

# 2540 ENTERPRISE



PROJECT BY:



WORMAN

## 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 proposed 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 refacing the existing structure to increase its esthetic 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

5 commercial units available



## MUNICIPAL ADDRESS

2540 Enterprise Way,  
Kelowna BC



## SITE SIZE

2.99 Acres



## BUILDING 1 SIZE

24,905 SF



## ZONING

I-2 General Industrial allowing a wide variety of uses including automotive sales and servicing, warehouse sales, equipment rentals and recreational sales



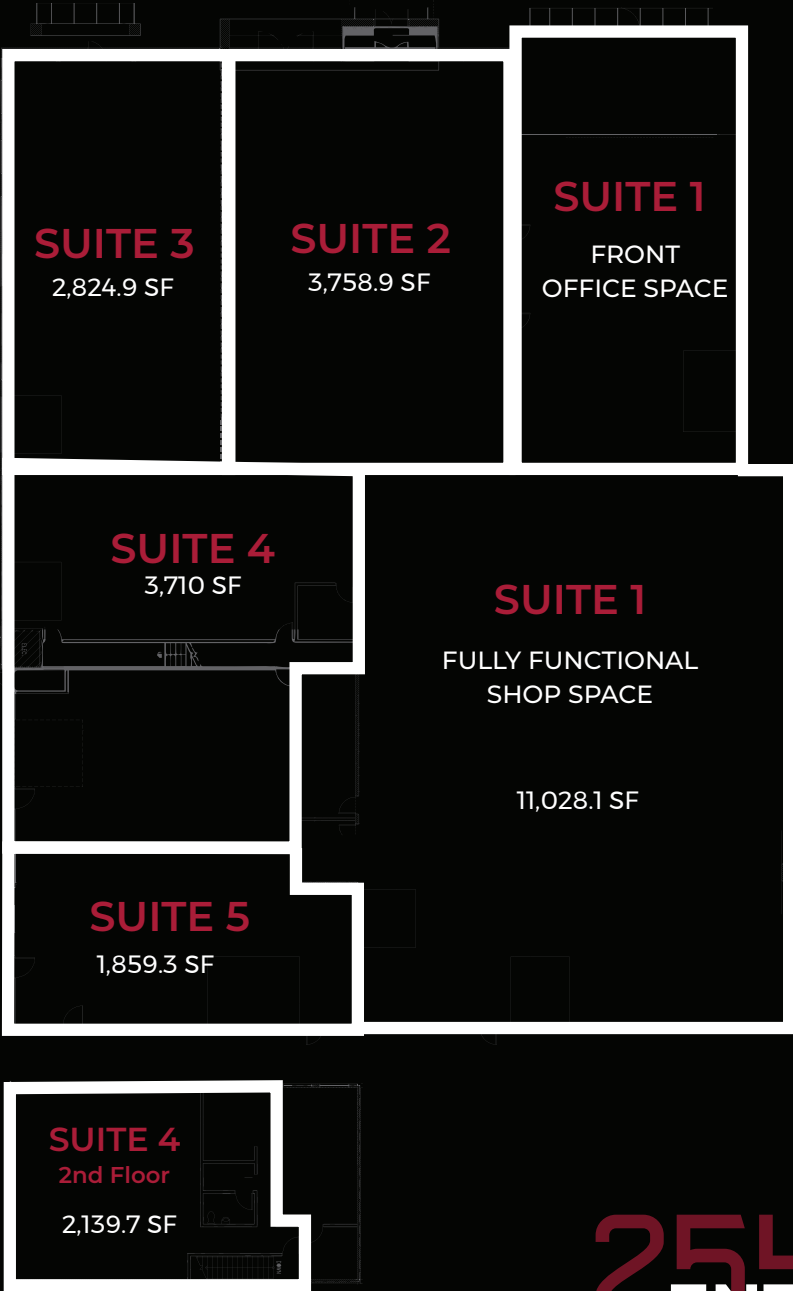
## POSSESSION

SPRING 2021

# BUILDING 1 SITE PLAN

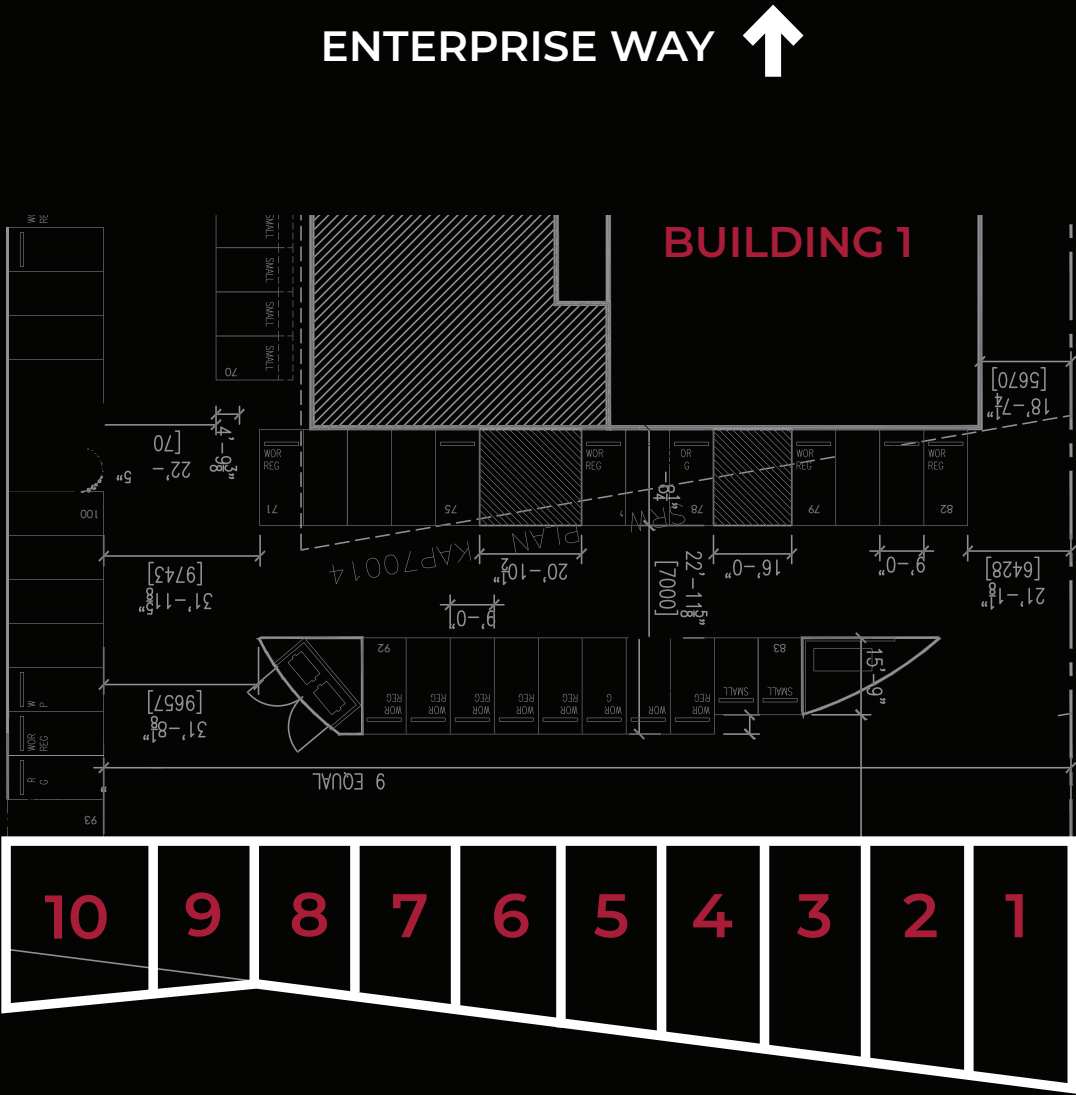
UNIT	LEASEABLE AREA	LEASE RATE
Suite 1	11,028.1 SF *Includes Fully Functional Shop Space	\$16
Suite 2	3,758.9 SF	\$17
Suite 3	2,824.9 SF	\$18
Suite 4	3,710 SF - 1st Floor 2,139.7 SF - 2nd Floor 5,850.2 SF Total	\$14
Suite 5	1,859.3 SF	\$15

\*Suites are combinable for more square footage



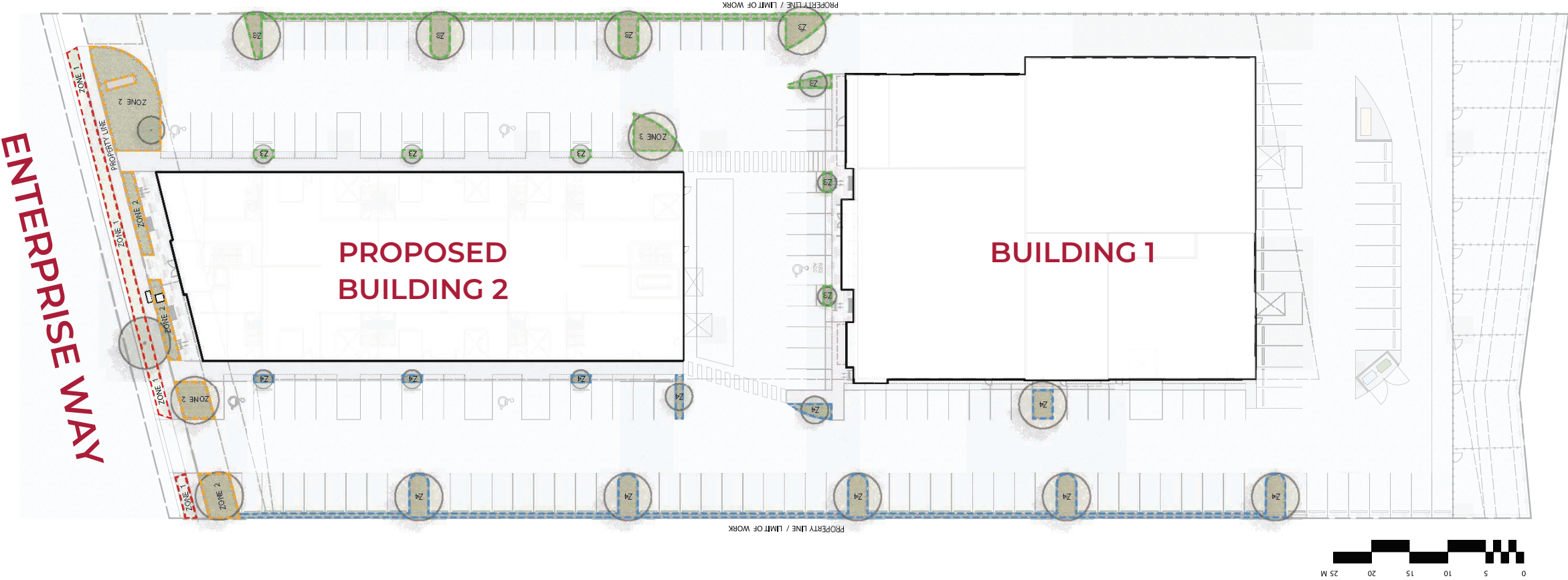
# OUTDOOR STORAGE

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  
ENTERPRISE



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# KELOWNA'S RETAIL DISTRICT



**COSTCO**  
WHOLESALE

BEACHCOMBER  
Home Leisure

MARSHALL'S  
HOME LIVING

CANADIAN  
TIRE

FRESH CO  
Lowering food prices

Walmart

HOMESENSE

HWY 97

CARE  
DENTAL

CACTUS CLUB CAFE

URBAN  
BARN  
RIGHT AT HOME

GOLF  
TOWN

BANKS ROAD

Michaels

Starbucks

THE HOME  
DEPOT

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

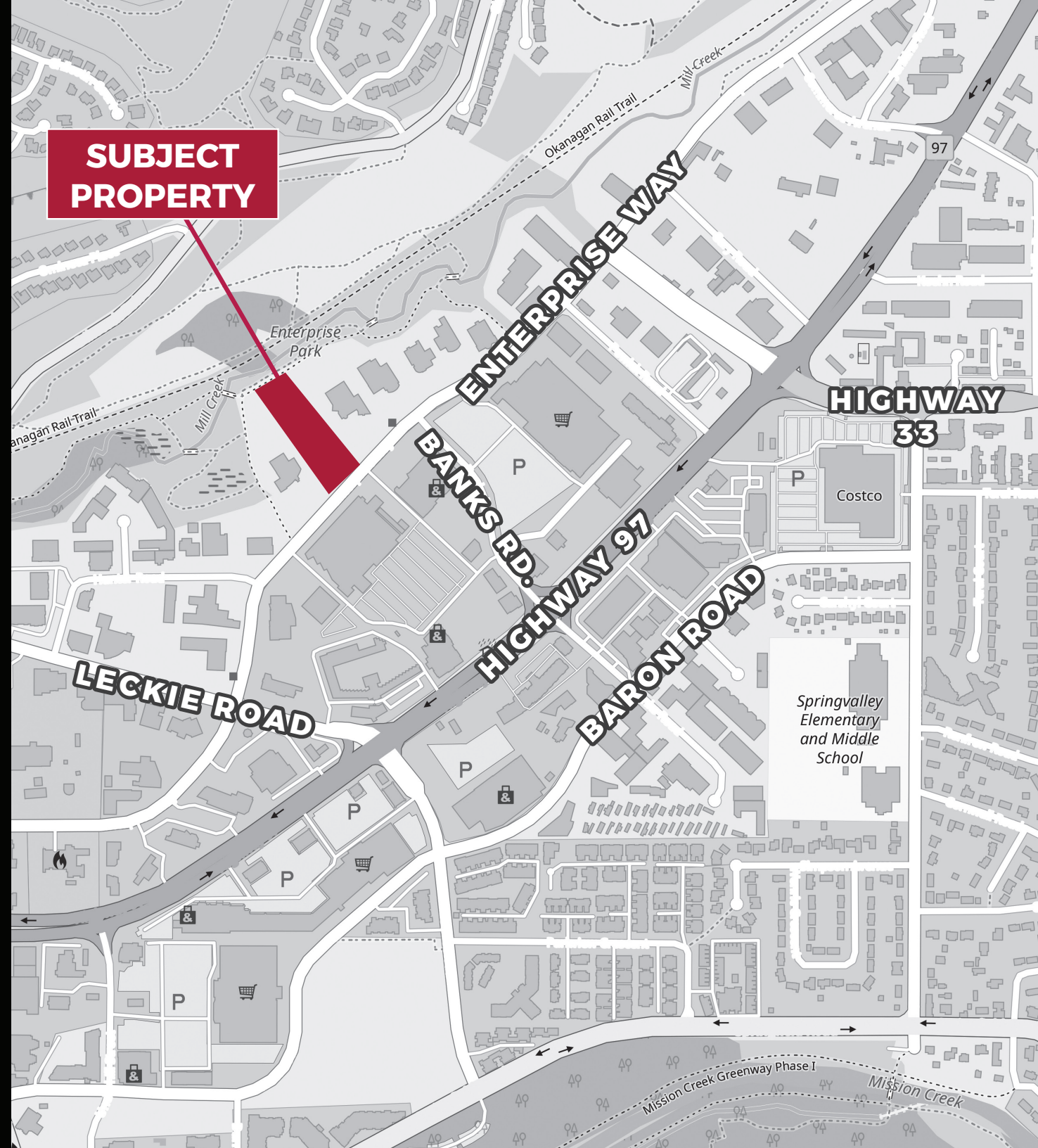
5 KM - 42.8

# TRAFFIC COUNT



19,000+ VEHICLES PER DAY

(2018 TRAFFIC RECORDS)



# CONTACT

## STEVE LAURSEN

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ROYAL LePAGE  
**COMMERCIAL**

2540  
**ENTERPRISE**

Developed by  
**Worman Commercial**



**WORMAN**

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