

2540 & 2544 ENTERPRISE

PROJECT BY:



WORMAN



ELEVATED COMMERCIAL FLEX SPACE FOR LEASE

2.99 ACRES WITH 227' OF FRONTAGE ON ENTERPRISE WAY
2540 & 2544 ENTERPRISE WAY, KELOWNA BC

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

Worman is excited to elevated COMMERCIAL flex space! This project will add industrial/commercial lease space to this high profile location. “Elevate” means bringing the same keen eye to the architectural design as we do to our other projects. It means thoughtfully expanding and creating an entirely new structure to enhance the properties function and aesthetic appeal.



WORMAN

TIMELESS DESIGN. MODERN INNOVATION.
WORMAN DEVELOPMENT.

Unless a building has a story to tell, it’s not worth building. Since 1992, we have been working tirelessly to set a new standard for modern construction with enduring features that you won’t usually find in similar buildings. Everything we do is designed to enhance our community, our neighborhoods, and provide a meaningful experience for those who spend time in our buildings. Worman buildings have a distinct character that is readily recognized and admired. From the overall concept to the finest detail, we approach all of our projects with the same level of purpose and drive for perfection.

ILLUSTRATION / THE ARTS ALLIANCE

PROPERTY DETAILS



THE OPPORTUNITY

17 commercial units available



MUNICIPAL ADDRESS

Building 1: 2544 Enterprise Way
Building 2: 2540 Enterprise Way
Kelowna BC



SITE SIZE

2.99 Acres



BUILDING SIZE

Building 1: 44,231 SF (Leaseable)
Building 2: 24,905 SF



ZONING

C2



POSSESSION

Building 1: Available Immediately
Building 2: Available Immediately

BUILDING 1 FEATURES

CEILING HEIGHTS

Ground Floor - 25' (13' under mezzanine)

Second Floor - 8' 11"

Third Floor - 15' 6"

PARKING

2.5 Stalls per 1000 SF

- Abundance of glazing for ample natural light
- Excellent Signage
- Front lobby and customer elevator providing access to third floor
- 277' of frontage along Enterprise Way



BUILDING 1 SITE PLAN

MAIN FLOOR & MEZZANINE

UNIT	LEASEABLE AREA			LEASE RATE
	Main Floor	Mezzanine	Total	
101/116	6,775 SF	3,914 SF	10,669 SF	LEASED
104	1,169 SF	658 SF	1,827 SF	LEASED
105	2,213 SF	1,169 SF	3,382 SF	\$20
108	1,837 SF	1,156 SF	2,993 SF	\$21
109	2,618 SF	1,869 SF	4,487 SF	LEASED
112	2,294 SF	1,326 SF	3,620 SF	LEASED

LOAD CAPACITY:

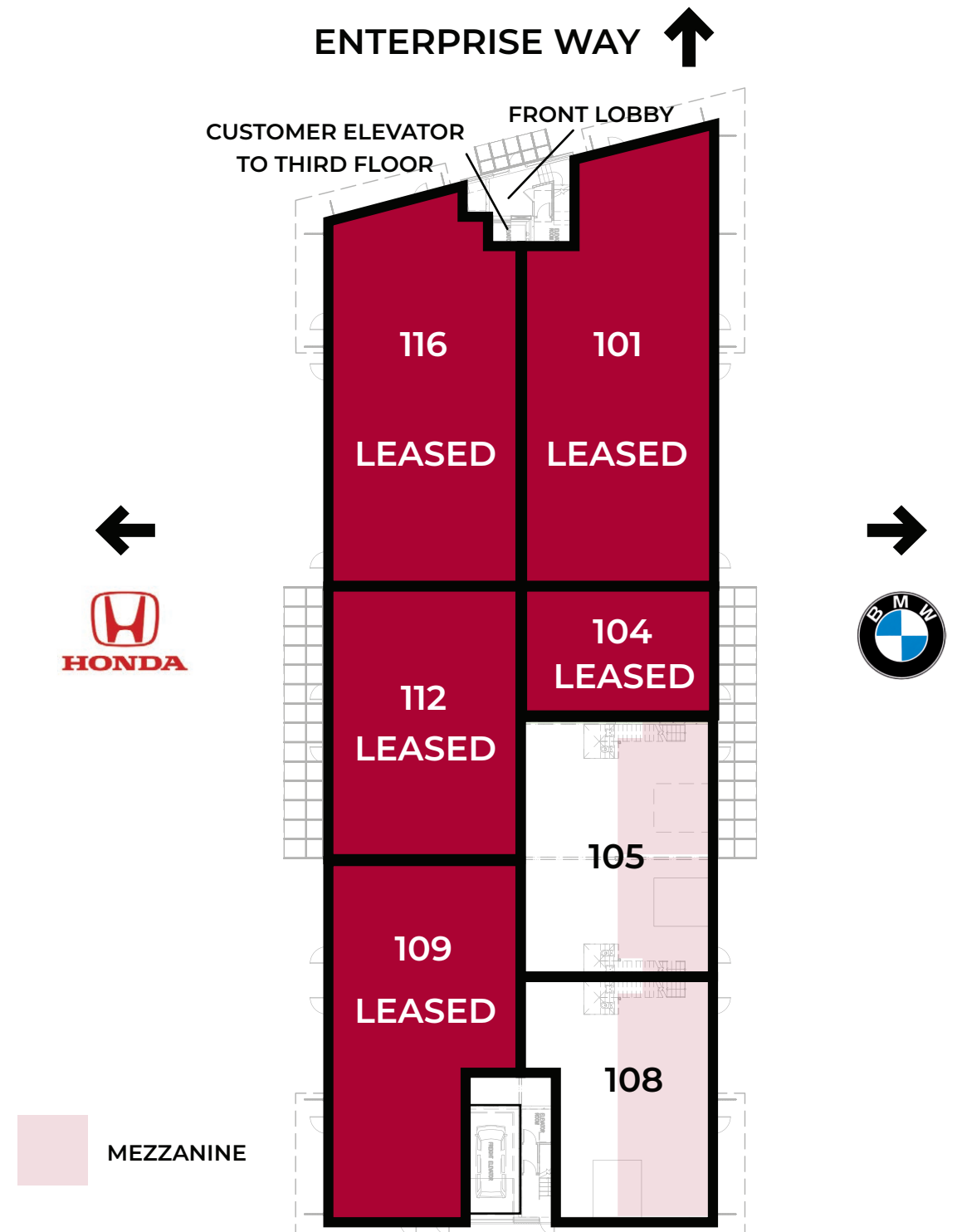
Ground floor slab = 500 psf

Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Suites are combinable for more square footage

Updated December 13, 2022



BUILDING 1 SITE PLAN

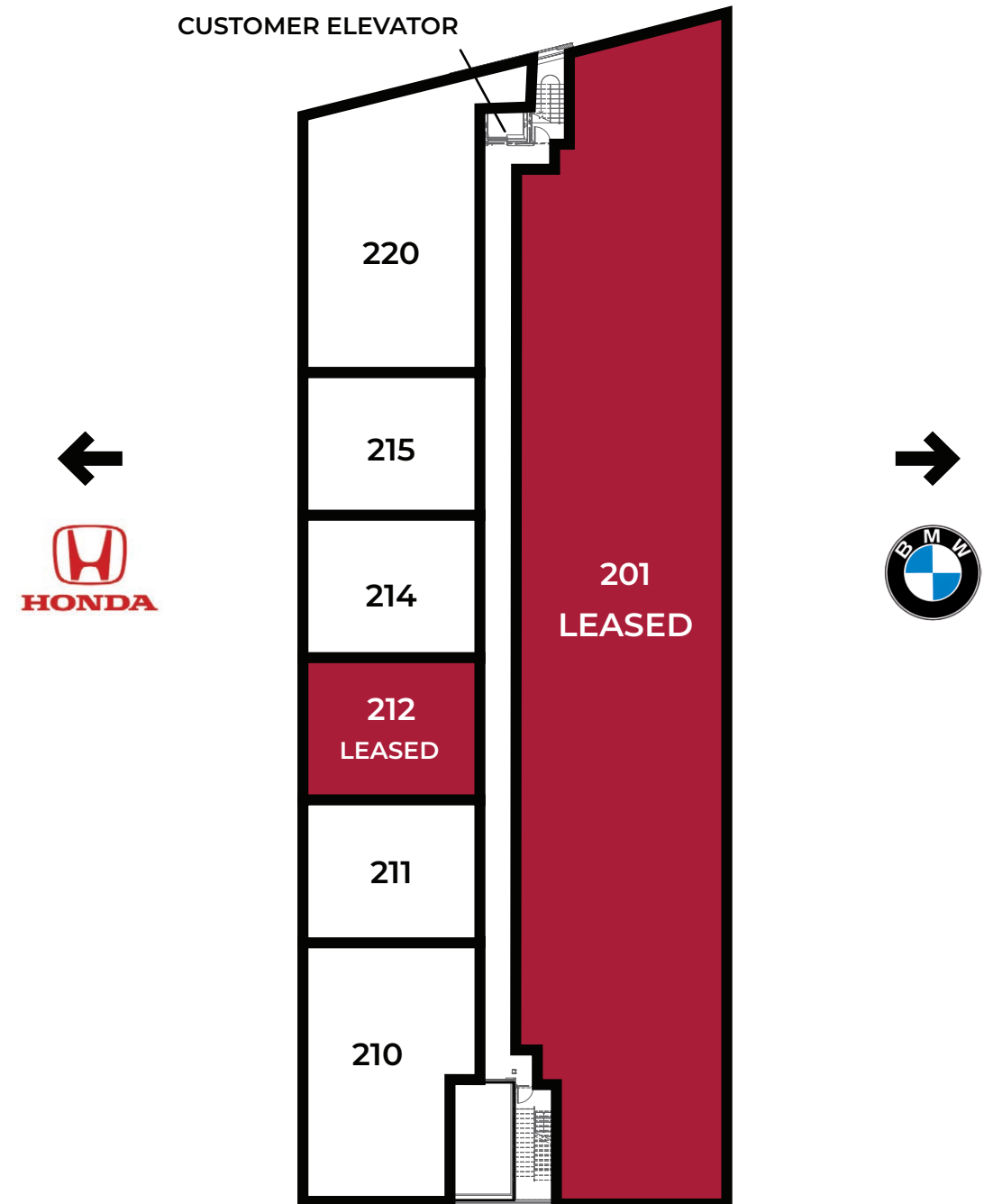
THIRD FLOOR

UNIT	LEASEABLE AREA	LEASE RATE
201	9,395 SF	LEASED
210	1,763 SF	\$22
211	939 SF	\$20
212	1,052 SF	LEASED
214	1,052 SF	\$20
215	939 SF	\$20
220	2,113 SF	\$24

LOAD CAPACITY: 3rd floor = 100 psf

ENTERPRISE WAY ↑

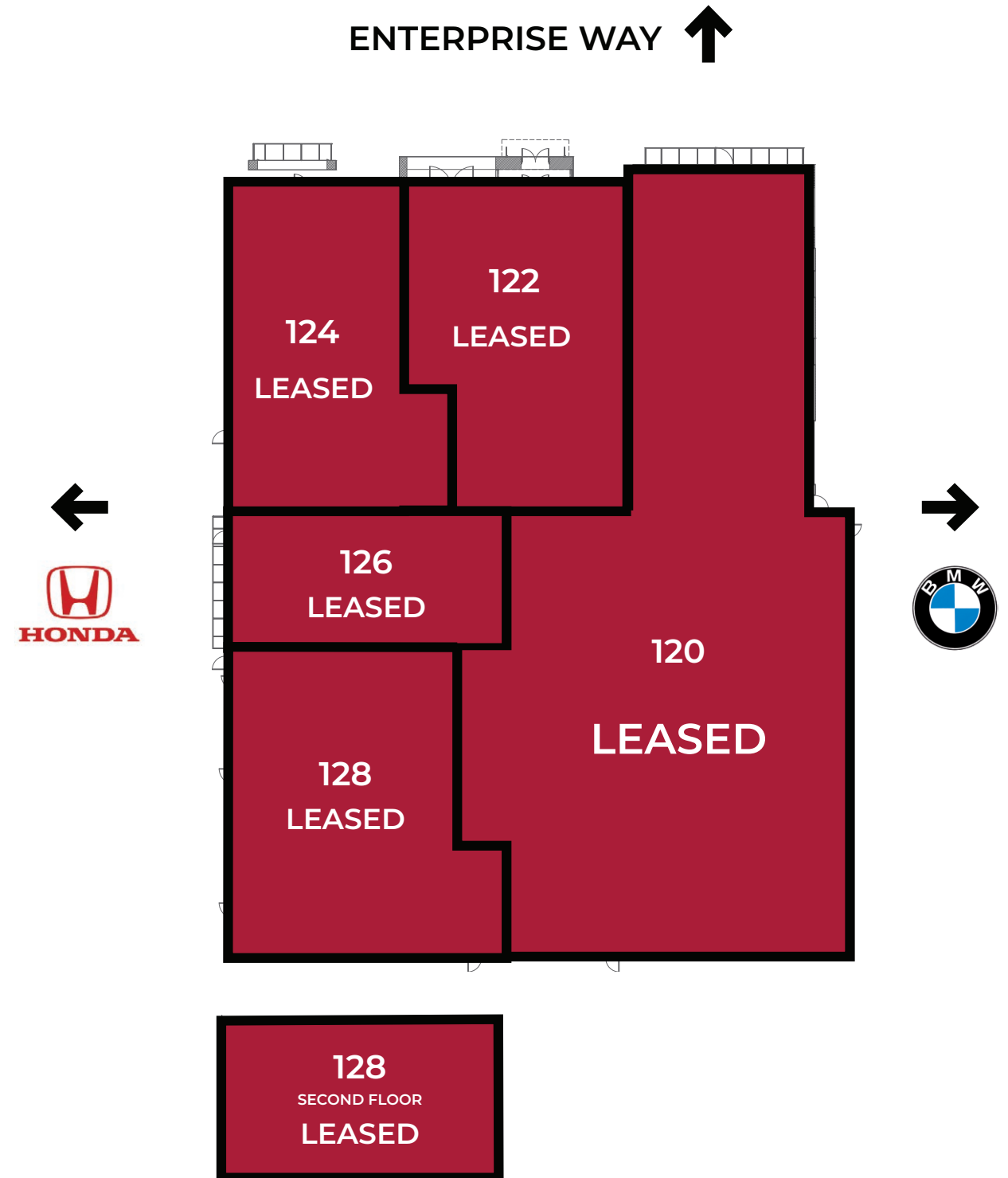
CUSTOMER ELEVATOR



BUILDING 2 SITE PLAN

UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	LEASED
124	3,176 SF	LEASED
126	1,898 SF	LEASED
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	LEASED

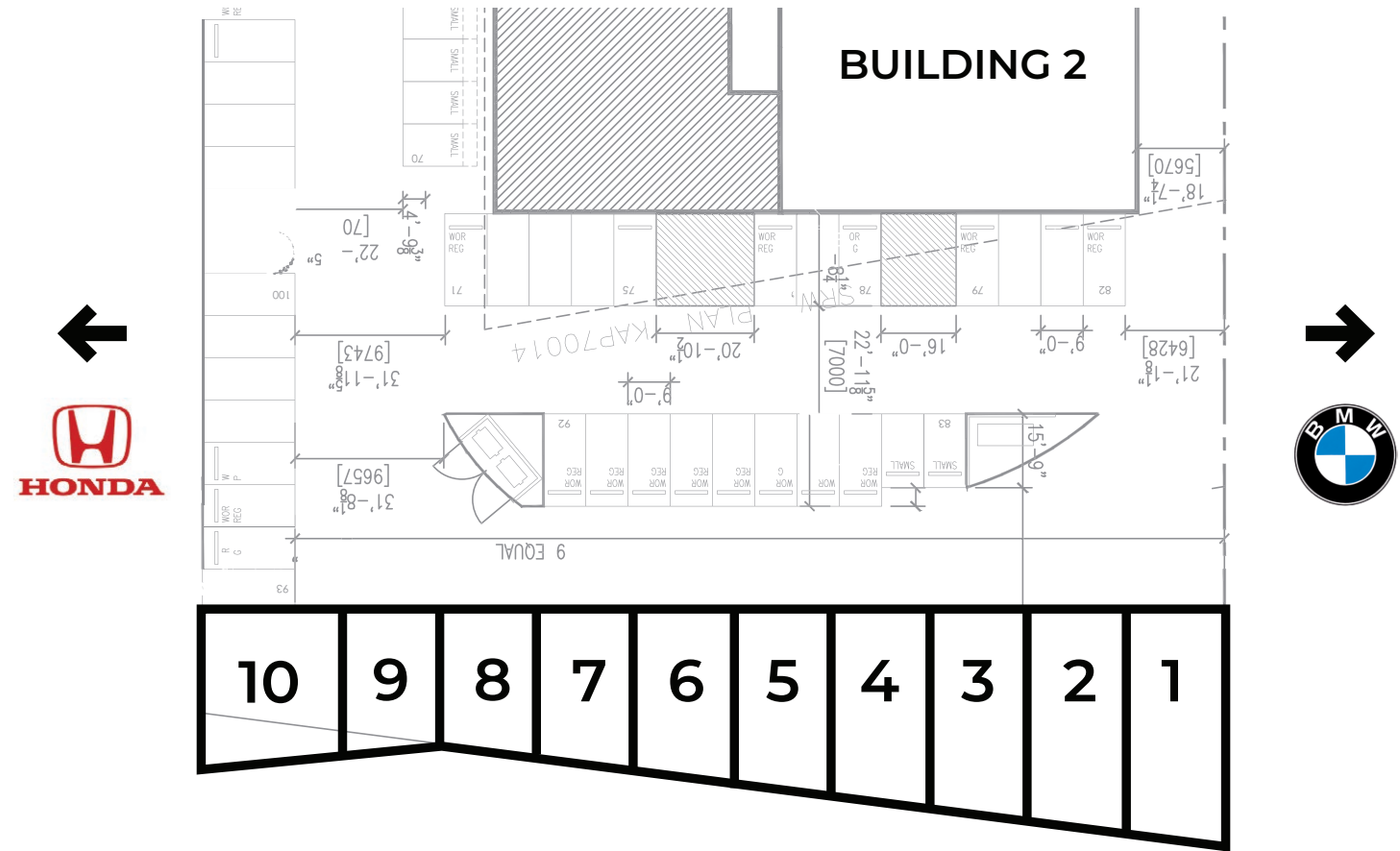
*Suites are combinable for more square footage



OUTDOOR STORAGE

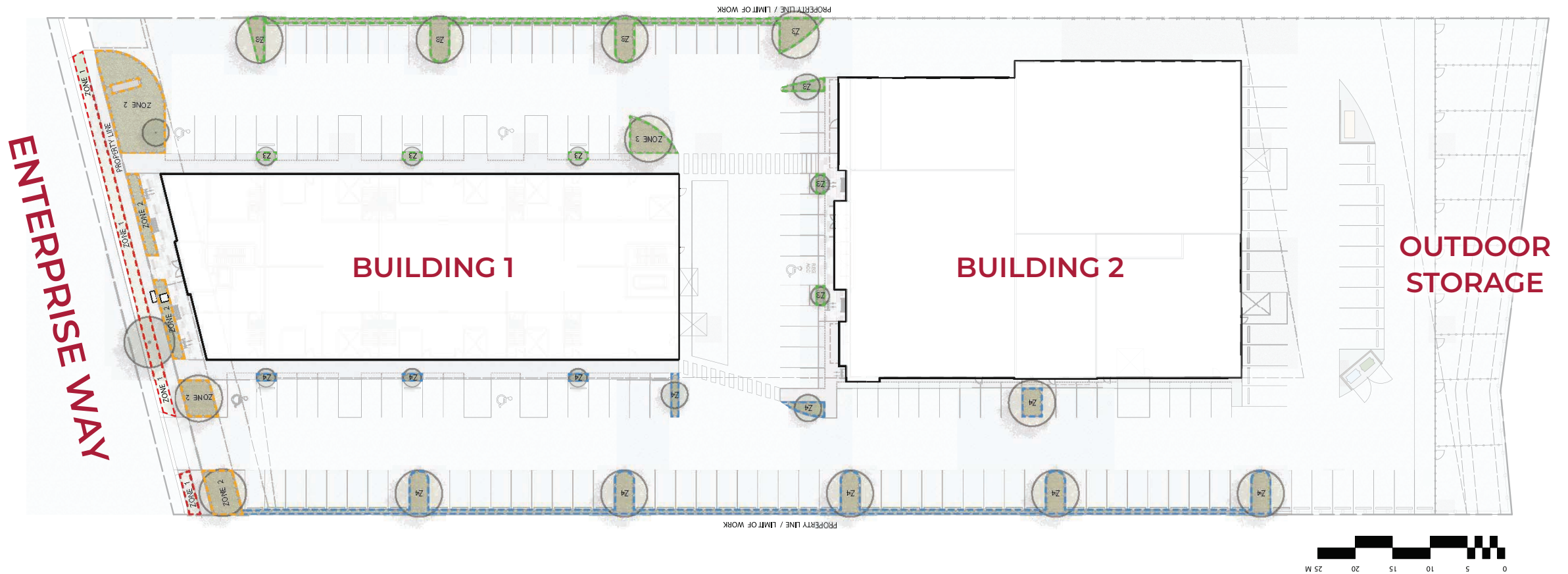
UNIT	LEASEABLE AREA	MONTHLY LEASE RATE
Unit 1	1,010 SF	\$650
Unit 2	954 SF	\$600
Unit 3	898 SF	\$550
Unit 4	842 SF	\$520
Unit 5	786 SF	\$500
Unit 6	760 SF	\$500
Unit 7	673 SF	\$450
Unit 8	619 SF	\$400
Unit 9	626 SF	\$400
Unit 10	859 SF	\$600

ENTERPRISE WAY 



PROPERTY OVERVIEW

2540 & 2544 ENTERPRISE



KELOWNA'S RETAIL DISTRICT



BEACHCOMBER
Home Leisure

MARSHALL'S
HOME LIVING

CANADIAN
TIRE

FRESH CO
Lowering food prices

CARE
DENTAL

CACTUS CLUB CAFE

URBAN
BARN
RIGHT AT HOME

Walmart

HWY 97

HOMESENSE

Michaels

Starbucks

THE HOME
DEPOT

GOLF
TOWN

BANKS ROAD

ENTERPRISE WAY

HONDA

BMW

SUBJECT
PROPERTY

LOCATION

2540 Enterprise Way is situated in the centre of the largest and busiest retail centers in the Okanagan. Neighbouring noteworthy businesses such as Walmart, Home Depot, HomeSense, Starbucks, Cactus Club, and a wide variety of automotive dealerships, brings a remarkable amount of exposure for any business coming to the area.

DEMOGRAPHICS

 **POPULATION**
3 KM - 36,462
5 KM - 88,146

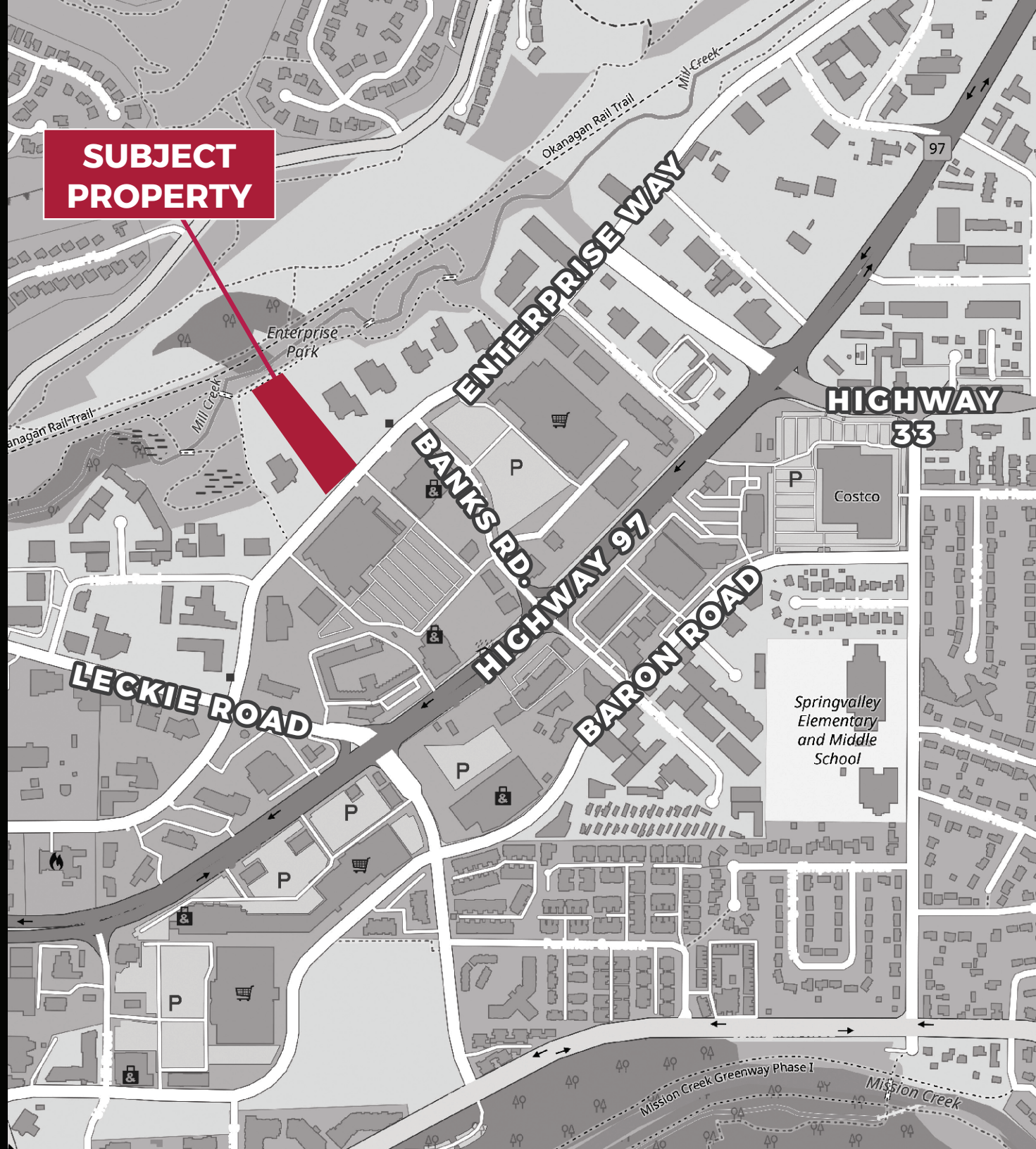
 **HOUSEHOLDS**
3 KM - 16,017
5 KM - 38,705

 **AVG. HOUSEHOLD INCOME**
3 KM - \$83,200
5 KM - \$85,407

 **AVERAGE AGE**
3 KM - 42.6
5 KM - 42.8

TRAFFIC COUNT

 **19,000+ VEHICLES PER DAY**
(2018 TRAFFIC RECORDS)



CONTACT

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Developed by
Worman Commercial



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NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

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