

RETAIL/OFFICE FOR LEASE

101 - 2149 Springfield Road, Kelowna

- 1935 ft.² of bright space with Springfield frontage and abundant windows
- Excellent signage on high traffic Springfield Road near Orchard Park Mall!
- Former dental office features significant cabinetry and plumbing in place, but can be made more open depending on Tenant requirements
- Abundant on-site parking with 10 stalls allocated to this area
- Available June 1, 2026 | UC3 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**
101	1935	\$32.00	\$16.35	\$7797

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



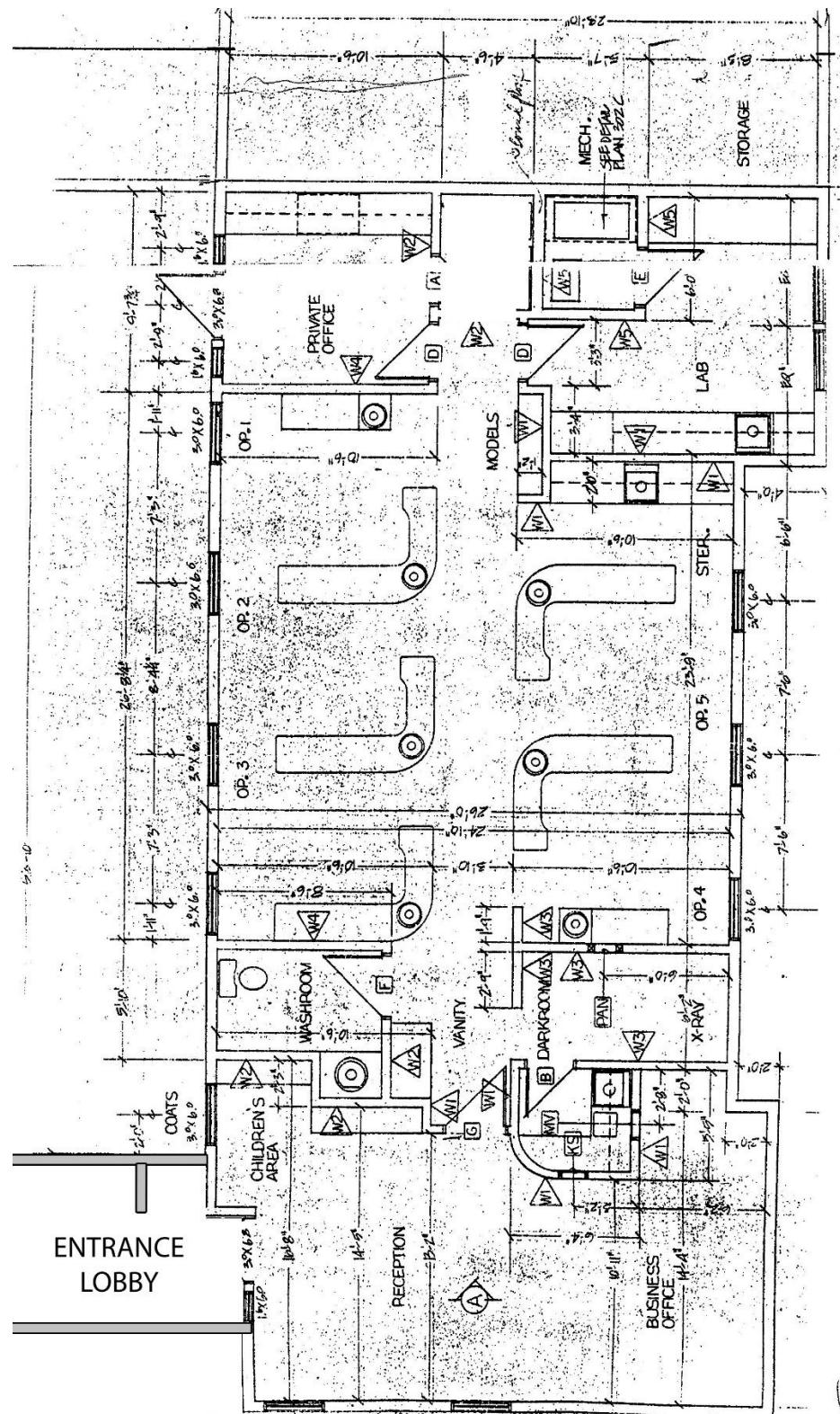
Corporate
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Approximate Floorplan (Measurements not guaranteed)

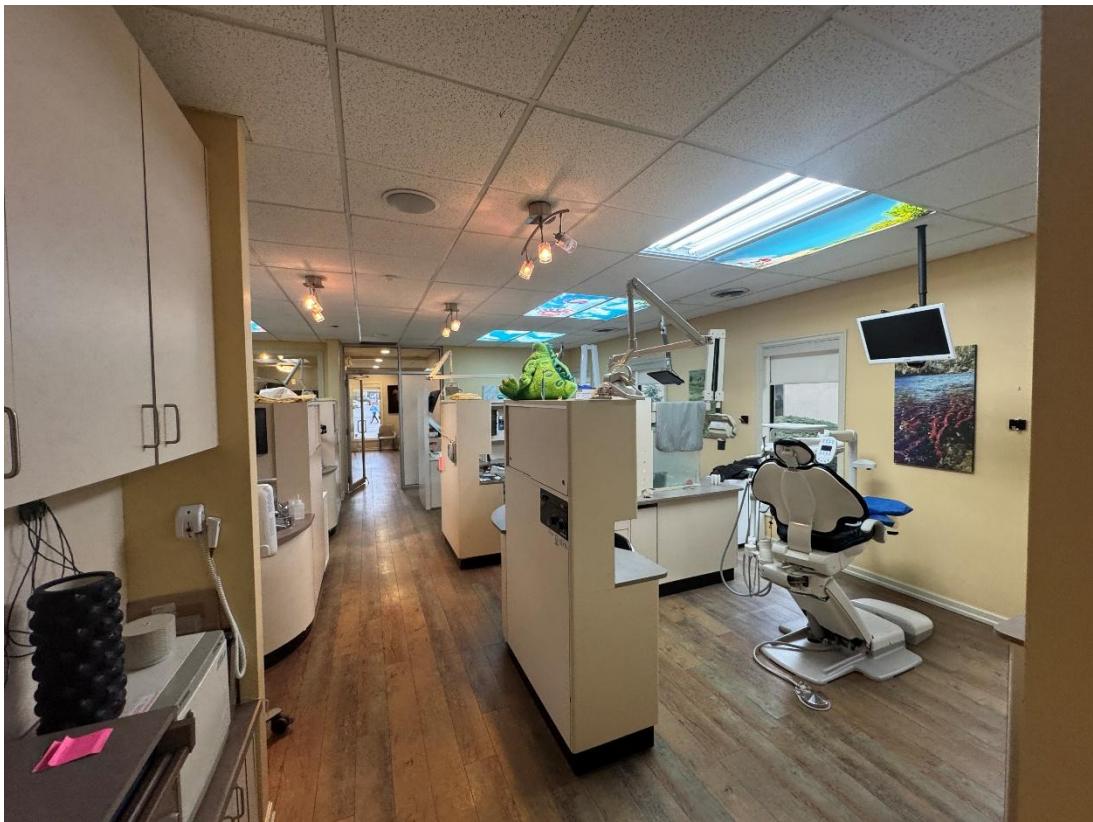


SPRINGFIELD RD.

Interior Photos



Interior Photos

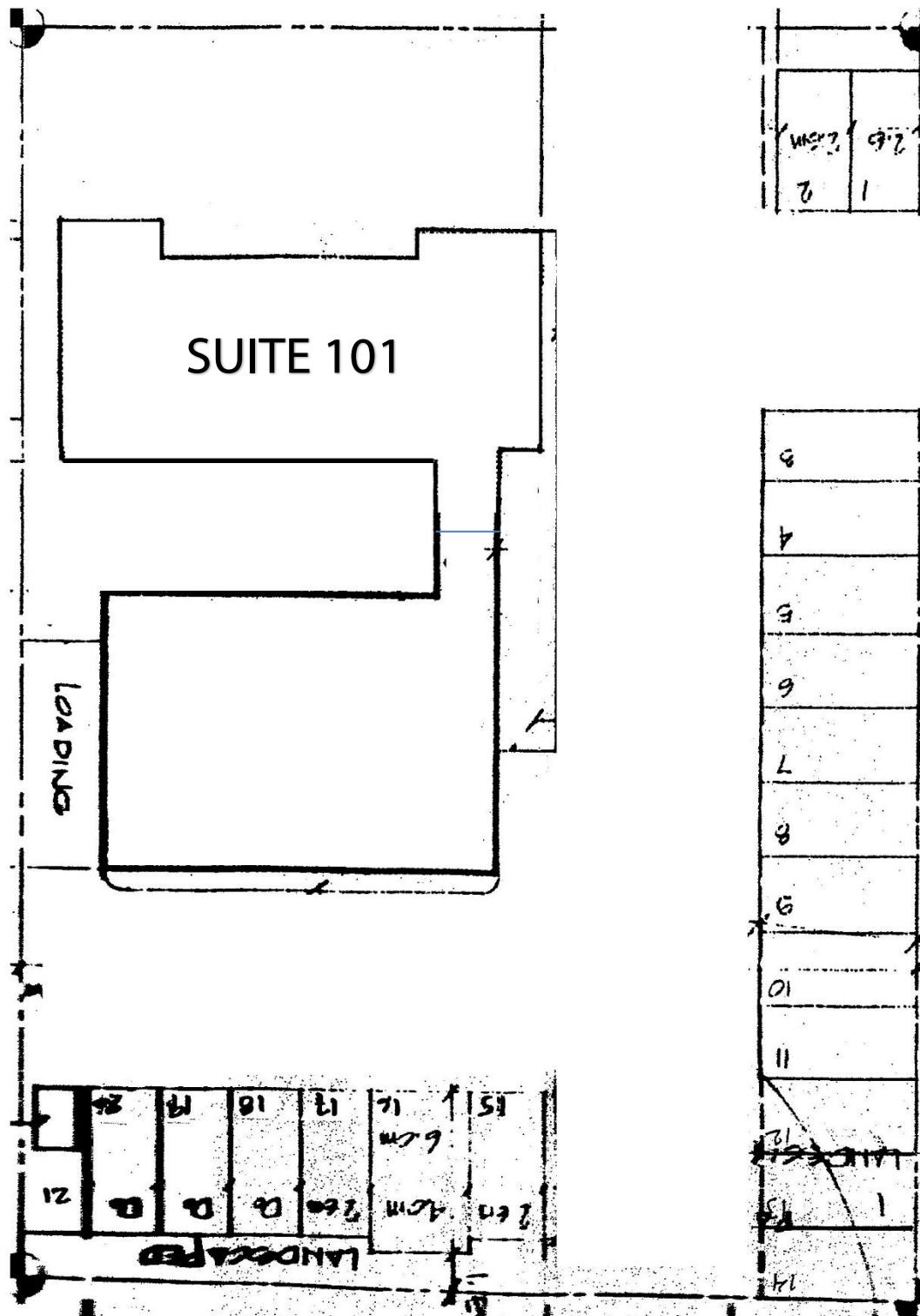


Interior Photos



Approximate Site Plan Showing Abundant Parking

SPRINGFIELD RD.



Entrance Area



Abundant Parking



Location - on Springfield across from Orchard Park Mall!



UC3 Zoning Uses Per Bylaw 12375 (Subject to change):

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

Continued: UC3 Zoning Uses Per Bylaw 12375 (Subject to change):

Uses	Section 14.9 – Principal and Secondary Land 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	P.12	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	S.15	S.15	S.15	S.15	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-
62 Stacked Townhouses	-	-	P	P	P.11	P.11	P.11	P.11	P.11	P.11	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P.11	P.11	P.11	P.11	P.11	P.11	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-

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