







ELEVATED INDUSTRIAL FLEX SPACE FOR LEASE

2.99 ACRES WITH 227' OF FRONTAGE ON ENTERPRISE WAY
2540 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 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.

PROPERTY DETAILS



THE OPPORTUNITY

17 commercial units available



MUNICIPAL ADDRESS

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 gyms and fitness studios.



POSSESSION

Building 1: Early 2022

Building 2: Summer 2021

BUILDING 1 FEATURES

CEILING HEIGHTS

PARKING

Ground Floor - 25' (13' under mezzanine)

2.5 Stalls per 1000 SF

Second Floor - 8' 11" Third Floor - 15' 6"

• 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

LEASEABLE AREA			LEASE RATE
Main Floor	Mezzanine	Total	
3,441 SF	1,723 SF	5,164 SF	\$20
2,253 SF	1,016 SF	3,269 S F	\$1 8
2,012 SF	790 SF	2,802 SF	PENDING
1,771 SF	893 SF	2,664 SF	\$19
1,643 SF	1,083 SF	2,726 SF	\$19
2,253 SF	1,016 SF	3,269 S F	\$18
3,101 SF	1,377 SF	4,478 SF	\$20
	Main Floor 3,441 SF 2,253 SF 2,012 SF 1,771 SF 1,643 SF 2,253 SF	Main FloorMezzanine3,441 SF1,723 SF2,253 SF1,016 SF2,012 SF790 SF1,771 SF893 SF1,643 SF1,083 SF2,253 SF1,016 SF	Main FloorMezzanineTotal3,441 SF1,723 SF5,164 SF2,253 SF1,016 SF3,269 SF2,012 SF790 SF2,802 SF1,771 SF893 SF2,664 SF1,643 SF1,083 SF2,726 SF2,253 SF1,016 SF3,269 SF

LOAD CAPACITY:

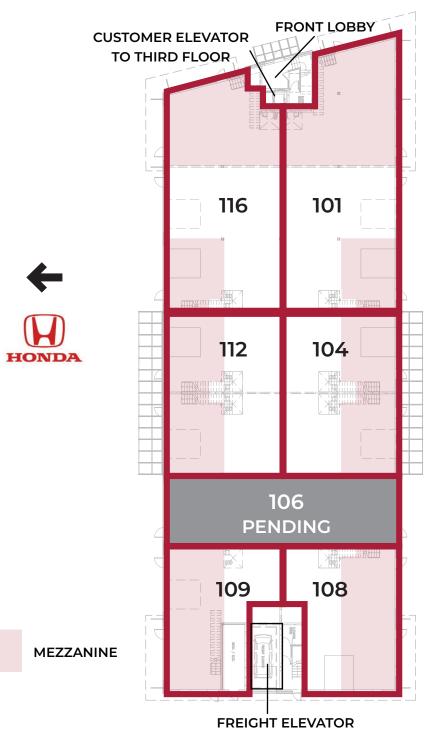
Ground floor slab = 500 psf

Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Updated May 3, 2021









BUILDING 1 SITE PLAN

THIRD FLOOR

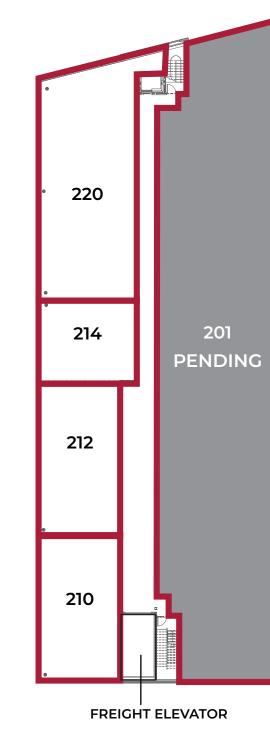
UNIT	LEASEABLE AREA	LEASE RATE
201	9,395 SF	PENDING
210	1,550 SF	\$14
212	1,646 SF	\$14
214	1,049 SF	\$14
220	3,062 SF	\$15

LOAD CAPCITY: 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





HONDA



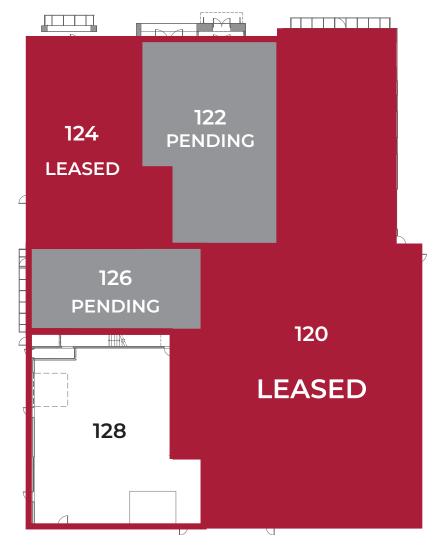


BUILDING 2 SITE PLAN

UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	PENDING
124	3,176 SF	LEASED
126	1,898 S F	PENDING
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	\$15

^{*}Suites are combinable for more square footage

ENTERPRISE WAY





HONDA

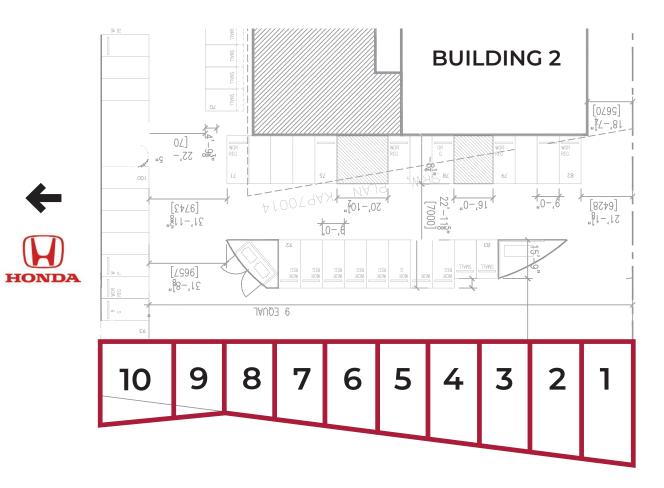




OUTDOOR STORAGE

UNIT	LEASEABLE AREA	MONTHLY LEASE RATE
Unit 1	1,010 SF	\$650
Unit 2	954 SF	\$600
Unit 3	898 S F	\$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

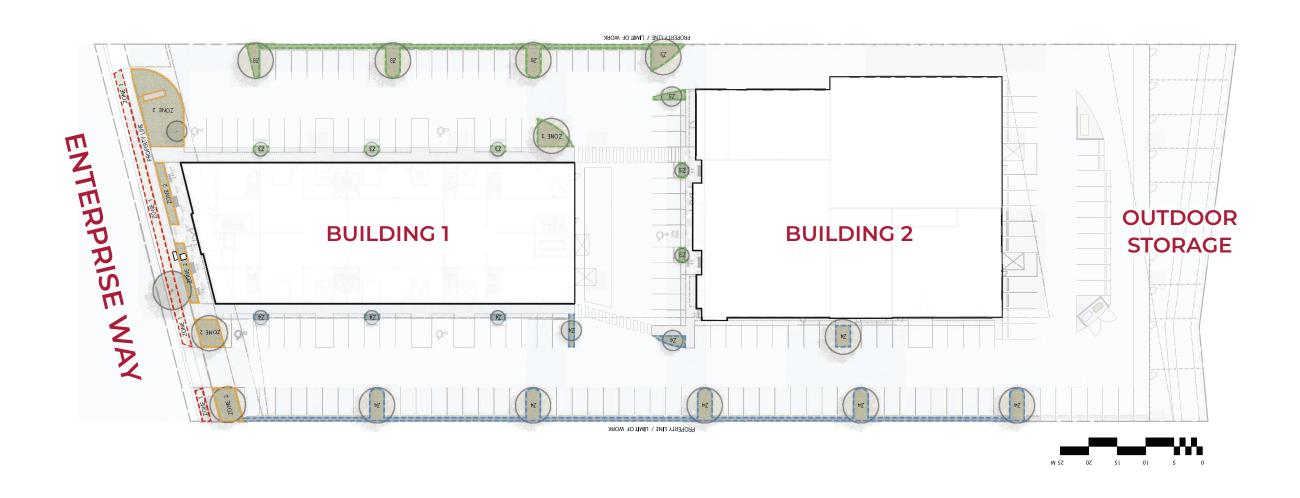






PROPERTY OVERVIEW





KELOWNA'S RETAIL DISTRICT



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

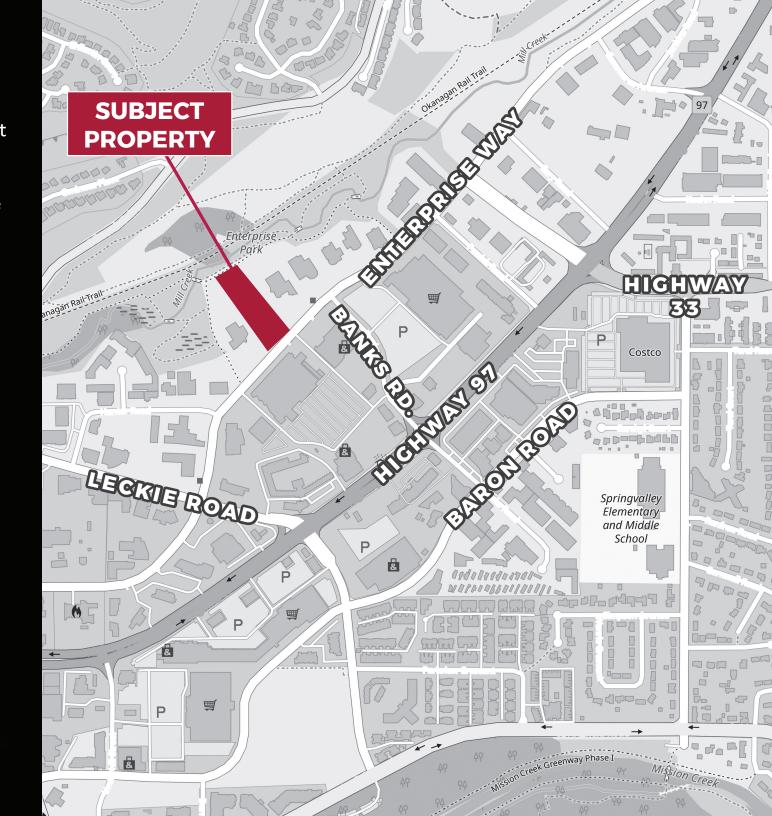
3 KM - 42.6 5 KM - 42.8

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





Developed by Worman Commercial



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.