

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!
- 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	\$28.00	\$16.35	\$7151

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



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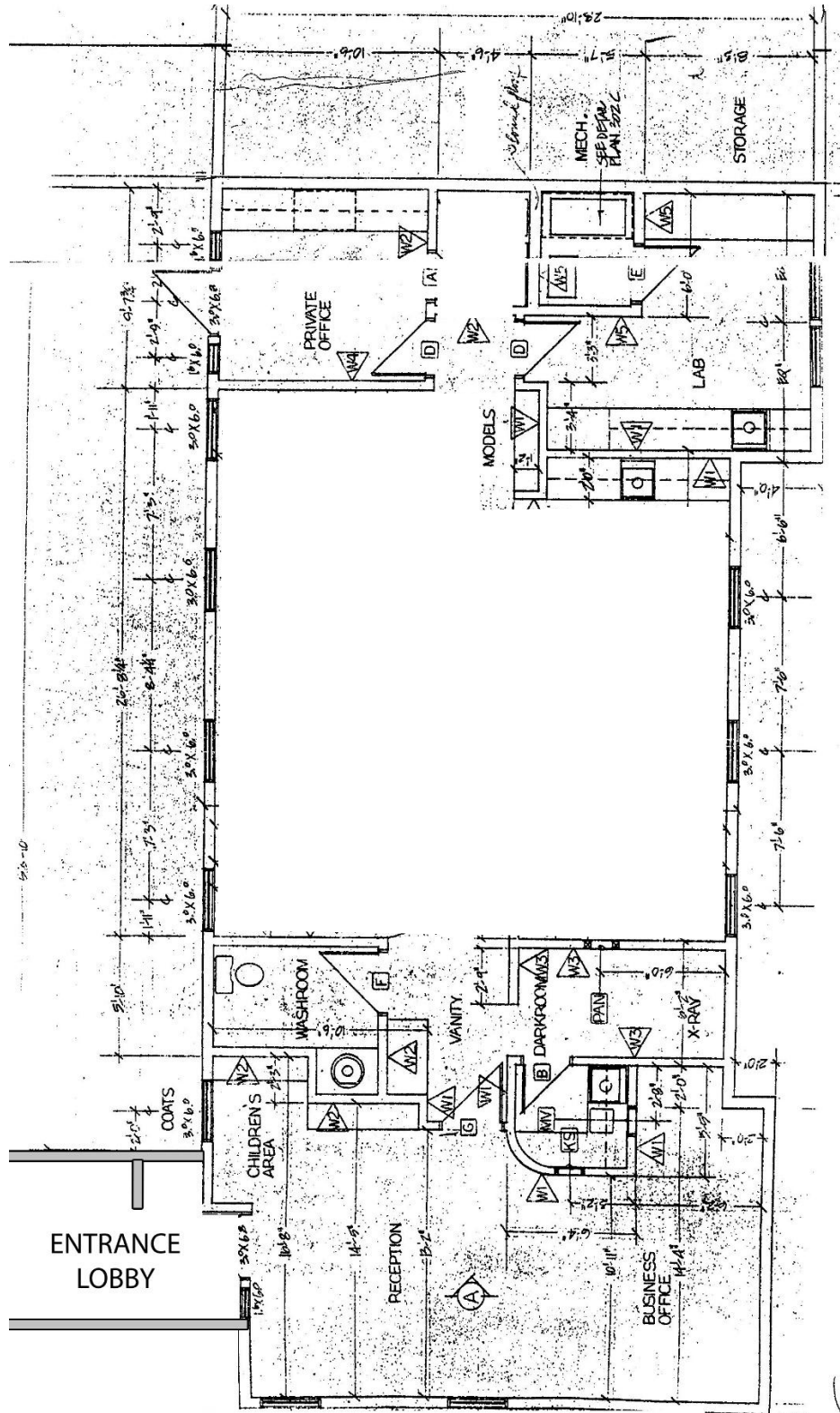
Excellent visibility from Springfield Road



Map of Area (Directly across from Orchard Park Mall!)



Approximate Floorplan (Measurements not guaranteed)



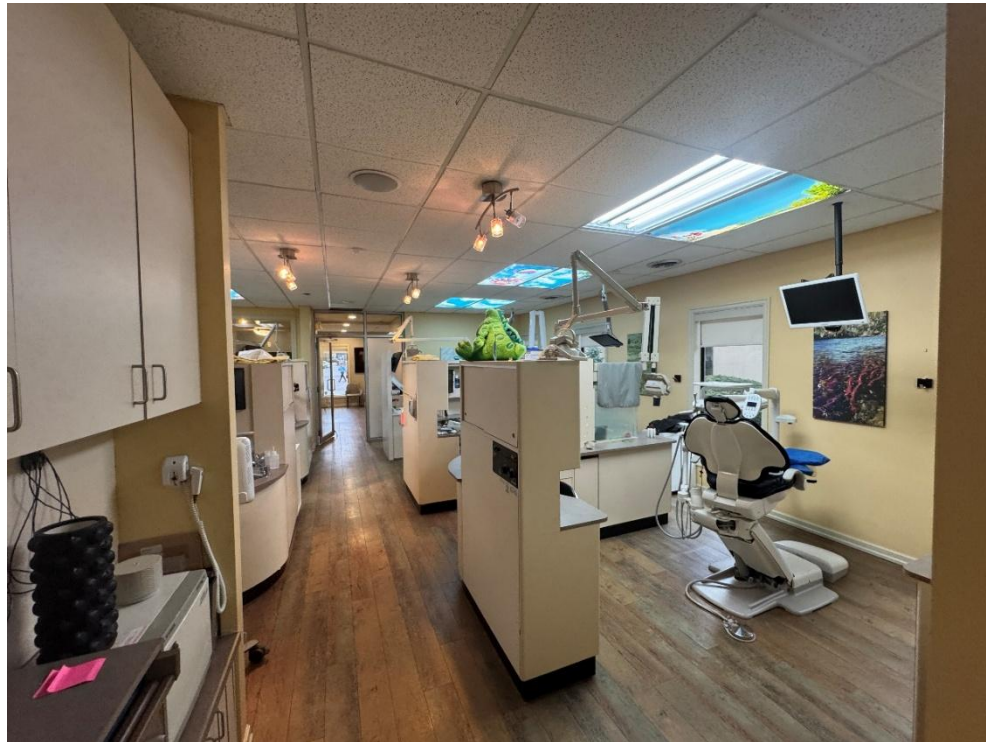
SPRINGFIELD RD.

Interior Photos



Interior Photos

(Dental fixtures are currently being removed to create open layout!)

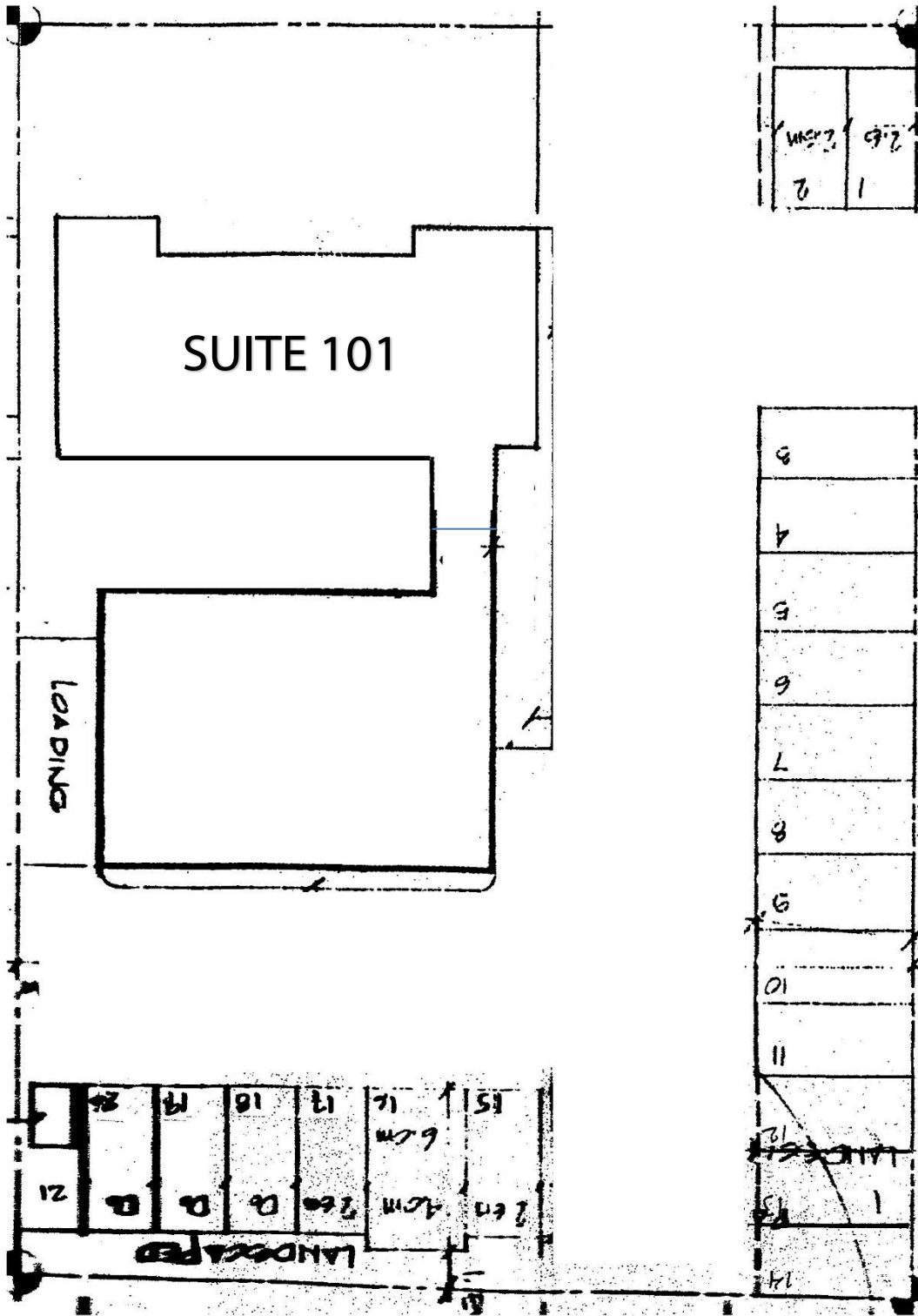


Interior Photos



Approximate Site Plan Showing Abundant Parking

SPRINGFIELD RD.



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

Uses		Section 14.9 – Principal and Secondary Land Uses										
		Zones (‘P’ Principal Use, ‘S’ Secondary Use)										
		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}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	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 ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	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 ^{.4}	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	-	-	-
62	Stacked Townhouses	-	-	P	P	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}	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-



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