

# MATRIX BUSINESS CENTRE



 **EAGLE  
BUILDERS**  
THE PRECAST CONCRETE CONNECTION

## STRATA OFFICE / WAREHOUSE FOR SALE

2030 MATRIX CRESCENT, KELOWNA BC

11 UNITS AVAILABLE 3,299 SF +

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



MATRIX CRESCENT

# PROPERTY DETAILS



**MUNICIPAL ADDRESS**  
2030 Matrix Court, Kelowna BC



**BUILDING SIZE**  
Ground Floor: 29,451 SF  
Mezzanine: 13,710 SF  
Total SF: 43,161 SF



**ZONING**  
CD15



**POSSESSION**  
Immediate

## THE OPPORTUNITY

Matrix Business Centre will offer purchasers an opportunity to own in the Airport Business Park. Purchasers will be able to accommodate their warehouse and office needs within a brand new Precast concrete development that offers Purchasers flexibility to combined spaces from 3,299 to 43,161 square feet with ample parking on site.

**MATRIX  
BUSINESS  
CENTRE**

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## FEATURES

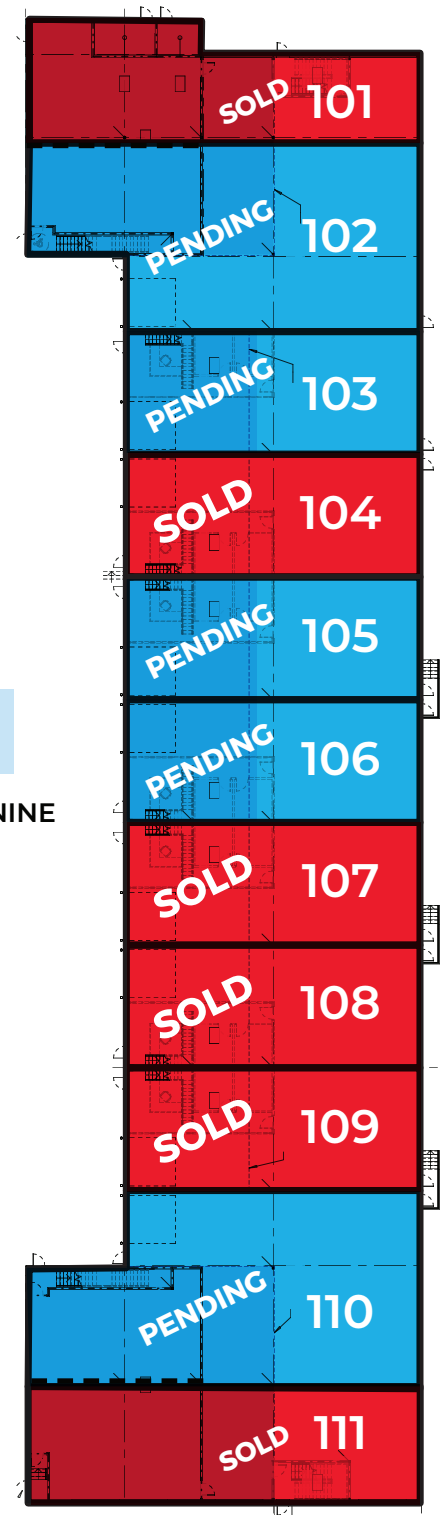
- 24' clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 12' (H) x 12' OH doors
- Built-in open mezzanine with 100 lb psf load capacity
- HVAC stubbed in to mezzanine
- 300 lb psf load capacity on the main floor
- Rough in plumbing for future washrooms provided
- Minimum 3 parking stalls per unit.
- Possession - Immediate

# FLOOR PLAN

UNIT	GROUND FLOOR	MEZZANINE	TOTAL SF	PRICE
101	2,285 SF	1,600 SF	3,885 SF	<b>SOLD</b>
102	4,426 SF	1,747 SF	6,173 SF	PENDING
103	2,325 SF	974 SF	3,299 SF	PENDING
104	2,325 SF	974 SF	3,299 SF	<b>SOLD</b>
105	2,325 SF	974 SF	3,299 SF	PENDING
106	2,325 SF	974 SF	3,299 SF	PENDING
107	2,325 SF	974 SF	3,299 SF	<b>SOLD</b>
108	2,325 SF	974 SF	3,299 SF	<b>SOLD</b>
109	2,325 SF	974 SF	3,299 SF	<b>SOLD</b>
110	4,425 SF	1,747 SF	6,172 SF	PENDING
111	3,000 SF	1,758 SF	4,758 SF	<b>SOLD</b>

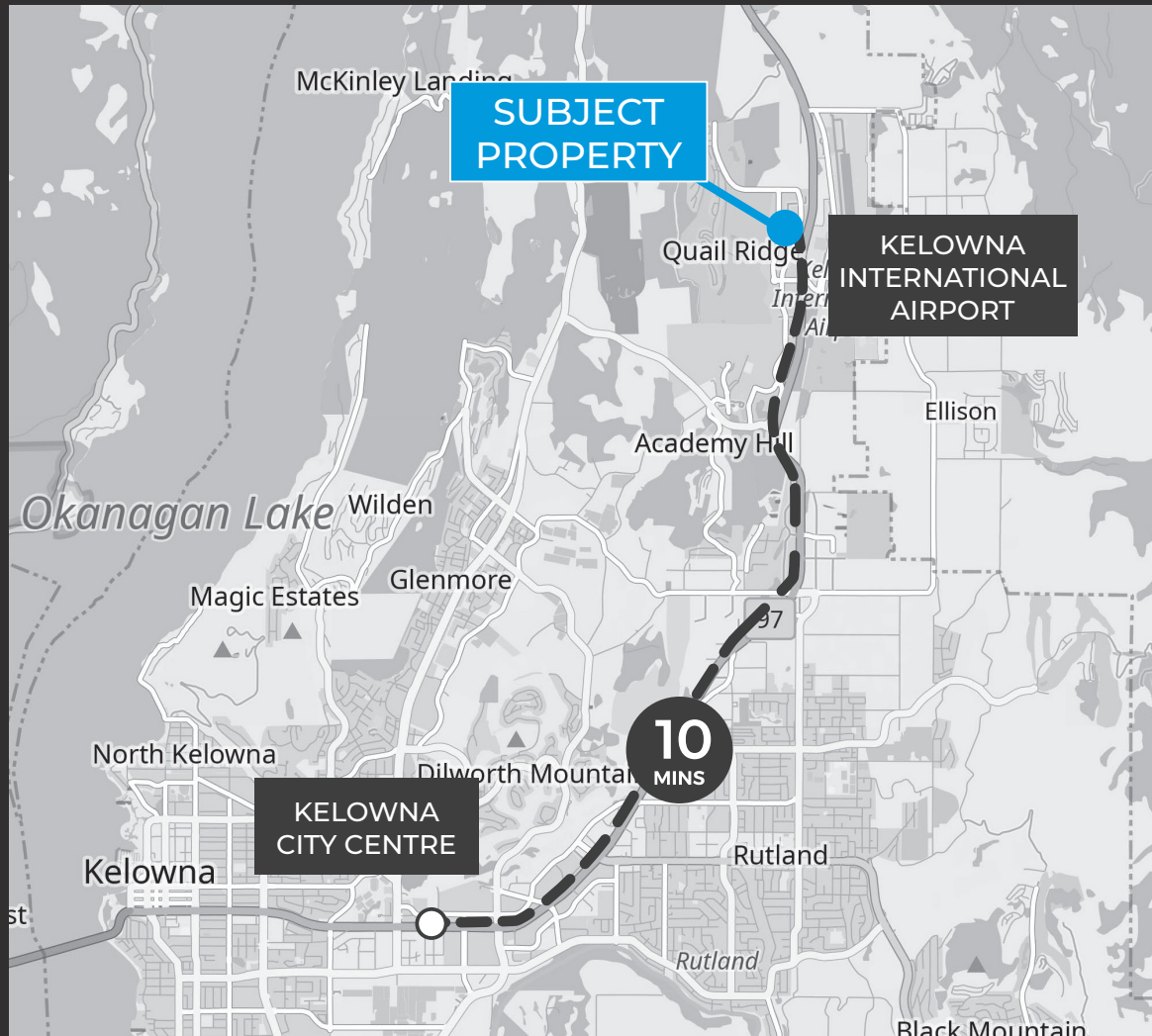
\*Units 102 & 110 have 1 - 12' x 14' OH door

Updated Sept. 17, 2021



# MATRIX BUSINESS CENTRE

## LOCATION OVERVIEW



# CONTACT

## STEVE LAURSEN

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