



**GIVE YOUR BUSINESS THE POWER OF OWNERSHIP.**



# THE PACKING DISTRICT IS POWERING UP.



One hundred years ago, the fruit industry built warehouses and packing plants in Kelowna's north end to handle the growing bounty being harvested from the Okanagan Valley. Steamships sailed the lake's waters and rail lines stretched to distant markets.

Orchardists, workers and business leaders found opportunity in the heart of Canada's West.

## **KELOWNA'S BUSINESS EVOLUTION IS BUILDING.**

Today, fresh industry and lifestyle options are driving change in central Kelowna. Tech companies are discovering the benefits of the BC interior's largest urban area. Major educational infrastructure is coming online at UBC Okanagan.



Like Vancouver's Yaletown, and Toronto's Distillery District, a new hub is emerging that celebrates the industrial past and welcomes the future.

## **THE PACKING DISTRICT WILL BECOME KELOWNA'S NEW URBAN DESTINATION.**

Flanked by cultural pioneers in the brewing and wine trade, The Packing District is primed for evolution. Young professionals, shoppers, students and innovative businesses are drawn to authentic urban industrial areas. With the amenities and recreational access of central Kelowna and this location truly has it all.

Powerhouse is right in the heart of it.

# POWERHOUSE. FLEX COMMERCIAL STRATA SPACE BUILT TO ENERGIZE YOUR BUSINESS.



## STATE-OF-THE-ART SPACE, BRAND NEW CONSTRUCTION.

Imagine your business moving into its own, fresh space in a building made for modern business. Choose from twenty flex commercial strata units with built-in mezzanine, zoned I-4 light industrial, with text amendments for retail-like uses. Above, 13 strata office units with private entrances from an exterior walkway offer quality, modern office design with thoughtful details, including outdoor patio space.

**Powerhouse** is Kelowna's most innovative business space. Located at Clement and Richter, it's part of the entertainment, services and excitement of downtown, but offers its own blend of historic style and creative-class personality. Easy access to shopping, lakefront recreation, parks, and bike paths will make your business popular with employees and customers alike.





# THE POWER OF THE HOUSE AT A GLANCE:



- Office units from 949-1,462 sq. ft with 10'4 ft clear ceiling heights (combinable to 13,990)
- Commercial Flex units from 1,960-2,474 sq. ft including mezzanine with 20-22 ft clear ceiling heights

- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 10'x10' glass OH doors
- Upper outdoor patio common space

## LEGEND

- 1** Clement Business Park
- 2** Tree Fruit Cidery
- 3** Sun-Rype Products
- 4** Rustic Reel Brewing Co
- 5** Sandhill Winery
- 6** Calona Vineyards
- 7** Red Bird Brewing
- 8** Kettle River Brewing Co
- 9** Cecil's Perogy Palace,  
Orthoquest Pederothotics  
& Kootenay Coffee Co.
- 10** Crossfit Okanagan
- 11** RCMP
- 12** Curling Club
- 13** Print Three & Ellis Art Studios
- 14** Chainline Cycle
- 15** Central Sports Grill & Futsal Club
- 16** Train Station Pub  
& Metro Liquor Store
- 17** RCMP
- 18** Future Apartment Development
- 19** Anagram Rentals
- 20** St. Paul Condos
- 21** BnA Brewing Co
- 22** Ellis Park - 76 New Condos
- 23** Tree Fruit Cidery
- 24** 1151 Sunset - 04 New Condos
- 25** Waterfront Wines Restaurant
- 26** Prospera Place
- 27** Lake City Casino
- 28** Delta Grand Hotel
- 29** Tree Brewing
- 30** Kelowna Yacht Club
- 31** City Hall
- 32** Ella - 116 New Condos
- 33** Safeway



## ENTREPRENEURIAL ENERGY.

The Powerhouse is made for business owners who are looking ahead. This ownership opportunity will appeal to organizations looking to maximize creativity, efficiency and investment. You will be part of an exclusive group of businesses in this enviable Kelowna location.

## THE FIRST-MOVER ADVANTAGE IS YOURS.

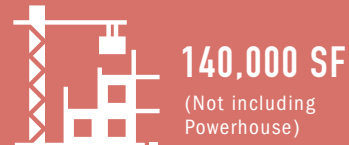
The Packing District is developing fast. Smart businesses are staking their claim. The Powerhouse is part of Packer's Junction, a four-building hub that will include urban inspired apartments and retail. Is your business ready to take its place?

### PACKING DISTRICT BY THE NUMBERS

New residential units since 2017



New commercial construction



New RCMP headquarters



Clement traffic counts



\*numbers based on completed and under construction



## THE POWER OF OWNERSHIP.

Anyone with experience will tell you that owning your own space is just smart business. The strata office ownership opportunity offers much-needed stability and growth options for local companies or field offices. Taking control of your destiny and growing your equity can build your long-term bottom line, and the ability to rent to others offers even more options. But new industrial strata opportunities are rare. Getting in on the evolution of The Packing District is an opportunity that won't last.



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Ownership Enquiries:

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**Powerhouse at Packer's Junction**, 810 Clement Avenue & 815 Vaughan Avenue, Kelowna, BC - [packersjunction.com/powerhouse](http://packersjunction.com/powerhouse)



A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.

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