

LAKEVIEW OFFICE STRATA FOR SALE:

3330 Richter Street, Kelowna, BC

Enjoy abundant natural light, true lakeviews, attractive architecture and good parking!



- Building features grade A+ architecture and interior improvements
- Abundant openable windows with fresh air and ample natural light
- Top and physical systems: lighting, air conditioning and heating
- Professional tenant mix | C4 Zoning (see attached)
- Ample on-site parking is included
- Various sizes from 911sf to 3190sf (rentable) as low as \$292/sf!
- Suites 307-309 feature a **7.43% CAP RATE** on existing net revenues!

FOR MORE INFORMATION CONTACT:

Corporate Accord Realty LTD.

Commercial & Investment Real Estate Services

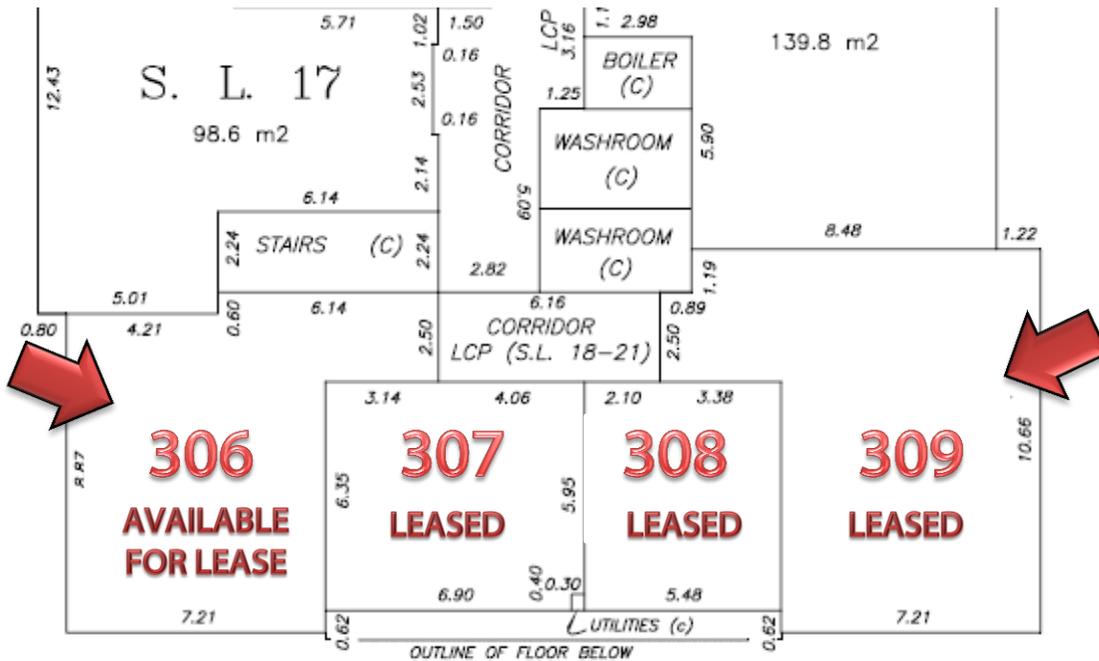
Peter Bouchard, B.Comm.
Managing Broker, Commercial Realtor

E: Peter@CorpAccord.com T: 250.470.9551 F: 250.764.4001 W: www.CorpAccord.com

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VARIOUS SIZE OPTIONS:

Suite	Status	Size (Strata SF)	Size (Rentable* SF)	Price	Price per Rentable* SF	Taxes & Strata per Rentable* SF
306	Vacant	792	911	\$309,000	\$339	\$8.84
309	Leased	950	1093	\$359,000	\$328	\$8.60
307-309	Leased	1816	2088	\$639,000	\$306	\$8.77
306-309**	Leased	2774	3190	\$925,000	\$289	\$8.33



TRUE 3rd FLOOR LAKEVIEWS

Suites 307-309 have been leased for a number of years now to:

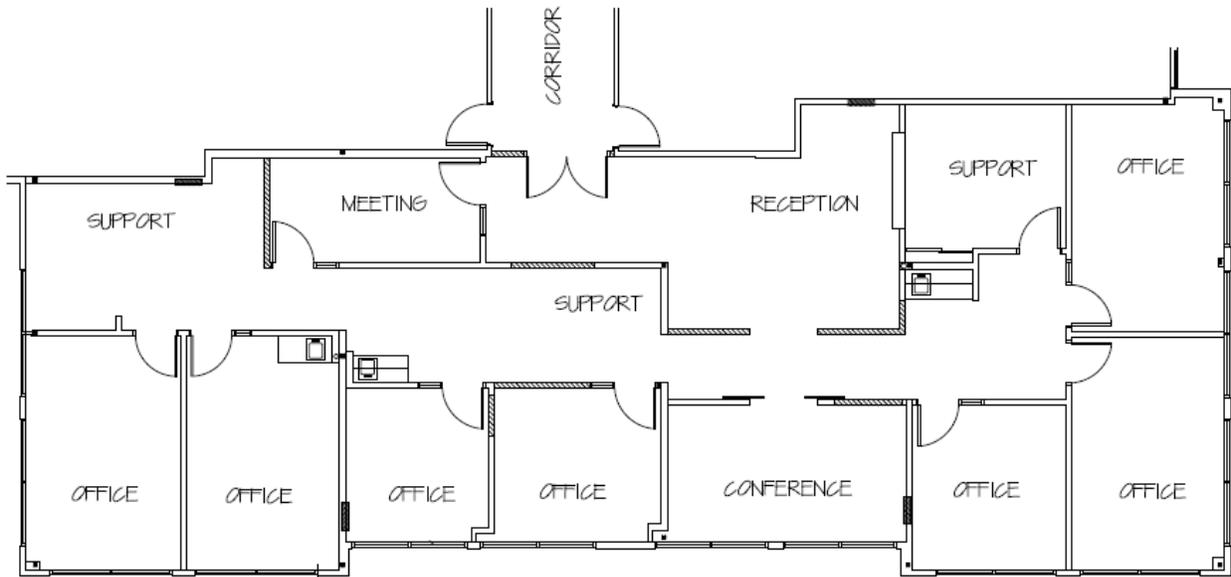
Dolden Wallace Folick LLP

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**The rentable area equals the usable area of the premises plus 15% to account for the tenant's share of common areas.*

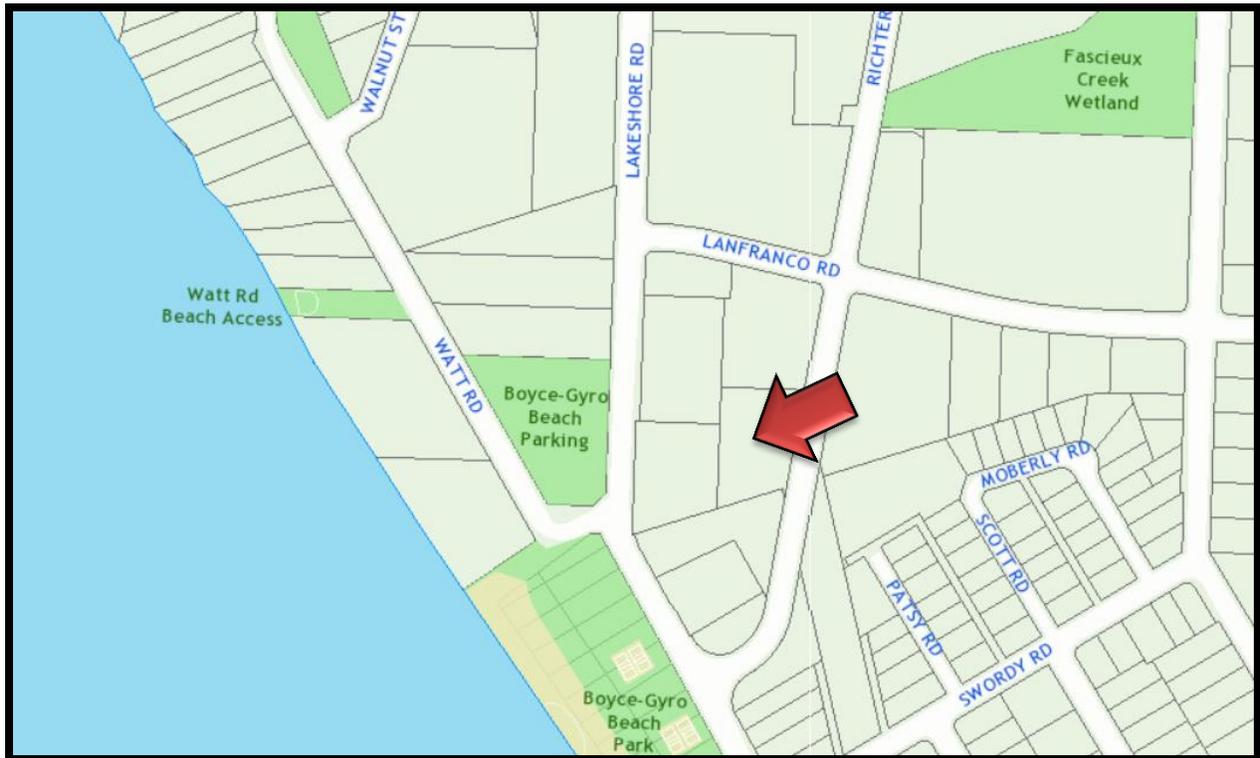
***This purchase includes Limited Common Property Corridor as a bonus which can be incorporated into future exclusive use area (subject to verification)*

SAMPLE FUTURE LAYOUT COMBINING SUITES 306-309:



TRUE 3rd FLOOR LAKEVIEWS

The South Richter Professional Building is located in the mission on Richter Street near Lakeshore Road and is close to shopping, Lake Okanagan, Gyro Beach, Kelowna's Medical district and more!



INTERIOR PHOTOS



14.4.1 Purpose

The purpose is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

14.4.2 Principal Uses

The principal uses in this zone are:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) breweries and distilleries, minor
- (g) broadcasting studios
- (h) business support services
- (i) child care centre, major
- (j) commercial schools
- (k) community garden
- (l) congregate housing
- (m) custom indoor manufacturing
- (n) emergency and protective services
- (o) financial services
- (p) food primary establishment
- (q) funeral services
- (r) gas bars
- (s) government services
- (t) group homes, major
- (u) health services
- (v) hotels
- (w) liquor primary establishment, major (C4lp and C4lp/rls only)
- (x) liquor primary establishment, minor
- (y) motels
- (z) multiple dwelling housing
- (aa) non-accessory parking
- (bb) offices
- (cc) participant recreation services, indoor
- (dd) personal service establishments
- (ee) private clubs
- (ff) public libraries and cultural exhibits
- (gg) recycled materials drop-off centres
- (hh) religious assemblies
- (hh) retail liquor sales establishment (C4rls and C4lp/rls only)
- (ii) retail stores, convenience
- (jj) retail stores, general
- (kk) spectator entertainment establishments
- (ll) supportive housing
- (mm) temporary shelter services
- (nn) thrift stores
- (oo) used goods stores
- (pp) utility services, minor impact

14.4.3 Secondary Uses

The secondary uses in this zone are:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (d) child care centre, minor
- (e) home based businesses, minor

14.4.4 Subdivision Regulations

- (a) The minimum lot width is 13.0 m, except it is 40.0 m if there is no abutting lane.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 460 m², except it is 1300 m² if there is no abutting lane.

14.4.5 Development Regulations

(a) Floor area ratio:

1. For developments having only commercial uses, the maximum floor area ratio is 1.0.
2. For mixed-use developments, the maximum floor area ratio is 1.3, except if one or more of the following bonuses apply, where the total maximum allowable floor area ratio with bonusing must not exceed 2.35: i. [deleted] ii. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2; iii. Where all required parking spaces are located below natural grade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio. This density bonus is only applicable to properties located in the South Pandosy Urban Centre; and/or iv. Where in addition to the required open space, a publicly accessible public courtyard located at grade level and where a green roof is also provided, a bonus of 0.18 may be added to the floor area ratio.

(b) The maximum site coverage is 75%.

(c) The maximum height is the lesser of 15.0 m or 4 storeys in the South Pandosy and Rutland Urban Centres. In the Springfield/Highway 97 Urban Centre, maximum height is the lesser of 15.0 m or 4 storeys, except that for hotels, apartment hotels and apartment housing it shall be the lesser of 37.0 m or 12 storeys. In all other areas, the maximum height shall be the lesser of 15.0 m or 4 storeys. For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a public courtyard and green roof, the maximum building height shall be the lesser of 25.0 m or 7 storeys.

(d) The minimum front yard is 0.0 m, except non-accessory parking shall have a landscaped buffer in accordance with Section 7.

(e) The minimum side yard is 0.0m, except it is 2.0m where the site abuts a residential zone other than an RU1, RU2, RU3 or RU4 zone, in which case the minimum side yard is the greater of 4.5m or half the height of the building. From a flanking street the minimum side yard is 0.0m

(f) The minimum rear yard is 0.0 m, except it is 6.0 m where abutting a residential zone.

14.4.6 Other Regulations

(a) Apartment housing and major group homes require access to grade separate from the commercial uses. In the case of elevator equipped buildings, uses can share elevators provided security measures are in place to restrict access to residential areas.

(b) A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(c) Drive-in food services shall only be permitted on properties fronting a provincial highway.

(d) Financial services shall have a maximum total gross floor area of 500 m² unless a larger branch of the Financial services establishment is located within the Downtown Urban Centre.

(e) A building incorporating residential uses shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the street frontage not used as building will not be considered for the purpose of this calculation.

(f) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

CONFIDENTIALITY AND NON-RELIANCE AGREEMENT - REQUESTING FURTHER INFO:

SIGN & FAX BACK TO 250-764-4001 (no cover page required)

WHEREAS, the undersigned Prospective Purchaser has expressed an interest in purchasing certain properties, more specifically as 306-309 – 3330 Richter Street, Kelowna, BC, hereinafter referred to as the Real Estate. WHEREAS, the undersigned Prospective Purchaser and Broker (“Broker or Finder”) have requested C.2K Holdings Ltd. (the “Owner”) of the Real Estate to provide documents pertaining to said Real Estate. WHEREAS, Owner has agreed to provide Site plan, rent roll, expense history and other materials and incorporated herein by reference to Prospective Purchaser and Broker upon the terms and conditions set forth herein.

In consideration of the Premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all of the parties hereto, it is agreed as follows:

- (1) **Brokers Covenant of Confidentiality.** The undersigned Broker, hereinafter referred to as “Broker”, having requested Owner to provide those certain documents identified on Exhibit A attached hereto and incorporated herein by reference in the possession of Owner, which documents pertain to the Real Estate, hereby agrees, covenants, and represents that Broker will maintain the confidentiality of each of said documents. Broker hereby agrees, covenants, and represents that the documents, including all copies, and all information contained therein, will not be viewed by, disseminated to, discussed with, or otherwise conveyed in any manner to any third party, other than Prospective Purchasers for the Real Estate, provided Broker shall first secure the signature of each such Prospective Purchaser to a copy of this Confidentiality and Non-Reliance Agreement prior to disclosing in any manner the information contained herein to any such Prospective Purchaser. It is the intent hereof that the documents identified on exhibit A attached hereto will be initially disclosed and provided to Broker for Broker’s use in marketing the Real Estate, and that Broker will insure any Prospective Purchaser executes this Agreement prior to disclosing the information or providing copies of the documents to said Prospective Purchaser. Broker further expressly agrees that it will not input any of the information contained on the documents into its data base, and that none of the information contained in or on the documents will be utilized for any purposes other than marketing the Real Estate, and that Broker will not utilize any of the information for purposes of contacting Owner’s Tenants or in any way attempting to induce said Tenants to enter into Leases at other properties. Broker further agrees and covenants that five (5) days after being requested by Owner, the documents referred to on Exhibit A, hereinafter jointly and separately referred to as the “documents”, and all copies thereof which have been provided by Broker to any Prospective purchaser pursuant to the terms hereof will be immediately returned to Owner.
- (2) **Prospective Purchasers Covenant of Confidentiality.** The undersigned Prospective Purchaser, hereinafter referred to as “Purchaser”, having requested Owner to provide documents relating to the Real Estate and incorporated herein by reference in the possession of Owner, hereby agrees, covenants, and represents that Purchaser will maintain the confidentiality of each of said documents. Purchaser hereby agrees, covenants, and represents that the documents, including all copies, and all information contained therein, will not be viewed by, discussed with, or otherwise conveyed in any manner to any third party, other than Purchaser’s legal counsel and/or accountant, from whom advice is sought by the undersigned Purchaser. Purchaser further agrees and covenants that five (5) days after being requested by Owner or Broker, the documents referred to on Exhibit, hereinafter jointly and separately referred to as the “documents”, and all copies thereof which Purchaser, and its legal counsel and/or accountant take possession of, will be immediately returned to Owner. Prospective Purchaser further expressly agrees that it will not input any of the information contained on the documents into its data base, and that none of the information contained in or on the documents will be utilized for any purposes other than evaluating the purchase of the Real Estate, and that Prospective Purchaser will not utilize any of the information for purposes of contacting Owner’s Tenants or in any way attempting to induce said Tenants to enter into Leases at other properties.
- (3) **Certificate of Non-Reliance.** Purchaser and Broker hereby acknowledge and agree that the documents, and the information contained therein, has been obtained from various sources, and that while assumed to be accurate, the Owner make no warranty or representation of any kind, express or implied, as to the accuracy and comprehensiveness of the information provided. Purchaser and Broker acknowledge and agree that the documents provided pursuant hereto are provided for informational purposes only. The undersigned further acknowledge and agree that as to all matters set forth or referred to in the documents, including but not limited to environmental matters, or any other information pertaining to the real property, or any part thereof, that the parties shall rely exclusively upon their own independent investigation, assessments, and judgments, and hereby expressly disclaim any reliance upon the documents, or the truth, accuracy, or completeness of any information given or statements made by Owner, its employees or agents, or contained in the documents.

IN WITNESS WHEREOF, the parties have executed this Agreement, as signed and dated below.

OWNER:

C.2K HOLDINGS LTD.

By: _____

Date: _____

PROSPECTIVE PURCHASER:

Name: _____

By: _____

Date: _____

BROKER / FINDER:

Name: _____

By: _____

Date: _____