | - | - | - | - | - | - | - | - | P |
| 10 | Boat Launches | - | - | - | - | - | - | - | - | - | - | - |
| 11 | Boat Storage | - | - | - | S ¹³ | - | - | - | - | - | P | P |
| 12 | Bulk Fuel Depot | - | - | - | - | - | - | - | - | - | - | P |
| 13 | Cannabis Production Facilities | - | - | - | - | - | - | - | - | - | P | P |
| 14 | Cemeteries | - | - | - | - | - | - | - | - | - | - | - |
| 15 | Child Care Centre, Major | P | P | P | P | P | P | P | P | P | P | - |
| 16 | Child Care Centre, Minor | S | S | S | S | S | S | S | S | S | - | - |
| 17 | Commercial Storage | - | P | - | - | - | - | - | - | - | P | P |
| 18 | Concrete and Asphalt Plants | - | - | - | - | - | - | - | - | - | - | - |
| 19 | Cultural and Recreation Services | P | P | P | P | P | P | P | P | P | P | - |
| 20 | Detention and Correction Services | - | - | - | - | - | - | - | - | - | - | - |
| 21 | Docks | - | - | - | - | - | - | - | - | - | - | - |
| 22 | Drive Throughs | - | P ²⁴ | - |

Please say that again

Continued: UC1 Zoning Uses Per Bylaw 12375 (subject to change):

| Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | | | |
|--|--|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|
| Uses | Zones | | | | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | |
| 23 | Education Services | - | P | P | P | P | P | P | P | P | - | - |
| 24 | Emergency and Protective Services | P | P | P | P | P | P | P | P | P | P | P |
| 25 | Exhibition and Convention Facilities | - | - | - | - | P | P | P | P | P | - | - |
| 26 | Fleet Services | - | P | - | - | - | - | - | - | - | - | P |
| 27 | Food Primary Establishment | P ^{.5} | P | P | P | P | P | P | P | P | P ^{.5} | P ^{.5} |
| 28 | Gaming Facilities | - | - | - | - | P ^{.8} | P ^{.8} | - | - | - | - | - |
| 29 | Gas Bar | P ^{.12} | P ^{.12} | - | P ^{.12} | - | P ^{.12} |
| 30 | General Industrial Use | - | - | - | - | - | - | - | - | - | P | P |
| 31 | Greenhouses and Plant Nurseries | P | P | - | - | - | - | - | - | - | - | - |
| 32 | Group Home | - | - | - | - | - | - | - | - | - | - | - |
| 33 | Health Services | P | P | P | P | P | P | P | P | P | - | - |
| 34 | Home-Based Business, Major | - | - | S ^{.10} | - | - |
| 35 | Home-Based Business, Minor | - | - | S | S | S | S | S | S | S | - | - |
| 36 | Hospitals | - | - | - | - | - | - | - | - | - | - | - |
| 37 | Hotels / Motels | - | P | P | P | P | P | P | P | P | - | - |
| 38 | Liquor Primary Establishment | P ^{.4, .5} | P ^{.4} | P ^{.5} | P ^{.5} |
| 39 | Marinas | - | - | - | - | - | - | - | - | - | - | - |
| 40 | Moorage, Permanent | - | - | - | - | - | - | - | - | - | - | - |
| 41 | Moorage, Temporary | - | - | - | - | - | - | - | - | - | - | - |
| 42 | Natural Resource Extraction | - | - | - | - | - | - | - | - | - | - | - |
| 43 | Non-Accessory Parking | - | P | P | P | P | P | P | P | P | - | P |
| 44 | Offices | P ^{.6} | P ^{.6} | P | S | P | P | P | P | P | - | - |
| 45 | Outdoor Storage | - | - | - | - | - | - | - | - | - | - | P |
| 46 | Parks | - | - | S | S | S | S | S | S | S | - | - |
| 47 | Participant Recreation Services, Indoor | P | P | P | P | P | P | P | P | P | P | P |
| 48 | Participant Recreation Services, Outdoor | - | - | - | P | - | - | - | - | - | - | - |
| 49 | Personal Service Establishment | P | P | P | P | P | P | P | P | P | - | - |
| 50 | Professional Services | P | P | P | P | P | P | P | P | P | - | - |
| 51 | Recreational Water Activities | - | - | - | - | - | - | - | - | - | - | - |
| 52 | Recycling Depots | - | - | - | - | - | - | - | - | - | - | P |
| 53 | Recycling Drop-Offs | P | P | P | P | P | P | P | P | P | P | P |
| 54 | Recycling Plants | - | - | - | - | - | - | - | - | - | - | - |
| 55 | Religious Assemblies | P | P | P | P | P | P | P | P | P | - | - |
| 56 | Residential Security / Operator Unit | S | S | - | - | - | - | - | - | - | S | S |
| 57 | Retail | P | P | P | P | P | P | P | P | P | - | - |
| 58 | Retail Cannabis Sales | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | P ^{.9} | S ^{.9} | S ^{.9} |
| 59 | Secondary Suite | - | - | - | - | S ^{.15} | - | - |
| 60 | Single Detached Housing | - | - | - | - | P | P | P | P | P | - | - |
| 61 | Spectator Sports Establishments | - | - | - | - | P | P | P | P | - | - | - |
| 62 | Stacked Townhouses | - | - | P | P | P ^{.11} | - | - |
| 63 | Temporary Shelter Services | - | P | P | P | P | P | P | P | P | - | P |
| 64 | Townhouses | - | - | P | P | P ^{.11} | - | - |
| 65 | Utility Services, Infrastructure | - | - | - | - | - | - | - | - | - | - | - |
| 66 | Warehousing | - | P | - | - | - | - | - | - | - | P | P |
| 67 | Wrecking Yards | - | - | - | - | - | - | - | - | - | - | - |



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