

THE OPPORTUNITY

Worman is excited to “elevate” industrial! 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: 42,274 SF
Building 2: 24,905 SF



ZONING

I-2 General Industrial allowing a wide variety of uses including Automotive sales and servicing, warehouse sales, equipment rentals, recreational sales, and participant recreational services such as fitness studios, children's play centres, and dance studios



POSSESSION

Building 1: June 2022
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 | 3,441 SF | 1,723 SF | 5,164 SF | LEASED |
| 104 | 2,253 SF | 1,016 SF | 3,269 SF | \$20 |
| 105 | 2,133 SF | 903 SF | 3,036 SF | \$19 |
| 108 | 1,771 SF | 893 SF | 2,664 SF | \$21 |
| 109 | 2,649 SF | 1,478 SF | 4,127 SF | LEASED |
| 111 | 1,127 SF | 508 SF | 1,635 SF | \$20 |
| 116 | 3,101 SF | 1,377 SF | 4,478 SF | LEASED |

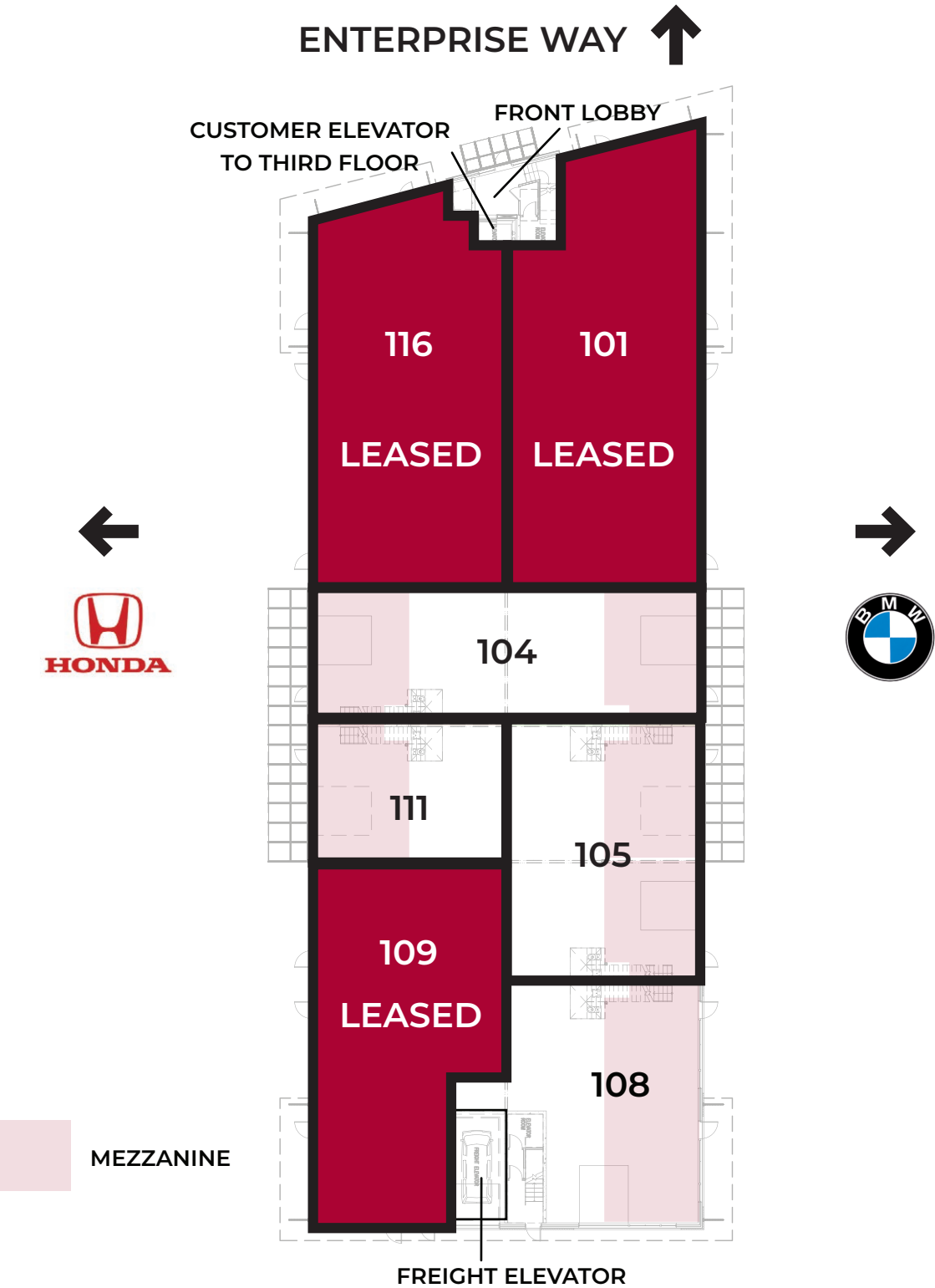
LOAD CAPACITY:

Ground floor slab = 500 psf

Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Updated May 16, 2022



BUILDING 1 SITE PLAN

THIRD FLOOR

| UNIT | LEASEABLE AREA | LEASE RATE |
|------|----------------|------------|
| 201 | 9,395 SF | LEASED |
| 210 | 1,550 SF | \$20 |
| 212 | 1,646 SF | \$18 |
| 214 | 1,049 SF | \$18 |
| 220 | 3,062 SF | \$20 |

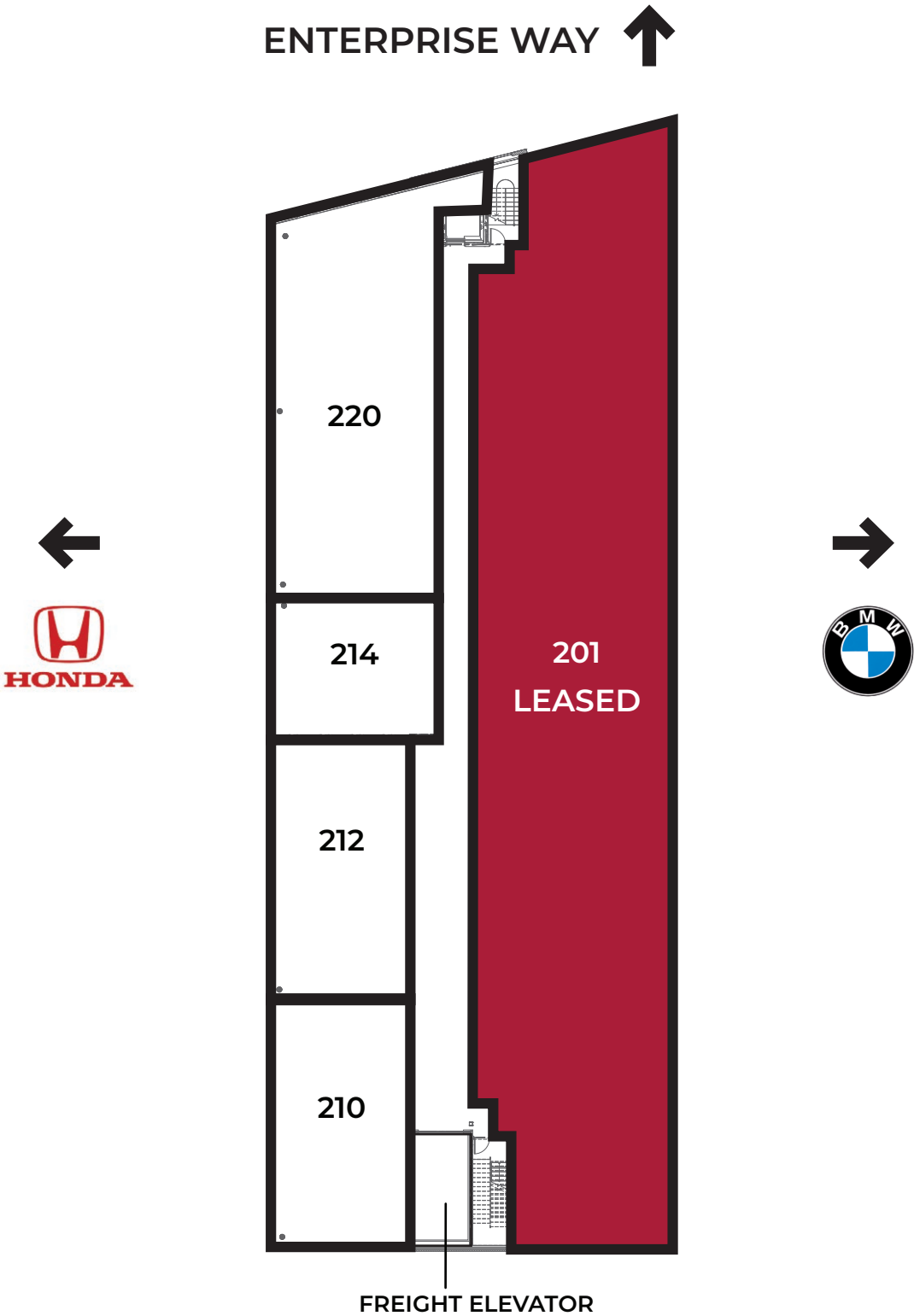
LOAD CAPACITY: 3rd floor = 100 psf

THIRD FLOOR FREIGHT ELEVATOR

DIMENSIONS: 8'-10' wide x 20'-9' deep x 8' high

LOAD CAPACITY: 10,000 LBS

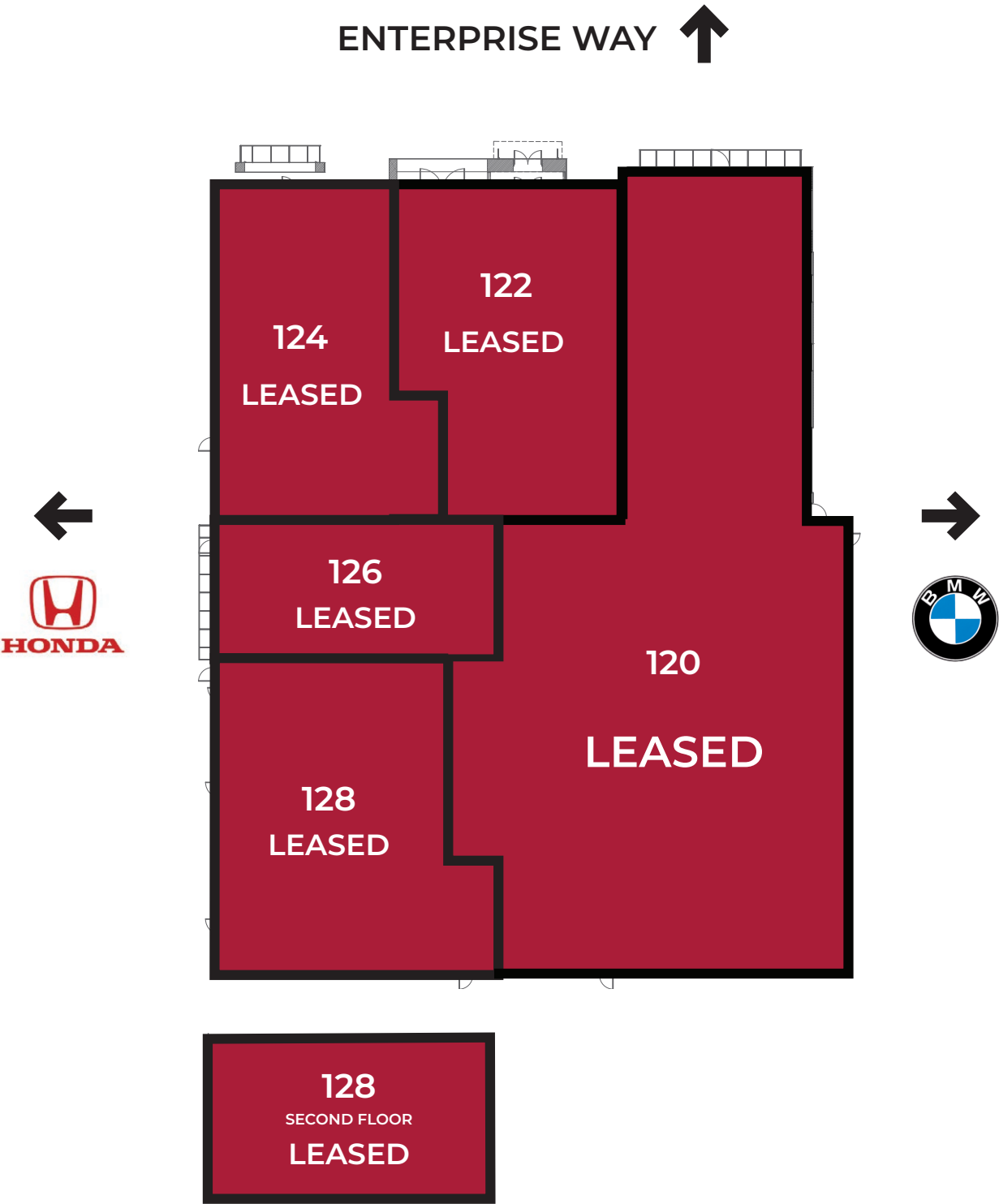
OH DOOR ENTRANCE: 8'-10" wide x 8' high



BUILDING 2 SITE PLAN

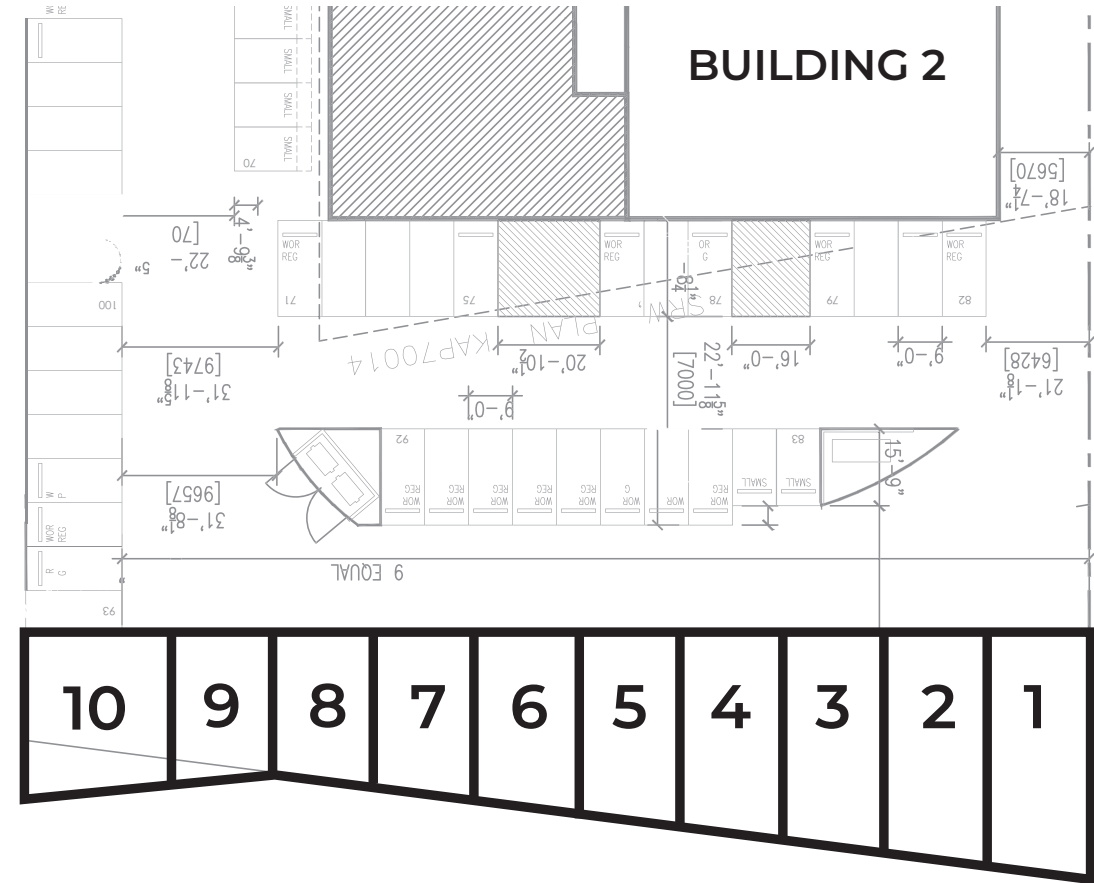
| UNIT | LEASEABLE AREA | LEASE RATE |
|------|--|------------|
| 120 | 10,671 SF | LEASED |
| 122 | 3,485 SF | LEASED |
| 124 | 3,176 SF | LEASED |
| 126 | 1,898 SF | LEASED |
| 128 | 3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total | LEASED |

*Suites are combinable for more square footage



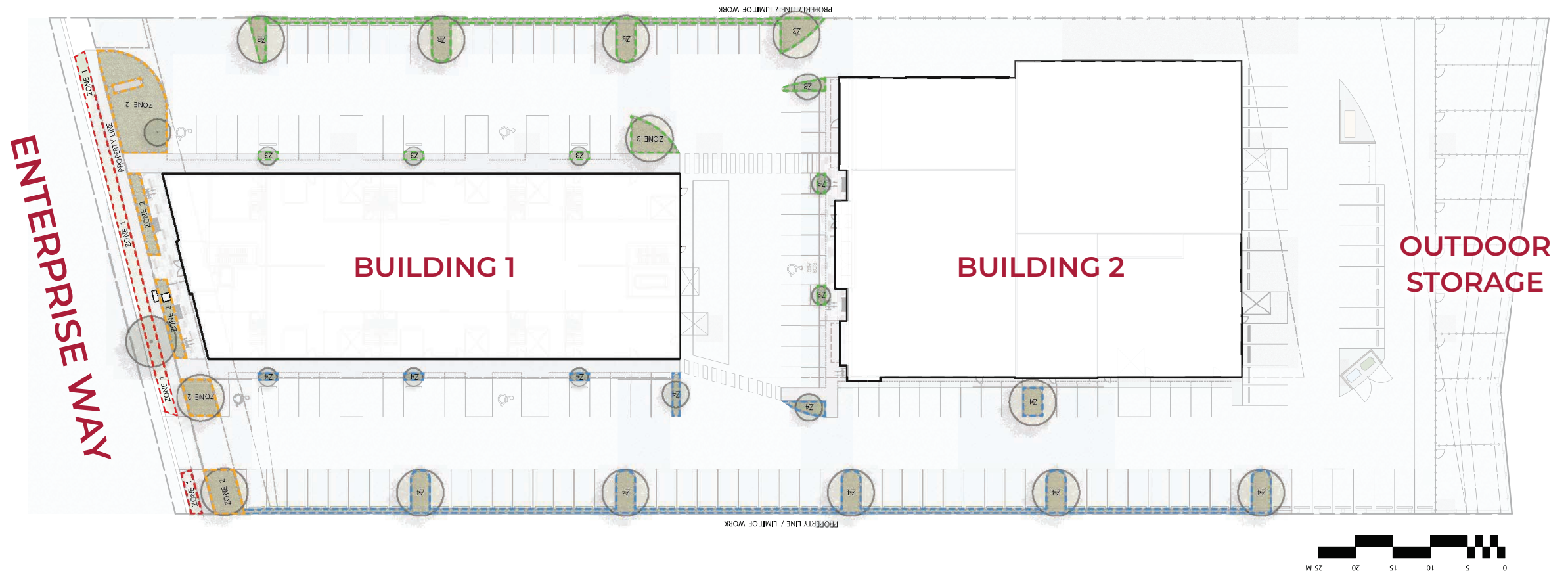
| Country | Share of GDP |
|---------------|--------------|
| United States | 1.2% |
| Germany | 0.8% |
| France | 0.7% |

| 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 |



PROPERTY OVERVIEW

2540 & 2544 **ENTERPRISE**



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

KELOWNA'S RETAIL DISTRICT



COSTCO
WHOLESALE

BEACHCOMBER
Home Leisure

MARSHALL'S
HOME LIVING

CANADIAN
TIRE

FRESH CO
Lowering food prices

Walmart

CARE
DENTAL

CACTUS CLUB CAFE

URBAN
BARN
RIGHT AT HOME

GOLF
TOWN

HOMESENSE

Michaels

Starbucks

THE HOME
DEPOT

BANKS ROAD

ENTERPRISE WAY

HONDA





BMW

SUBJECT
PROPERTY

LOCATION

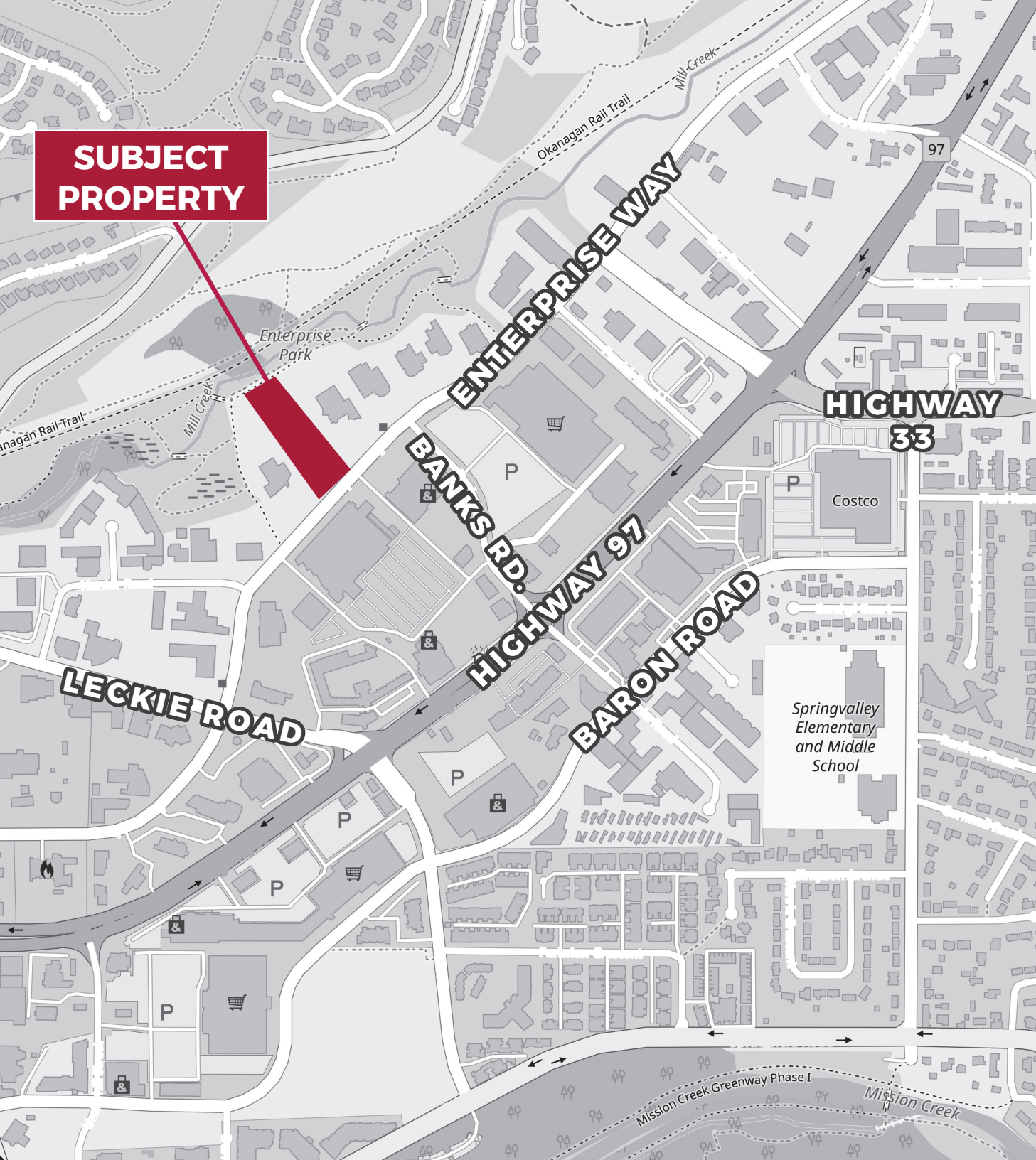
2540 Enterprise Way is situated in the centre of the largest and busiest retail centers in the Okanagan. Neighbouring noteworthy businesses such as Walmart, Home Depot, HomeSense, Starbucks, Cactus Club, and a wide variety of automotive dealerships, brings a remarkable amount of exposure for any business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

DEMOGRAPHICS

| | | | |
|--|------------------------------|--|--------------------|
|  | POPULATION |  | HOUSEHOLDS |
| 3 KM - 36,462 | | 3 KM - 16,017 | |
| 5 KM - 88,146 | | 5 KM - 38,705 | |
|  | AVG. HOUSEHOLD INCOME |  | AVERAGE AGE |
| 3 KM - \$83,200 | | 3 KM - 42.6 | |
| 5 KM - \$85,407 | | 5 KM - 42.8 | |

TRAFFIC COUNT

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



CONTACT

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ROYAL LePAGE
COMMERCIAL

2540 & 2544 ENTERPRISE

Developed by
Worman Commercial



WORMAN

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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