

2540 & 2544 ENTERPRISE

PROJECT BY:



WORMAN



ELEVATED INDUSTRIAL 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

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

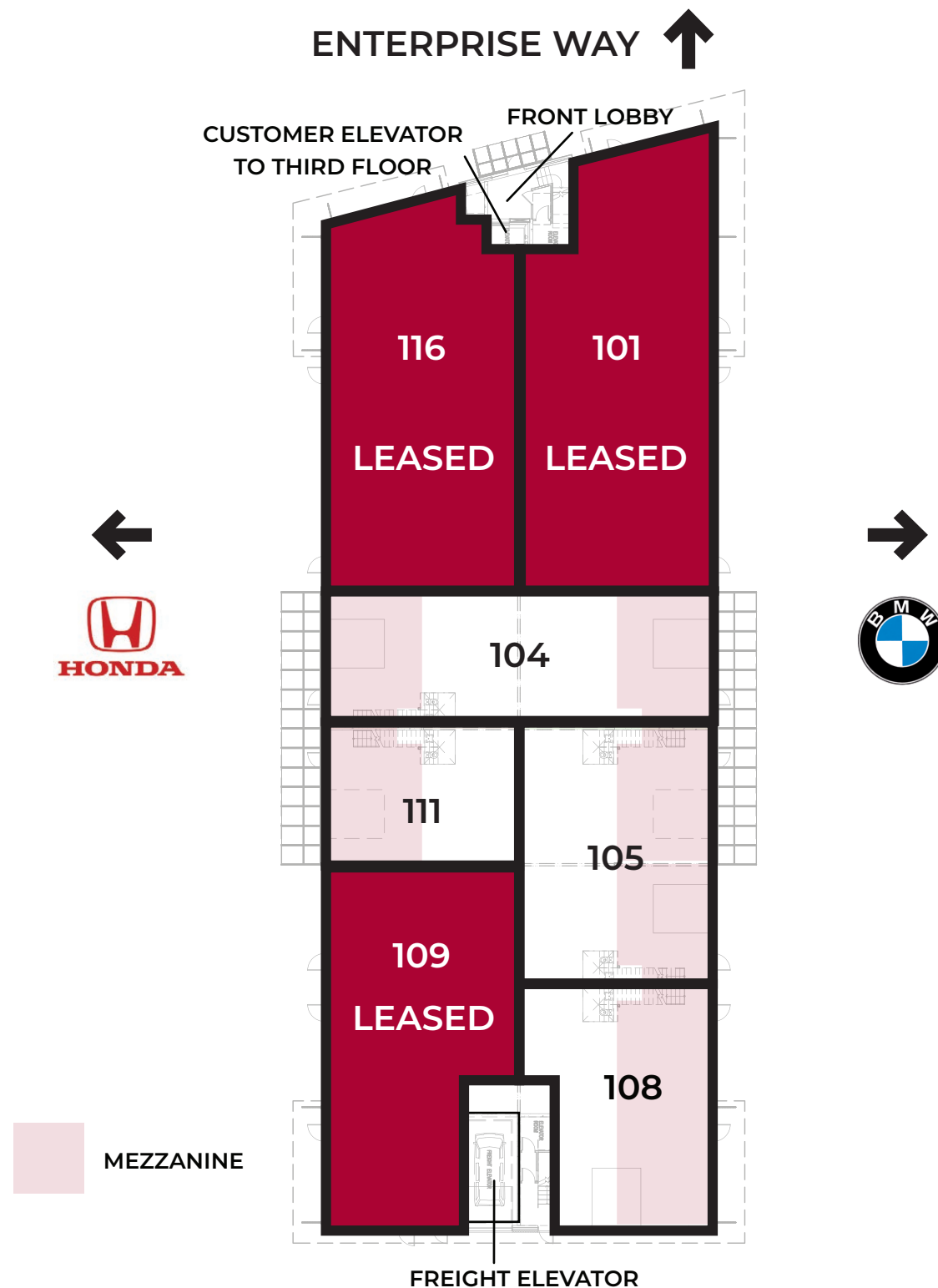
- Abundance of glazing for ample natural light
- Excellent Signage
- Front lobby and customer elevator providing access to third floor
- 277' of frontage along Enterprise Way



MAIN FLOOR & MEZZANINE

LOAD CAPACITY:
Ground floor slab = 500 psf
Mezzanine floor = 100 psf

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

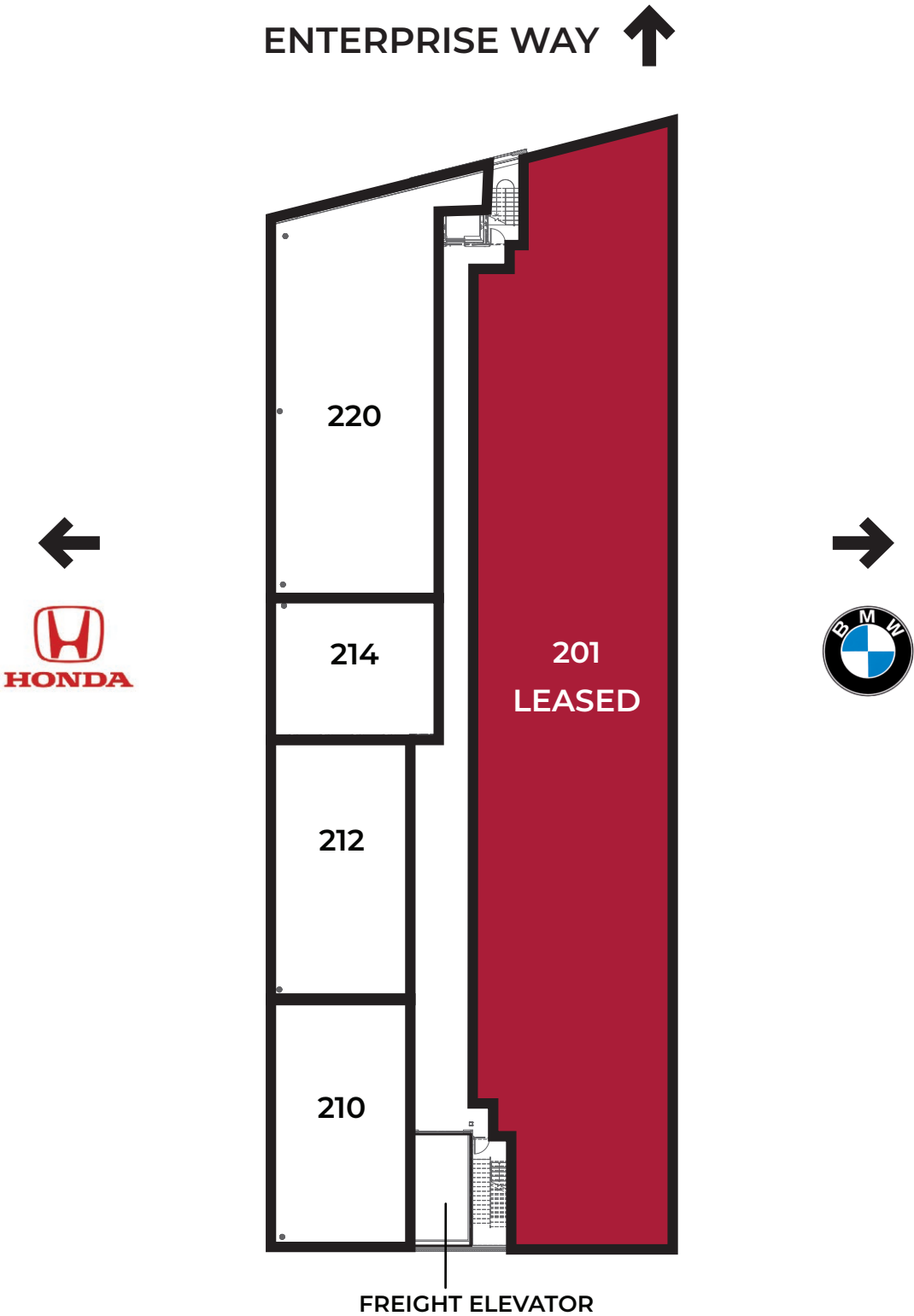
LOAD CAPACITY: 3rd floor = 100 psf

THIRD FLOOR FREIGHT ELEVATOR

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

LOAD CAPACITY: 10,000 LBS

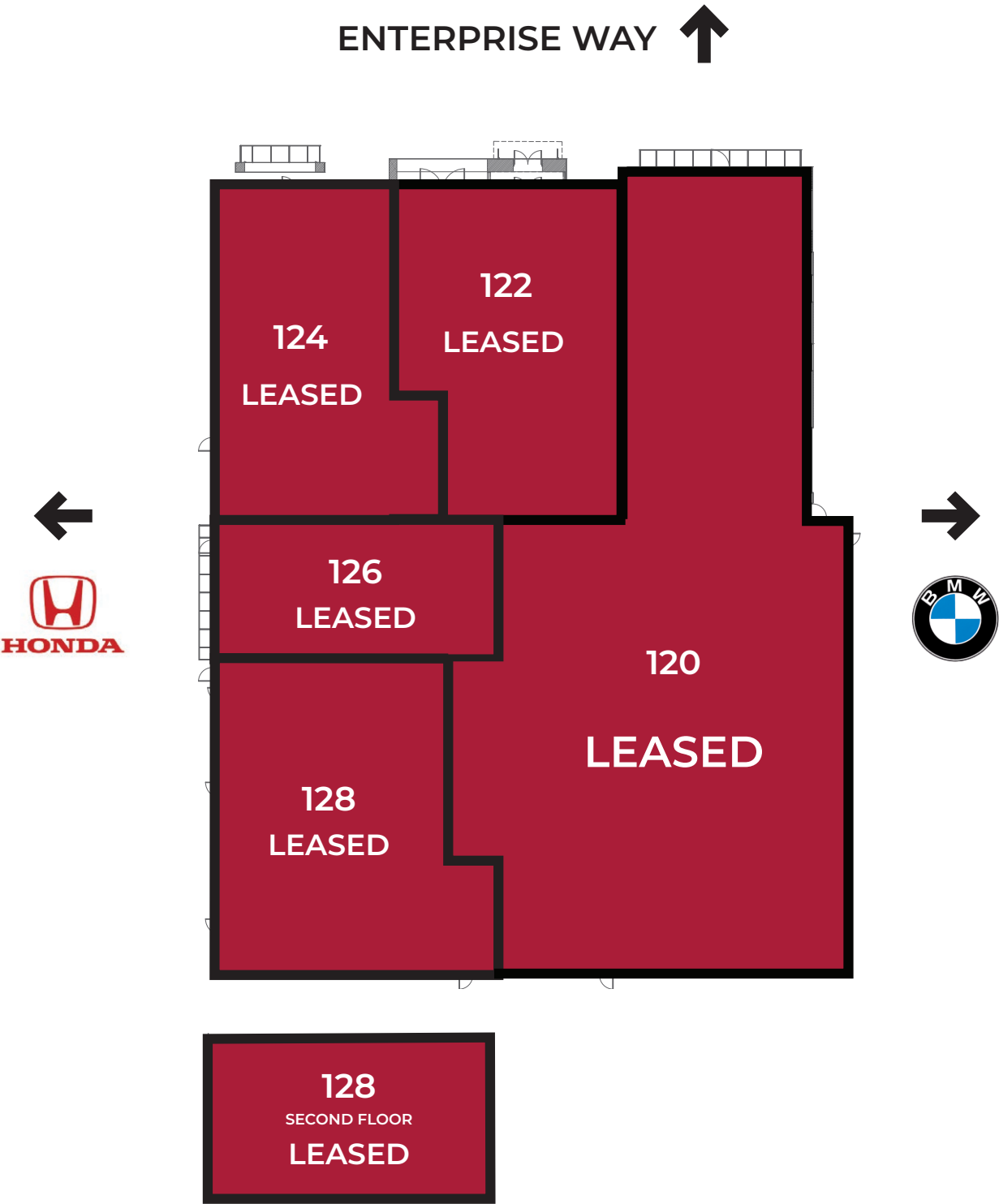
OH DOOR ENTRANCE: 8'-10" wide x 8' high



BUILDING 2 SITE PLAN

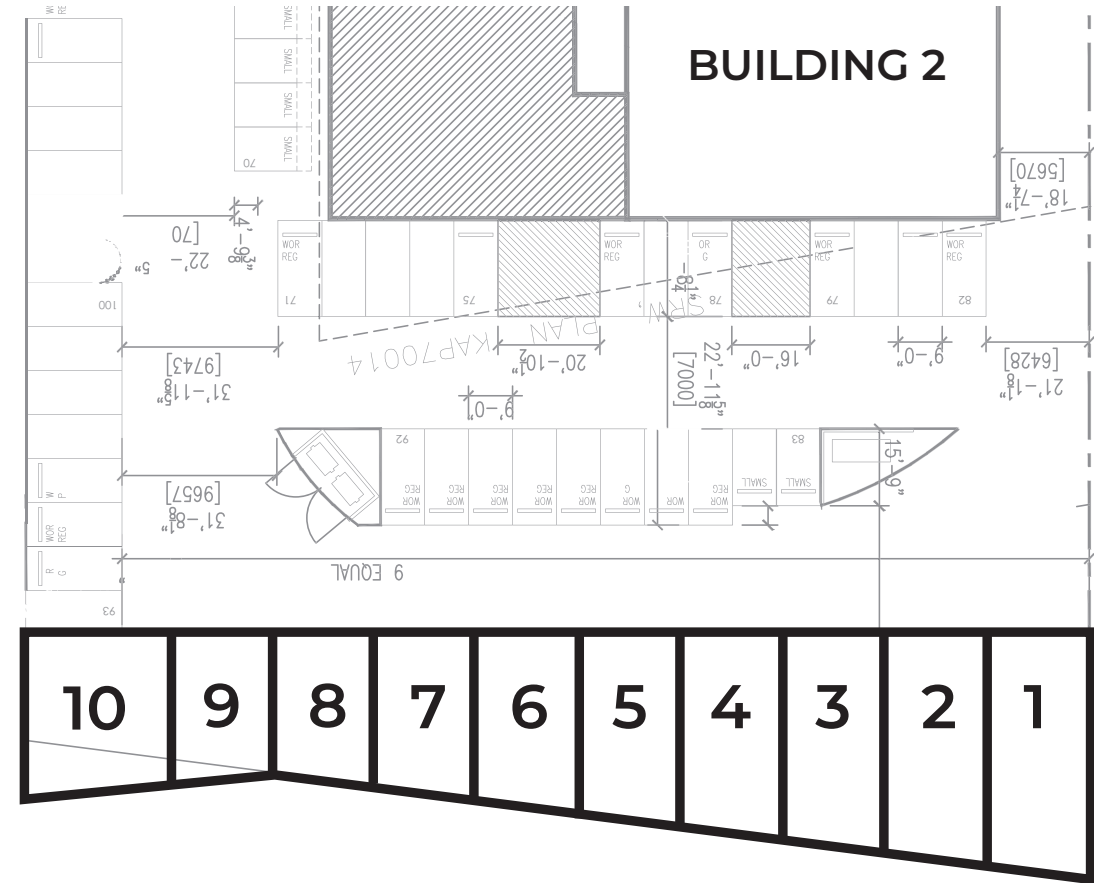
UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	LEASED
124	3,176 SF	LEASED
126	1,898 SF	LEASED
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	LEASED

*Suites are combinable for more square footage



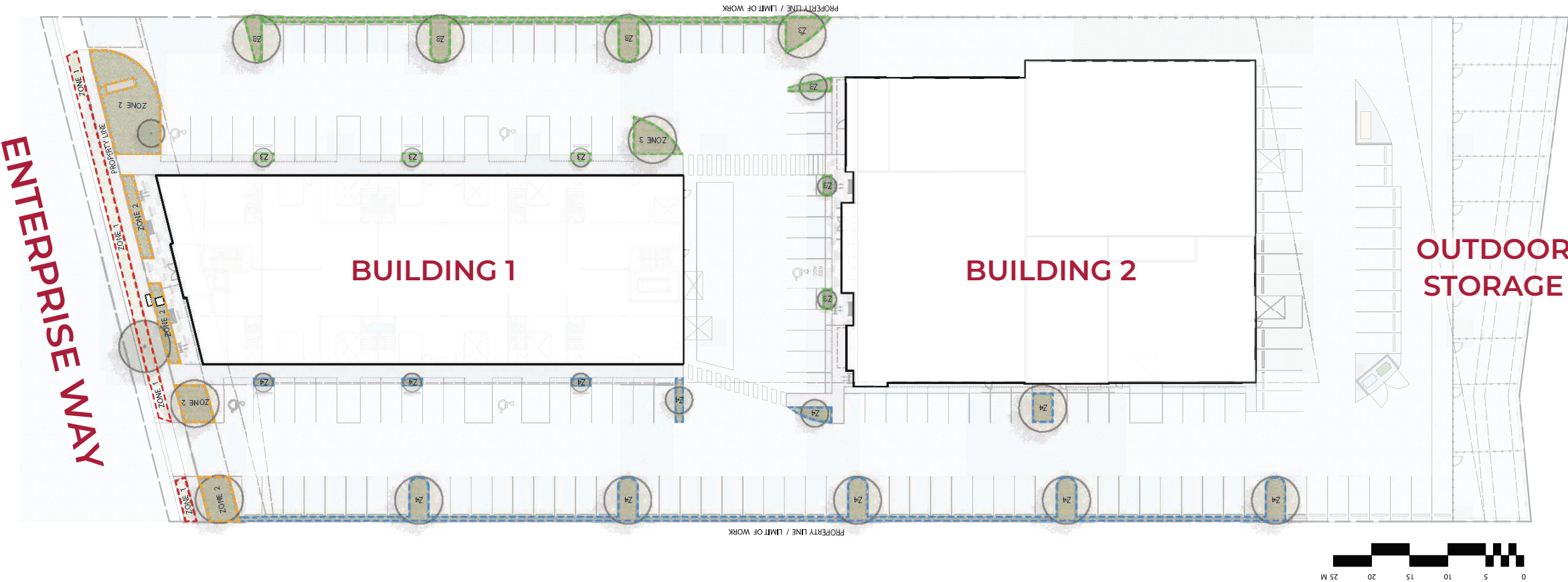
[illegible]

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



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

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



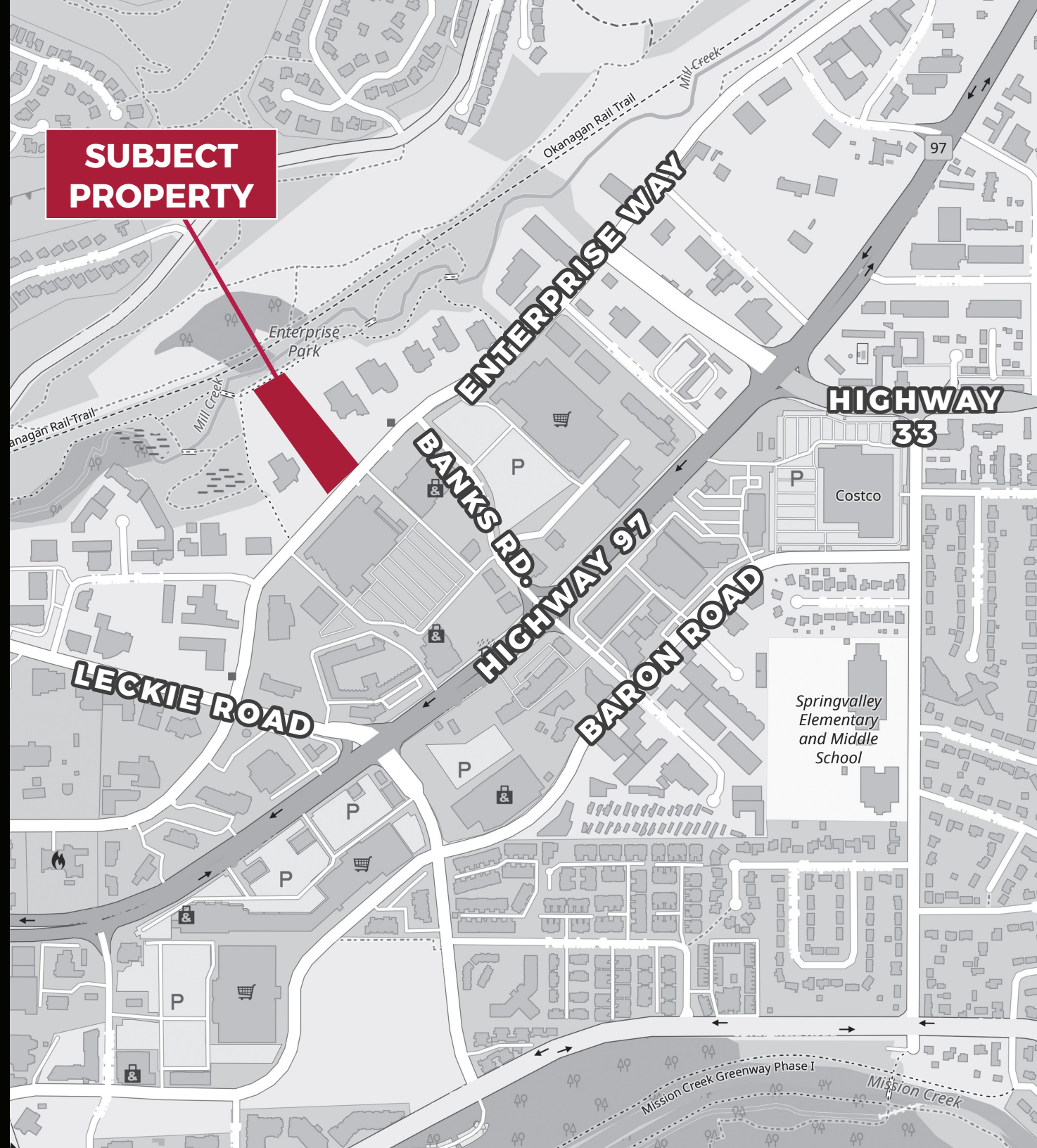
AVERAGE AGE

3 KM - 42.6
5 KM - 42.8

TRAFFIC COUNT



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



CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



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.

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.