

OFFICE/RETAIL FOR LEASE

1 – 1551 Sutherland Avenue, Kelowna

- 2053 sq.ft. of Retail / Office space with lots of plumbing
- Central Kelowna Location close to central Highway Retail area
- Includes four on-site parking stalls, additional free off-site parking
- Abundant windows feature nice views and abundant natural light
- Fascia Box signage is included and pylon signs are available
- Zoned UC2 Commercial which allows for most retail and office uses (formerly C5)
- Perfect for retail and office with good signage opportunities

Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
2053	\$15.50	\$7.50	\$3934	GST and Utilities

* Base Rent to increase 3% annually to over inflation



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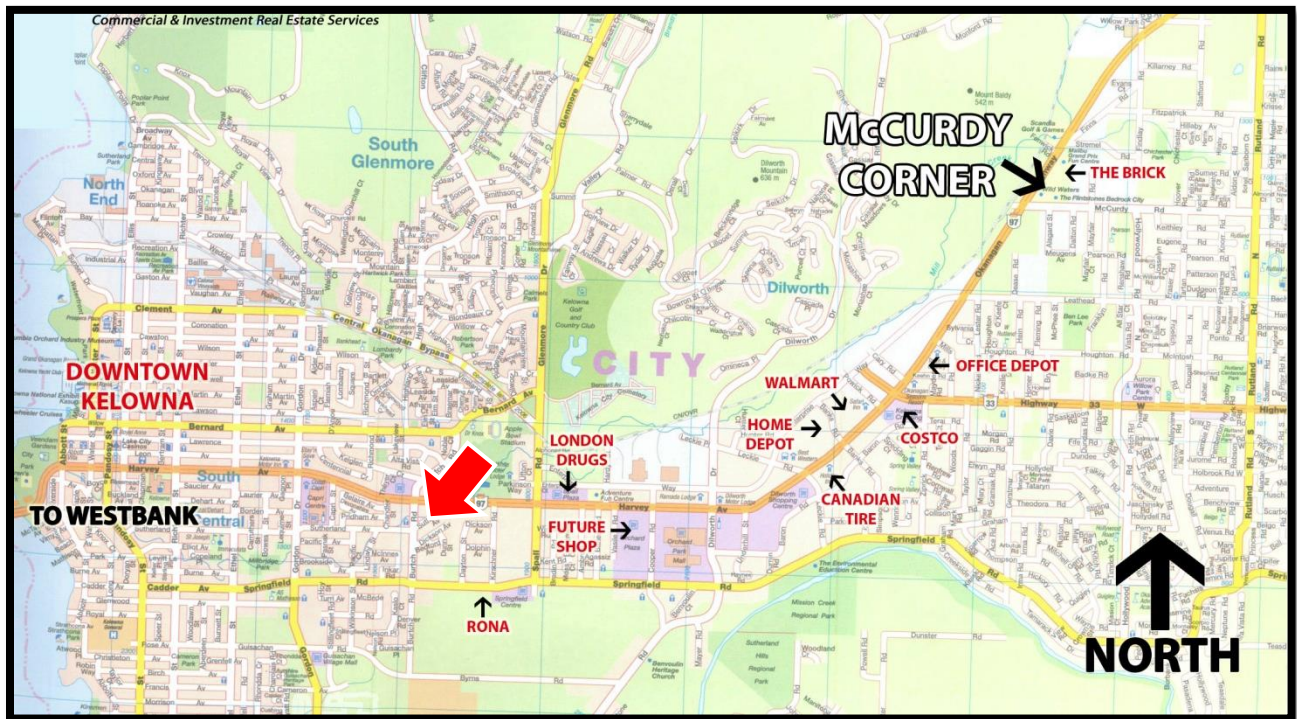
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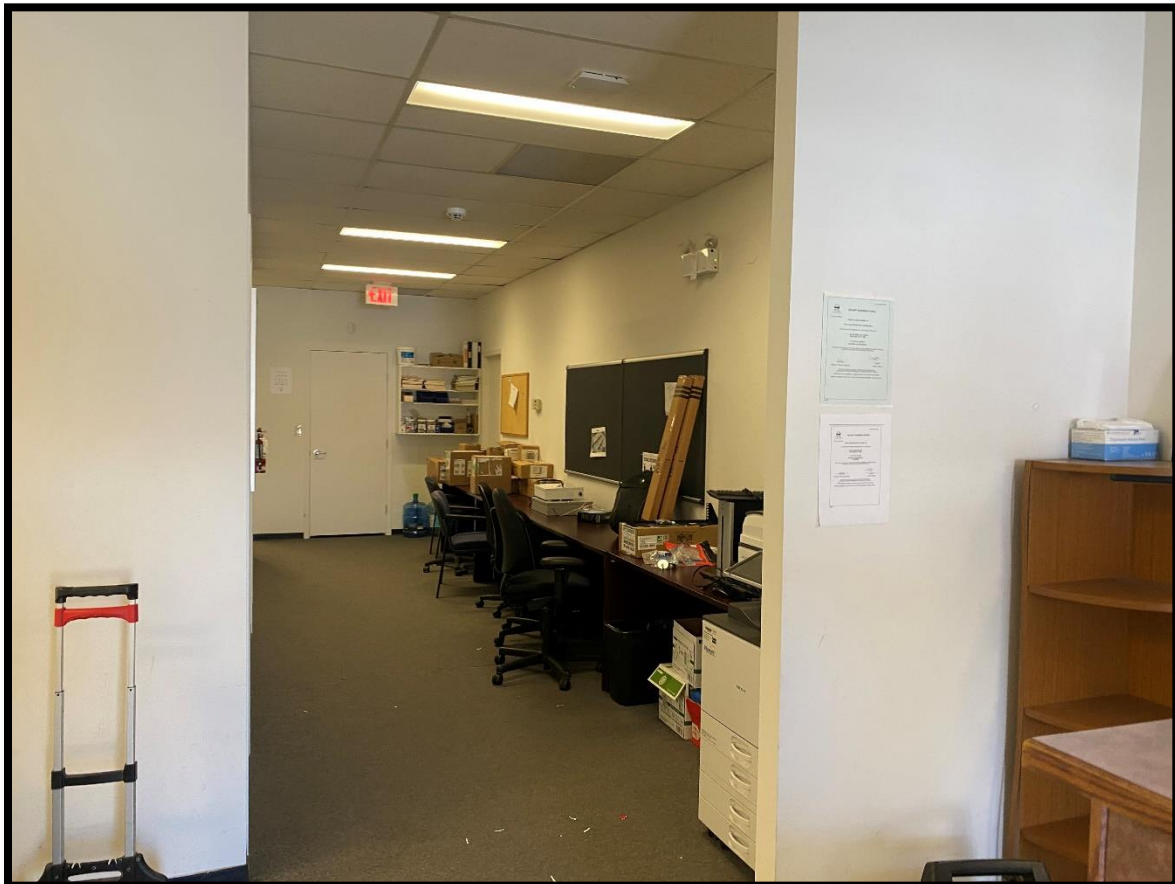


Front Parking

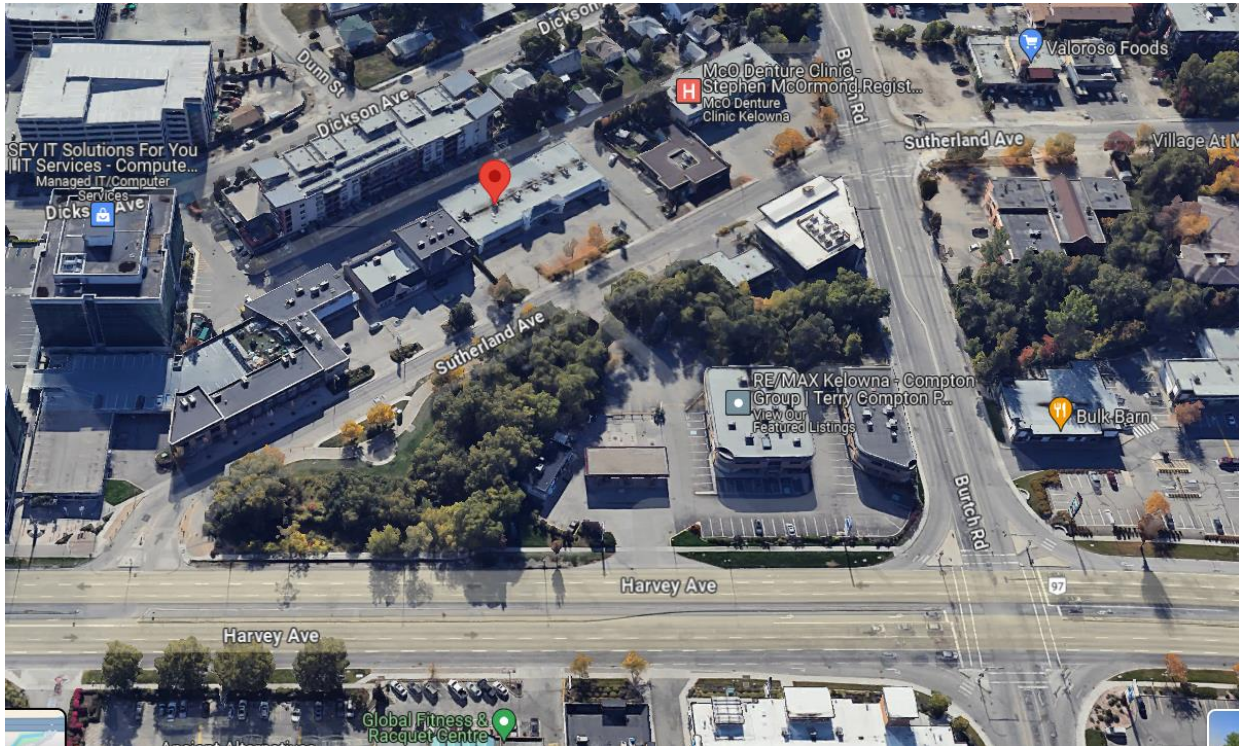
Central Kelowna Location



Interior Photos



Satellite Aerial of 1551 Sutherland



“UC2 – Capri-Landmark Urban Centre” Zoning Details

Permitted uses in this zone include **OFFICES and RETAIL** [as described below] and other uses as discussed starting on page 165 of the following link: <https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%2012375.pdf>

OFFICES means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, architects, travel agents, real estate and insurance firms, technology firms, planners, clerical, and secretarial agencies. The main difference between professional services and office: is professional services primary function is accepting clients and customers with a reception area, whereas, offices could function without directly servicing clients/customers entering the premises from the street. This excludes servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

RETAIL means premises where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance, second hand stores, pawnshops, thrift stores, retail liquor stores, used goods store, and sporting goods stores. This use includes custom indoor manufacturing. This use excludes warehousing and sale of gasoline, heavy agricultural and industrial equipment, and retail stores requiring outdoor storage. This use does not include the retail sale or dispensing of cannabis.