

# 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

ROYAL LEPAGE KELOWNA

COMMERCIAL



# 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: Summer 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	1,127 SF	508 SF	1,635 SF	\$20
105	2,133 SF	903 SF	3,036 SF	\$20
108	1,771 SF	893 SF	2,664 SF	\$21
109	2,649 SF	1,478 SF	4,127 SF	LEASED
112	1,127 SF	508 SF	1,635 SF	LEASED
113	1,127 SF	508 SF	1,635 SF	LEASED
116	3,101 SF	1,377 SF	4,478 SF	LEASED

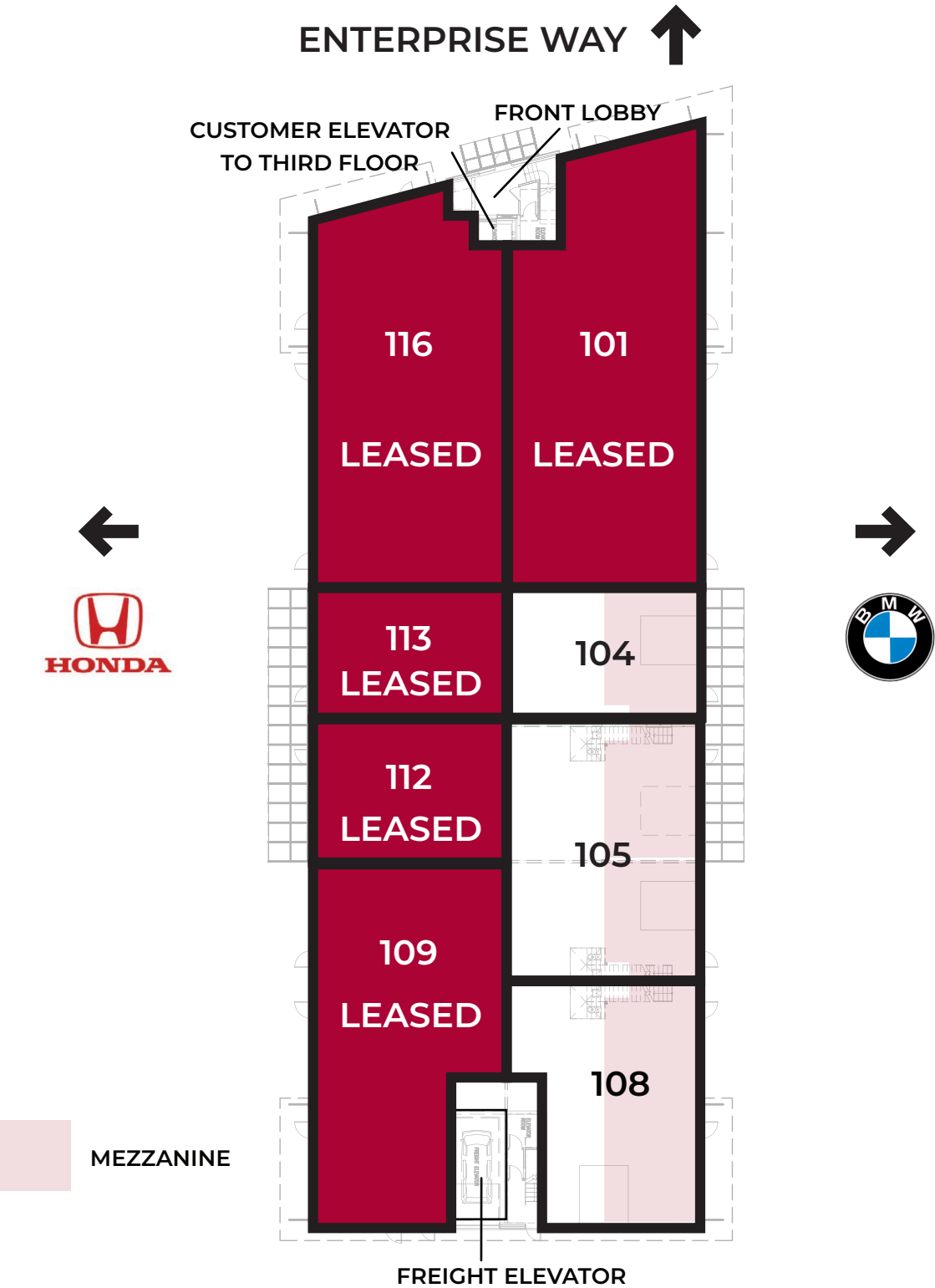
LOAD CAPACITY:

Ground floor slab = 500 psf

Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Updated July 25, 2022





# BUILDING 1 SITE PLAN

## THIRD FLOOR

UNIT	LEASEABLE AREA	USEABLE AREA	LEASE RATE
201	9,395 SF	8,379 SF	LEASED
210	1,709 SF	1,540 SF	\$22
211	910 SF	820 SF	\$20
212	1,020 SF	919 SF	\$20
214	1,020 SF	919 SF	\$20
215	910 SF	820 SF	\$20
220	2,048 SF	1,845 SF	\$24

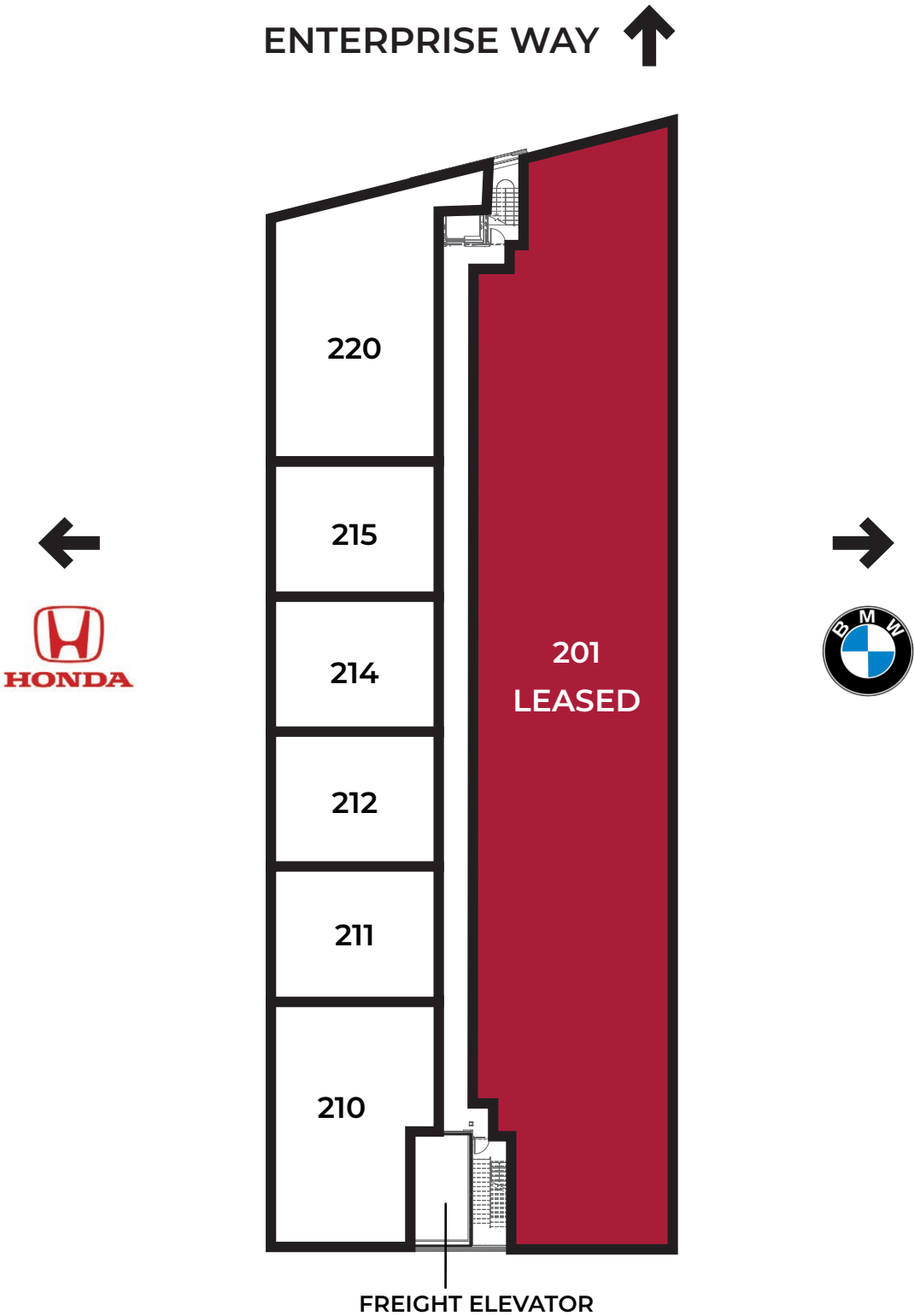
LOAD CAPACITY: 3rd floor = 100 psf

### THIRD FLOOR FREIGHT ELEVATOR

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

LOAD CAPACITY: 10,000 LBS

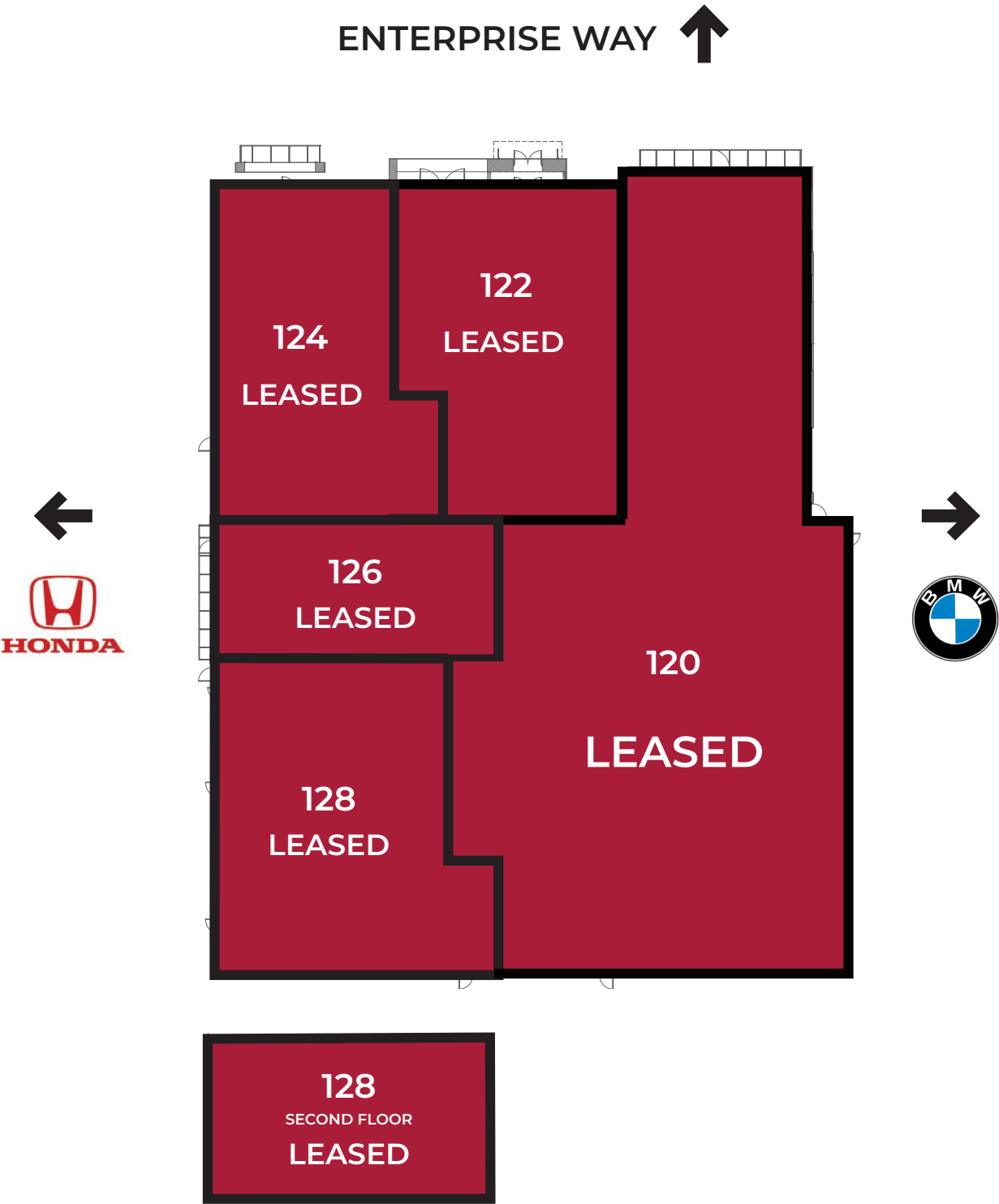
OH DOOR ENTRANCE: 8'-10" wide x 8' high



# BUILDING 2 SITE PLAN

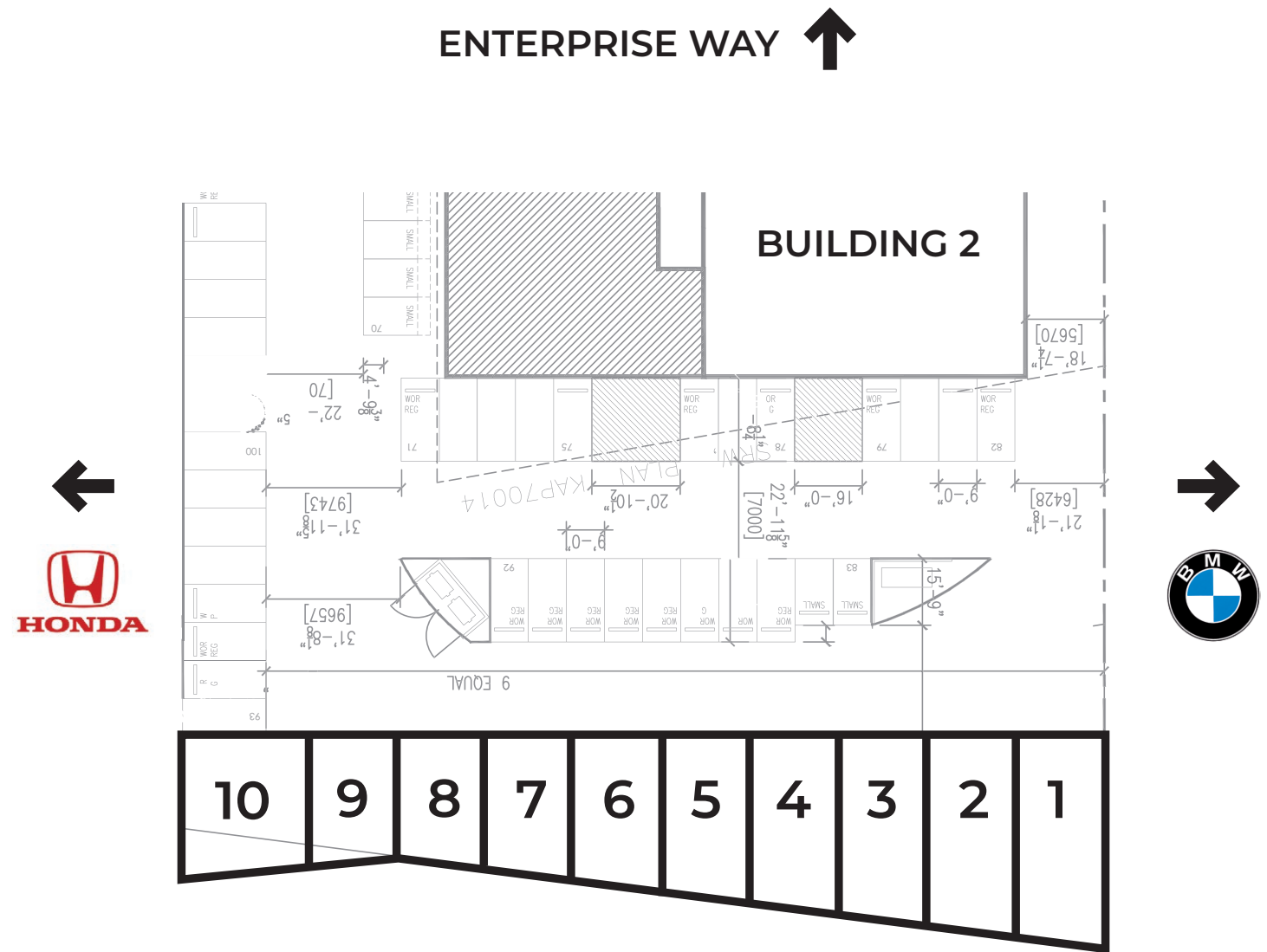
UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	LEASED
124	3,176 SF	LEASED
126	1,898 SF	LEASED
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	LEASED

\*Suites are combinable for more square footage



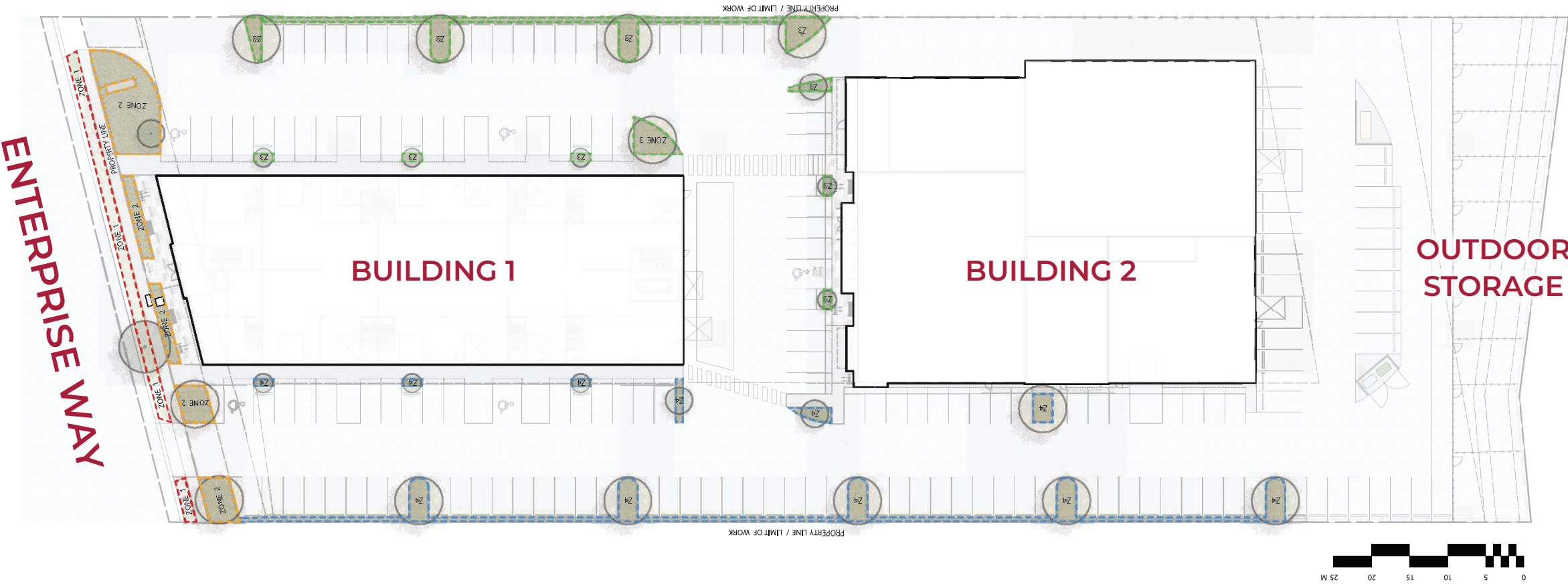
# OUTDOOR STORAGE

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



# 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**

**HOMESENSE**

**CARE**  
DENTAL

**CACTUS CLUB CAFE**

**URBAN**  
BARN  
RIGHT AT HOME

**GOLF**  
TOWN

**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



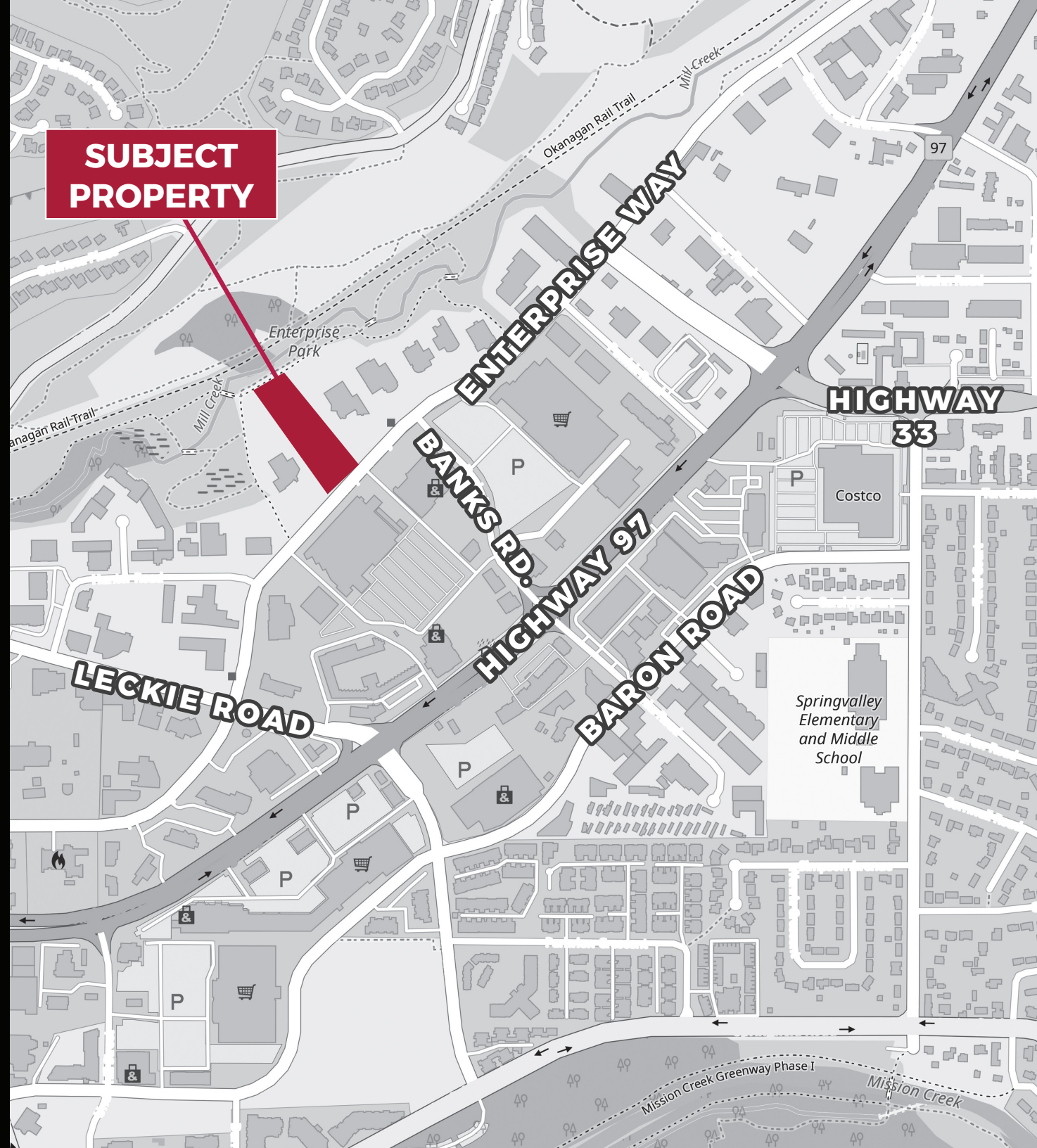
## AVERAGE AGE

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@rlkcommercial.com

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

## 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.