

RETAIL / OFFICE FOR LEASE

4 – 1551 Sutherland Avenue, Kelowna

- 1632 sq.ft. of Retail / Office space with main floor storefront
- Central Kelowna Location close to central Highway Retail area
- Four free non-reserved on-site parking stalls
- Front and rear windows | 100 amp power
- Box signage is included and pylon sign available for \$40/month
- Zoned C5 Commercial (formerly C3)
- Perfect for retail and office with onsite parking and good signage opportunities

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1632	\$14.00	\$4.25	\$2482	GST & Utilities

* Base Rent to increase 3% annually to over inflation

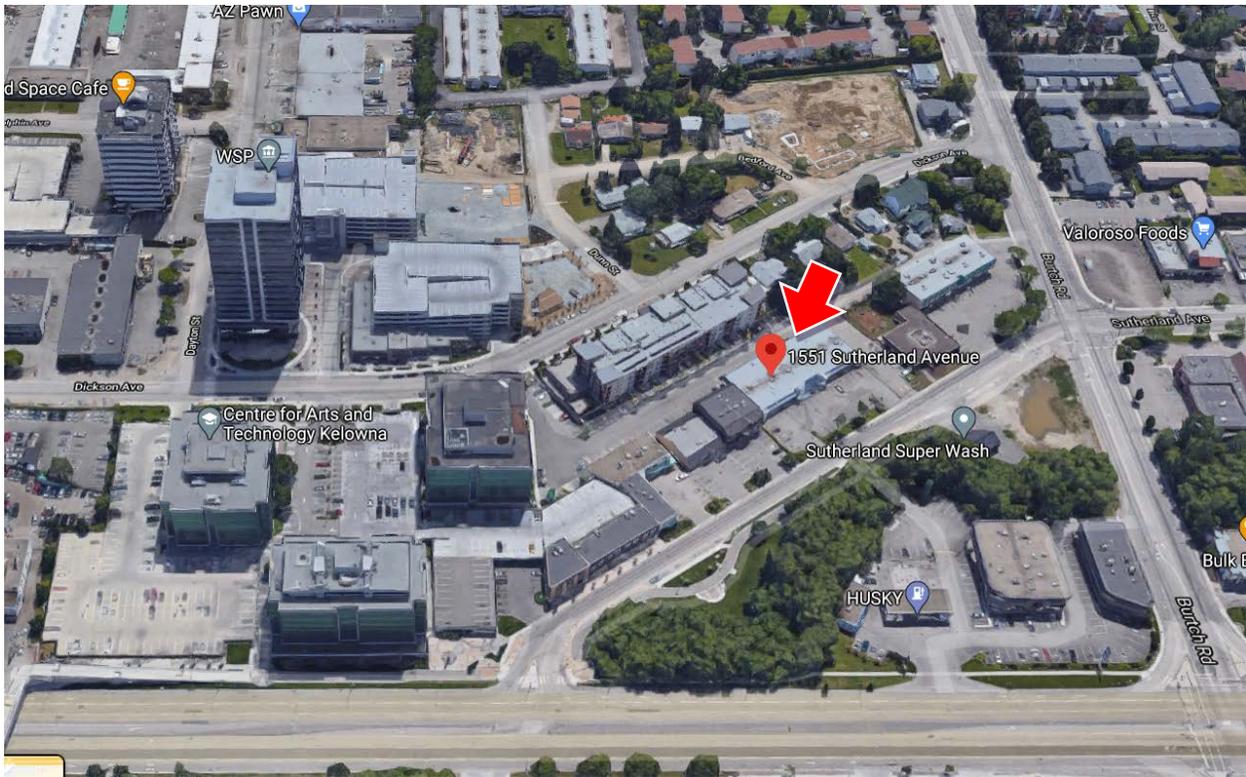


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Near Landmark Centre Development



Reception



Open office room (furniture can be included)



2 washrooms and a kitchen in the back of unit

