

# RETAIL/OFFICE FOR LEASE

## 101 - 2149 Springfield Road, Kelowna

- 1935 ft.<sup>2</sup> 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. <sup>2</sup> )	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



**Cameron Bouchard, B.Comm.**  
Owner | Deal Analyst | Commercial Realtor  
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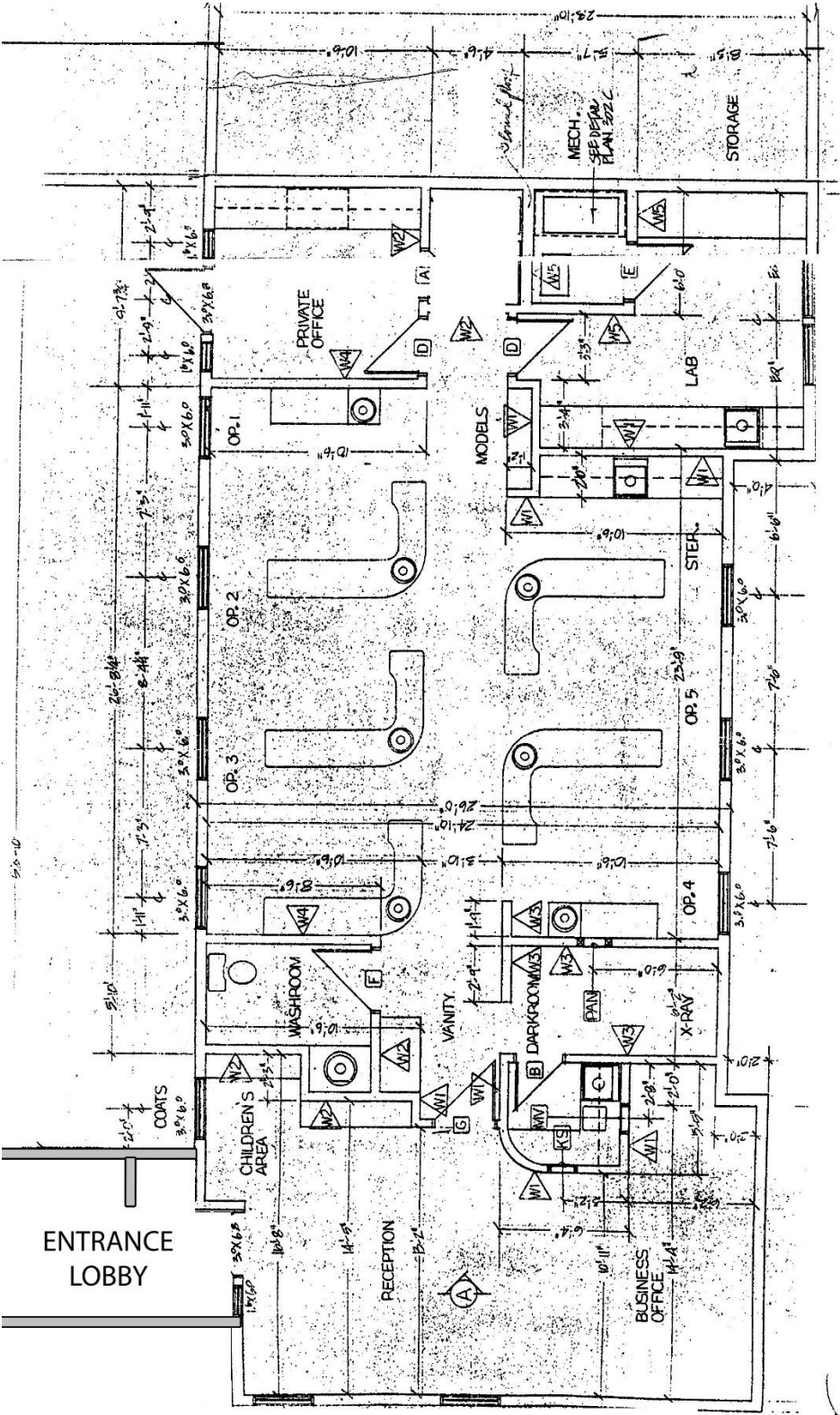
**Peter Bouchard, B.Comm.**  
Owner | Managing Broker | Commercial Realtor  
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[www.CorpAccord.com](http://www.CorpAccord.com) | 500 Sarsons Road, Kelowna, BC V1W 1C2



Approximate Floorplan (Measurements not guaranteed)

SPRINGFIELD RD.



## Interior Photos

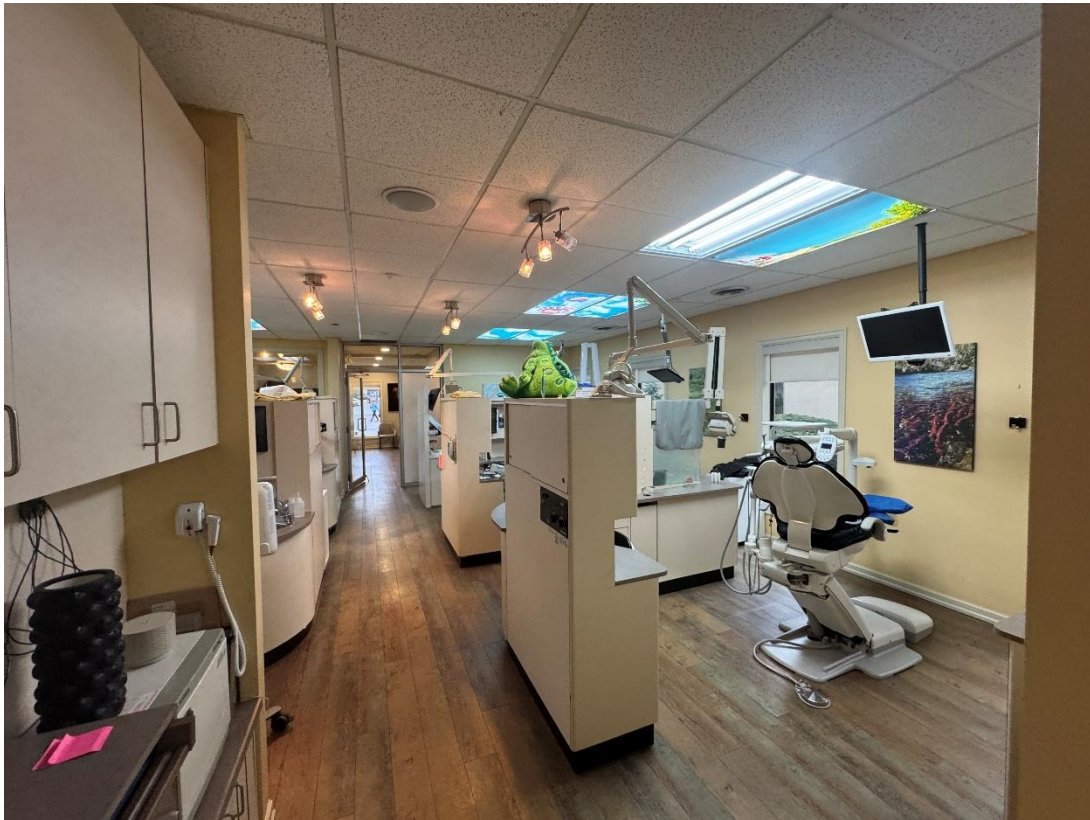
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## Interior Photos

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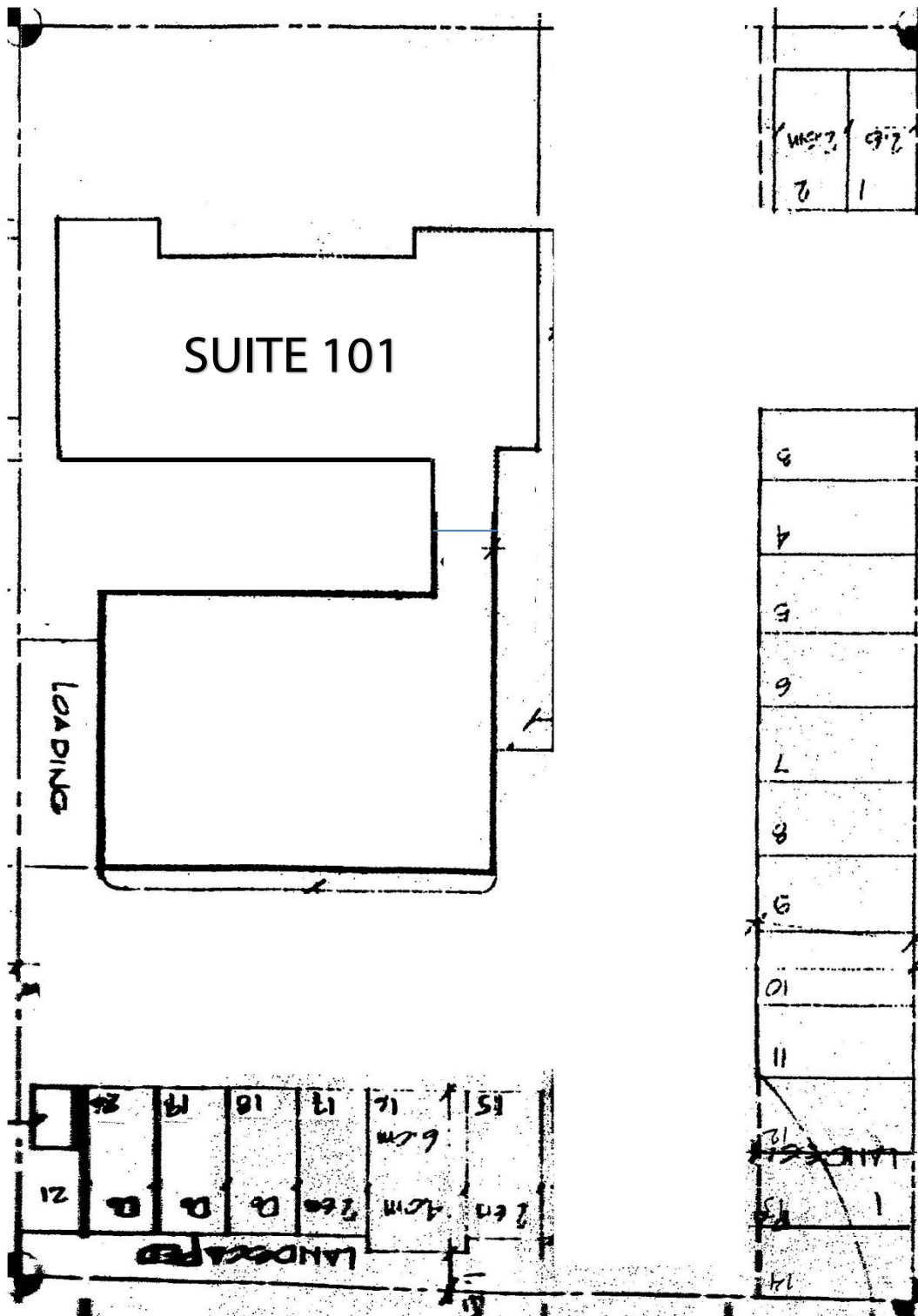
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# Approximate Site Plan Showing Abundant Parking

SPRINGFIELD RD.



## Entrance Area

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## Abundant Parking

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An aerial photograph of a city street intersection. A red arrow points to a small, light-colored building at the intersection. To the right, a green circle with a white dot is labeled 'Planet Fitness', indicating the location of a Planet Fitness gym. The surrounding area includes various commercial buildings, parking lots, and trees.

[illegible]



# Continued: UC3 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 <sup>5</sup>	P	P	P	P	P	P	P	P	P <sup>5</sup>	P <sup>5</sup>
28 Gaming Facilities	-	-	-	-	P <sup>8</sup>	P <sup>8</sup>	-	-	-	-	-
29 Gas Bar	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	-	P <sup>12</sup>
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 <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	S <sup>10</sup>	-	-
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 <sup>4, 5</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>	P <sup>5</sup>
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 <sup>6</sup>	P <sup>6</sup>	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 <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	S <sup>9</sup>	S <sup>9</sup>
59 Secondary Suite	-	-	-	-	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	S <sup>15</sup>	-	-
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-
62 Stacked Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P
64 Townhouses	-	-	P	P	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	-	-
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-