PRIME PROFESSIONAL SPACE FOR LEASE

# 101 - 2149 Springfield Road, Kelowna

***Professional practices encouraged here!*** *Establish your practice in a proven health and professional services location. Just steps away from Orchard Park Mall, this bright 1,935 sq. ft. unit sits on one of Kelowna's busiest corridors, where patients and clients already come for appointment-based care and services. Whether you're opening a new clinic, relocating, or expanding, this space offers the visibility, access, and flexibility to help your business thrive.*

*This unit is an excellent location for dentistry, optometry, pharmacy, physiotherapy, chiropractic, massage therapy, medical clinics, wellness and aesthetic clinics, as well as professional services such as law, accounting, financial planning, insurance, and mortgage brokerage.*

- *Excellent signage on high traffic Springfield Road near Orchard Park Mall*
- *Convenient on-site parking with 10 stalls allocated to this area*
- *Available immediately | UC3 zoning allows for most professional/retail/office uses*

| *Unit* | *Main Floor (ft.²)* | *Base Rent* (/sf/yr)* | *Triple Net (/ sf/yr)* | *"All In" Rent Per Month*** |
|---|---|---|---|---|
| *101* | *1935* | *$26.00* | *$16.05* | *$6781* |

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




Corporate Accord Realty

**Cameron Bouchard,** B.Comm.
*Owner | Deal Analyist | Commercial Realtor*
*250.300.3658 | Cam@CorpAccord.com*

**Peter Bouchard,** B.Comm.
*Owner | Managing Broker | Commercial Realtor*
*250.470.9551 | Peter@CorpAccord.com*

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2

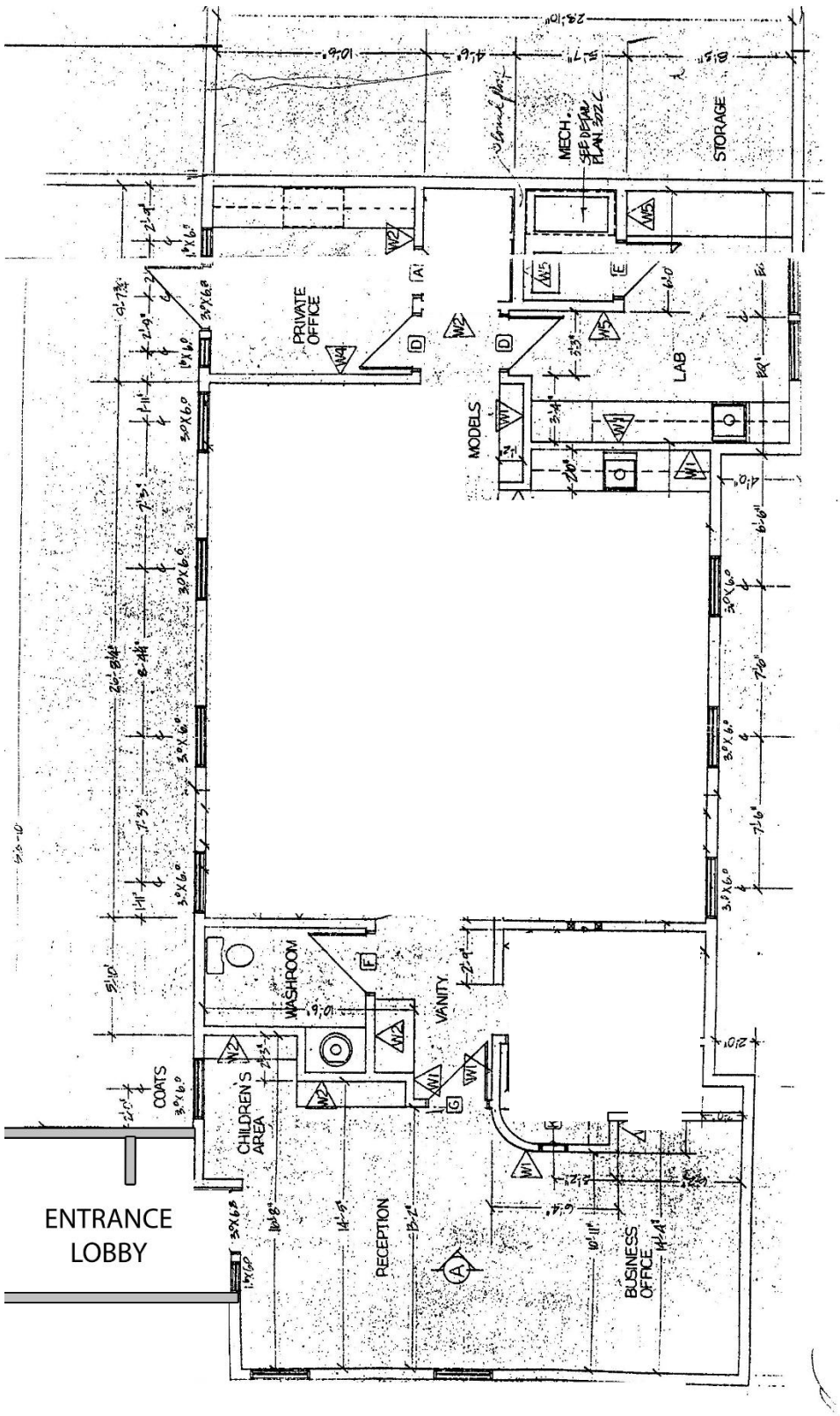
# Excellent visibility from Springfield Road




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



# Approximate Floorplan (Measurements not guaranteed)

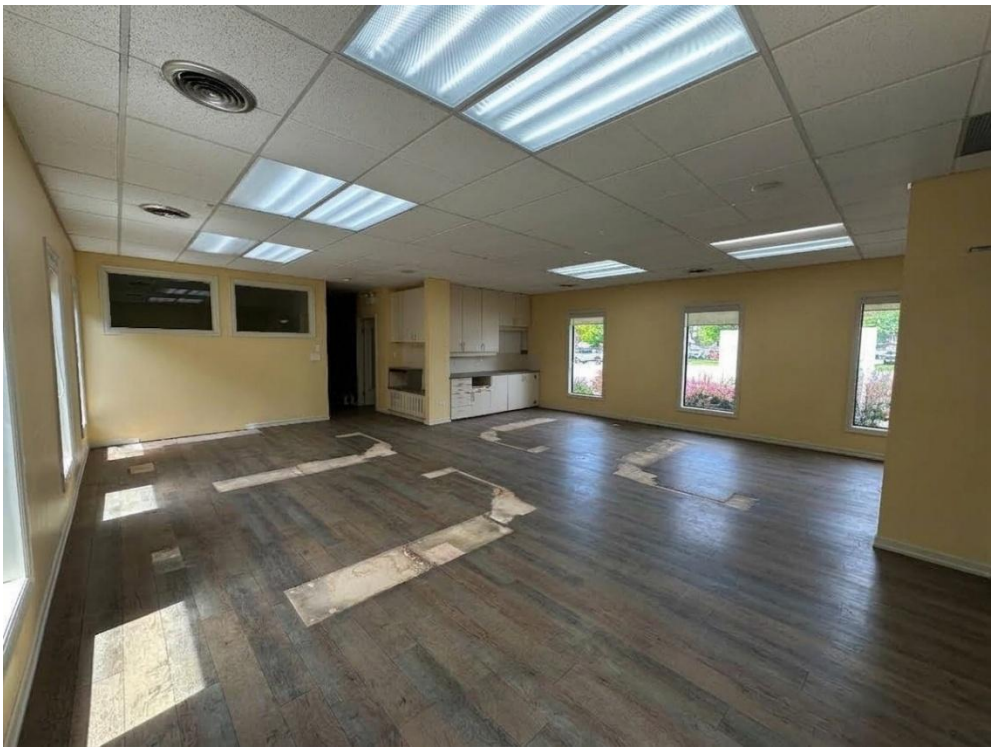


# Interior Photos





# Interior Photos





# Interior Photos



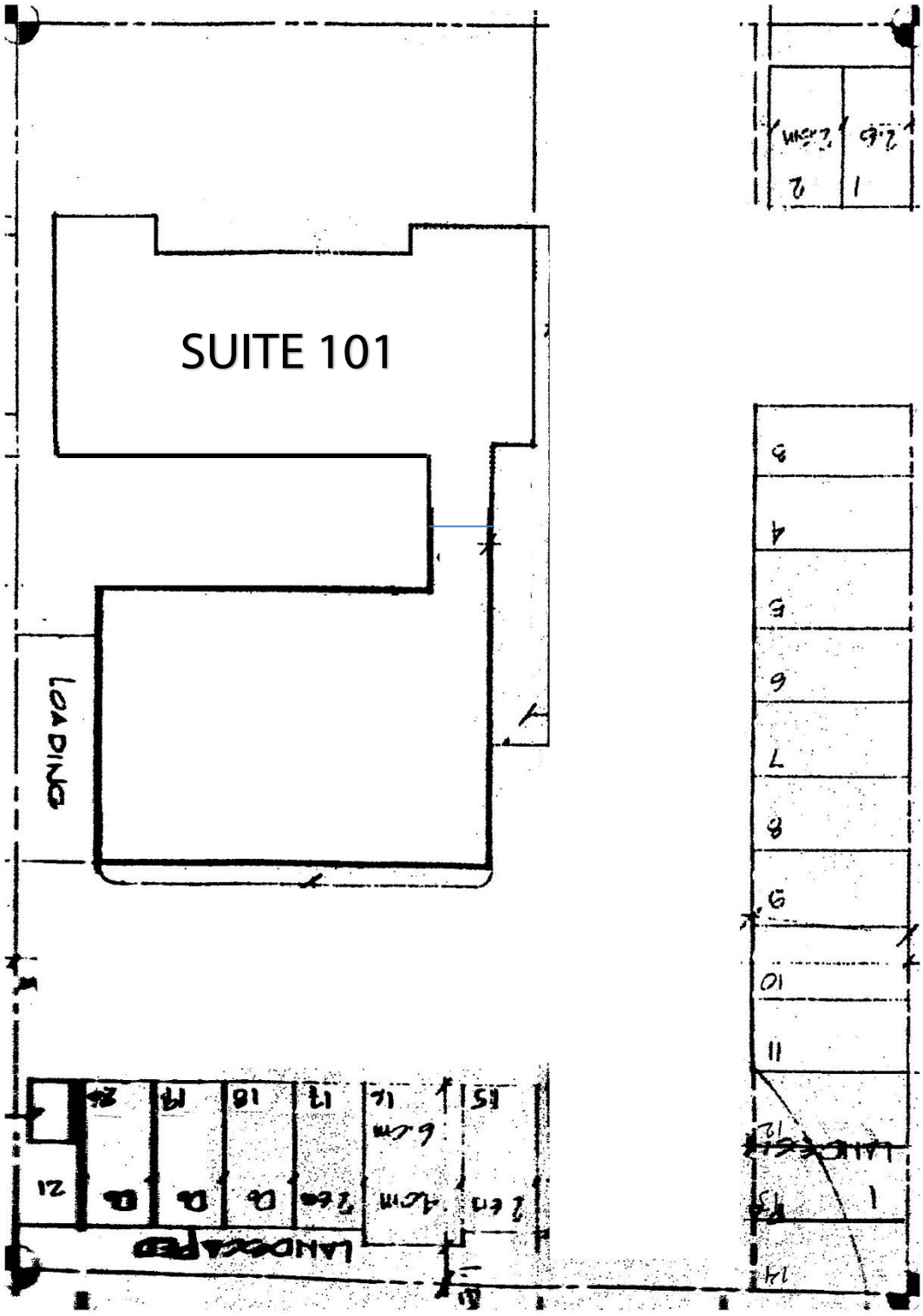


# Interior Photos





# Approximate Site Plan Showing Abundant Parking



# Abundant Parking





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

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

| | Uses | Section 14.9 – Principal and Secondary Land Uses<br>Zones<br>('P' Principal Use, 'S' Secondary | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 |
| 1 | Accessory Buildings or Structures | S | S | S | S | S | S | S | S | S | S | S |
| 2 | Agriculture, Urban | S | S | S | S | S | S | S | S | S | S | S |
| 3 | Alcohol Production Facility | - | P [1] | P [1] | P [1] | P [1] | P [1] | P [1] | P [1] | P [1] | P [1] | P [1] |
| 4 | Animal Clinics, Major | - | P | P | P | P | P | P | P | P | P | P |
| 5 | Animal Clinics, Minor | P | P | P | P | P | P | P | P | P | P | P |
| 6 | Apartment Housing | | | | P | P | P | P | P | P | - | - |
| 7 | Auctioneering Establishments | - | P | - | - | - | - | - | - | - | - | P |
| 8 | Automotive & Equipment | - | P | - | - | - | - | - | - | - | - | P |
| 9 | Automotive & Equipment, Industrial | - | - | - | - | - | - | - | - | - | - | P |
| 10 | Boat Launches | - | - | - | - | - | - | - | - | - | - | - |
| 11 | Boat Storage | - | - | - | S [13] | - | - | - | - | - | P | P |
| 12 | Bulk Fuel Depot | - | - | - | - | - | - | - | - | - | - | P |
| 13 | Cannabis Production Facilities | - | - | - | - | - | - | - | - | - | P | P |
| 14 | Cemeteries | - | - | - | - | - | - | - | - | - | - | - |
| 15 | Child Care Centre, Major | P | P | P | P | P | P | P | P | P | P | - |
| 16 | Child Care Centre, Minor | S | S | S | S | S | S | S | S | S | - | - |
| 17 | Commercial Storage | - | P | - | - | - | - | - | - | - | P | P |
| 18 | Concrete and Asphalt Plants | - | - | - | - | - | - | - | - | - | - | - |
| 19 | Cultural and Recreation Services | P | P | P | P | P | P | P | P | P | P | - |
| 20 | Detention and Correction Services | - | - | - | - | - | - | - | - | - | - | - |
| 21 | Docks | - | - | - | - | - | - | - | - | - | - | - |
| 22 | Drive Throughs | - | P [14] | P [14] | P [14] | P [14] | P [14] | P [14] | P [14] | P [14] | - | - |

Please say that again

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

| Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Uses | Zones ('P' Principal Use, 'S' Secondary U | | | | | | | | | | |
| | | 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 [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 | - | - | - |
| 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 | - | - | - | - | - | - | - | - | - | - | - |

Corporate Accord Realty

E&OE: The information contained in this document was obtained from sources assumed to be reliable but is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms/conditions existing at the time of any transaction taking place. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship.