

SERVICE COMMERCIAL FOR LEASE:

1850 Springfield Road, Kelowna

- 11,278 ft.² high traffic retail space with ample onsite parking
- Located on the corner of Springfield and Spall with easy access
- Approximately 16' ceilings | Four 3 phase 225 amp panels
- Rear 8' x 10' loading at grade with scissor lift | Bonus mezzanine
- Available immediately | C10 zoning allows for a variety of uses



Unit	Main Floor (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1850	11,278	\$14.50	\$6.03	\$19,294	Utilities & GST

* Base Rent to increase 3% annually to cover inflation

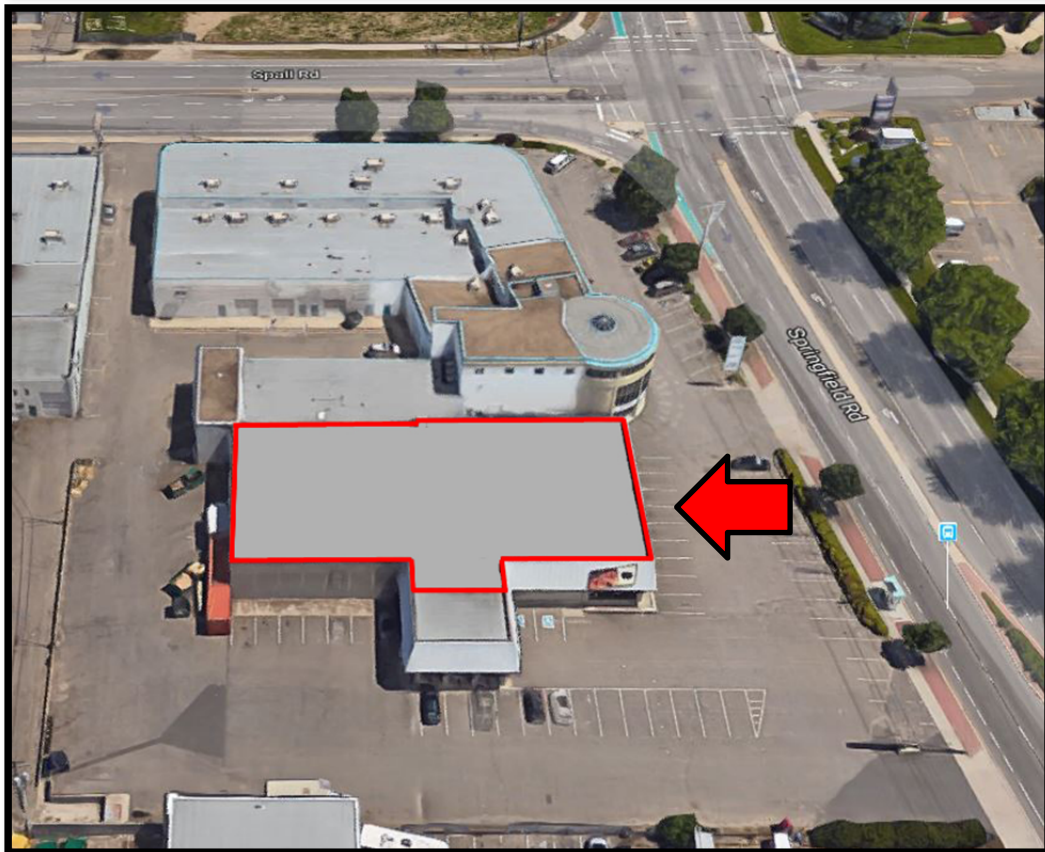


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INTERIOR/AERIAL PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN

