

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	\$16.35	\$6828

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



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Excellent visibility from Springfield Road

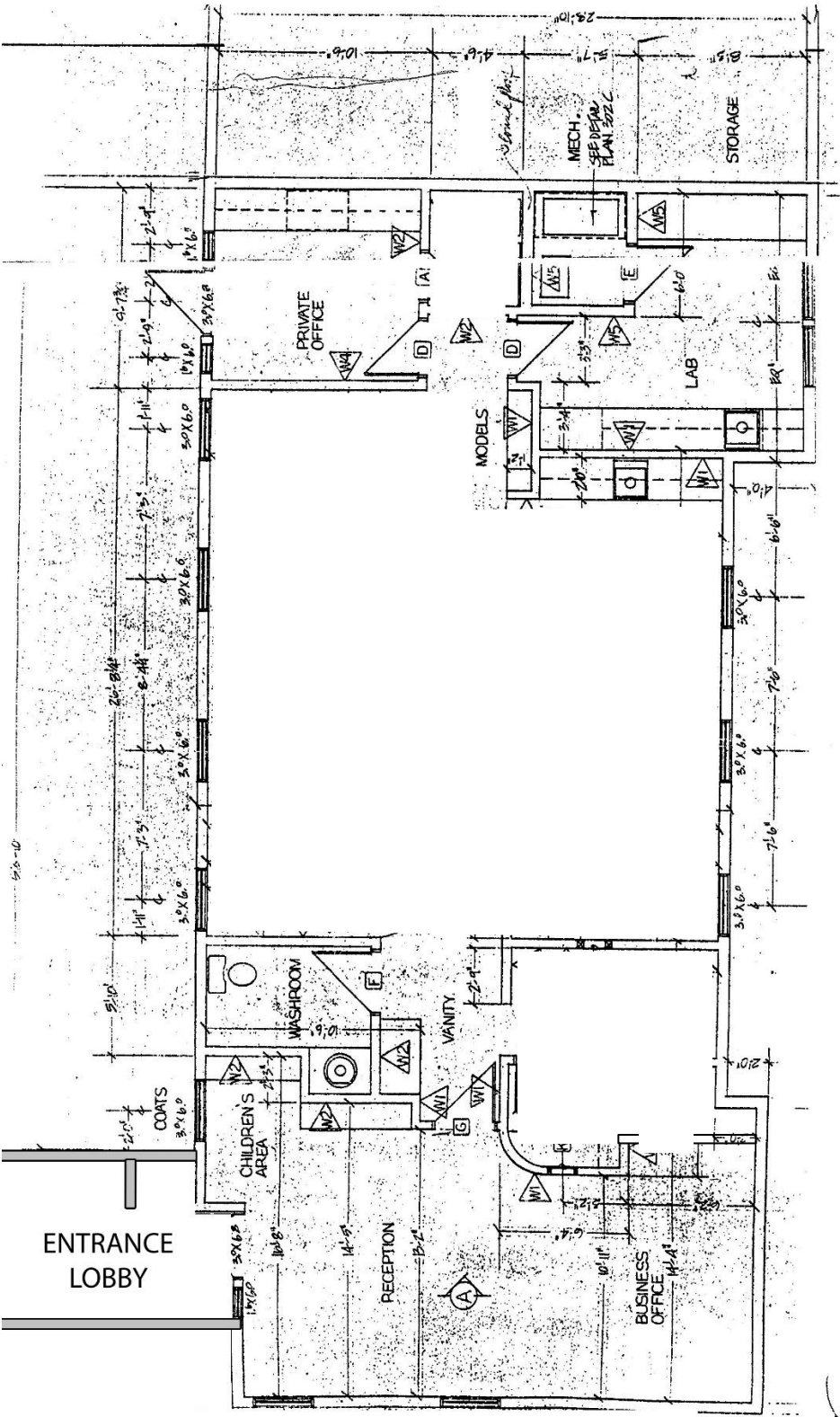


Map of Area (Directly across from Orchard Park Mall!)



Approximate Floorplan (Measurements not guaranteed)

SPRINGFIELD RD.



Interior Photos



Interior Photos



Interior Photos

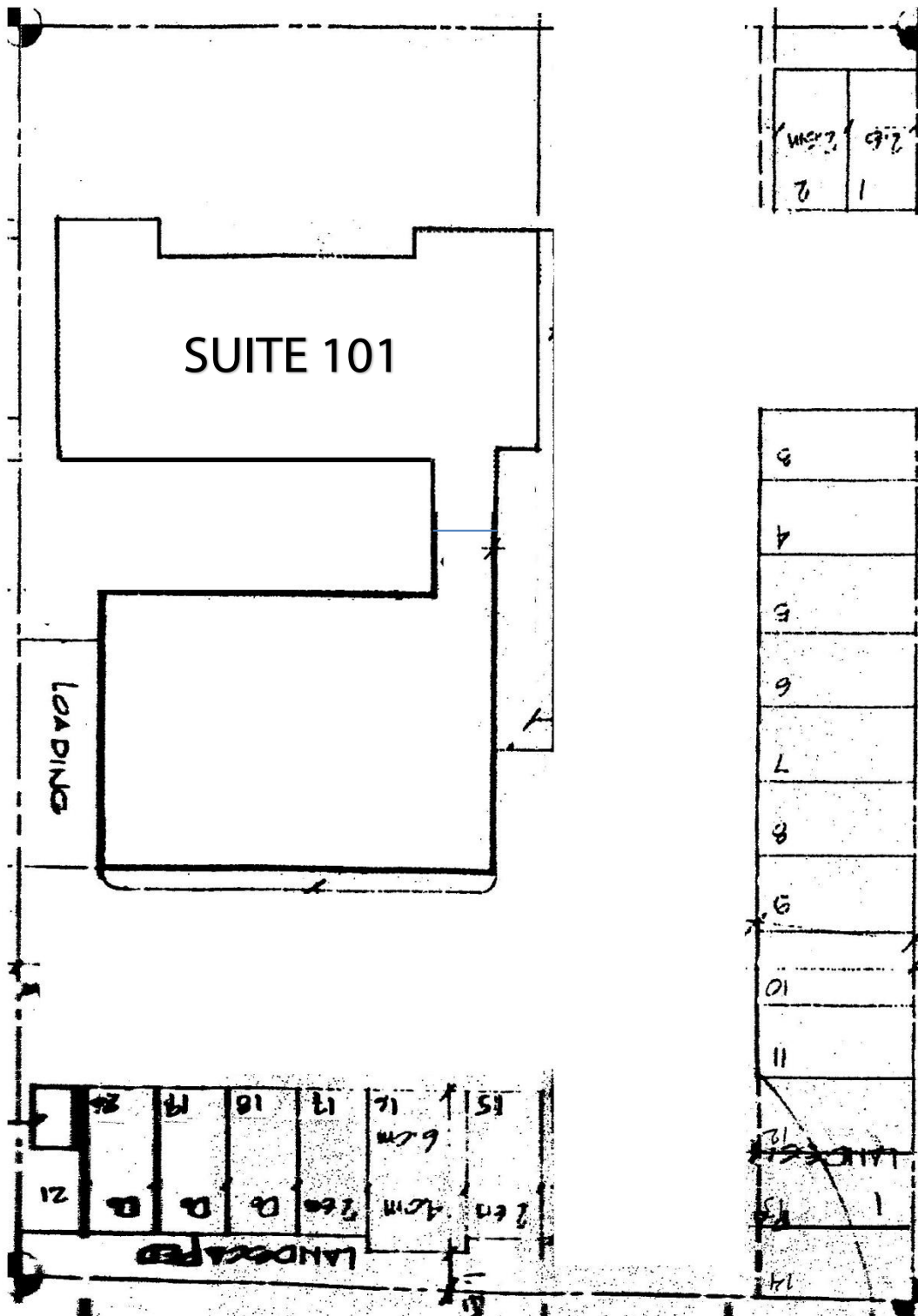


Interior Photos



Approximate Site Plan Showing Abundant Parking

SPRINGFIELD RD.



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

[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 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	-	-	-	-	-	-	-	-	-	-	-