



208



208 - 810

**CLEMENT AVE**

# **PRIME OFFICE SPACE LOCATED DOWNTOWN KELOWNA**

**208 - 810 CLEMENT AVENUE, KELOWNA BC**  
**1,462 SF - AVAILABLE IMMEDIATELY**

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





## PROPERTY DETAILS



### MUNICIPAL ADDRESS

208 - 810 Clement Avenue,  
Kelowna BC



### UNIT SIZE

1,462 SF



### ZONING

I4 - Light Industrial



### YEAR BUILT

2021



### LEASE RATE

\$26/SF



### ESTIMATED ADDITIONAL RENT

\$6/SF



### POSSESSION

Immediate

## THE OPPORTUNITY

Industrial office space located in the Powerhouse development downtown Kelowna. Unit 208 is part of Kelowna's newest and most innovative business space and provides excellent signage opportunities along Clement Avenue. This space offers 10'4" FT clear height ceilings located in the heart of entertainment, services, and recreation in the downtown area. Easy access to shopping, lakefront recreation, parks, and bike paths will make your business popular with employees and customers alike.



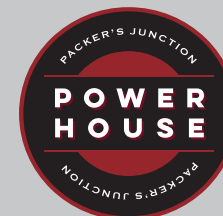


# PROPERTY HIGHLIGHTS:

- 1,462 SF Total leasable area
- Located on the third floor of the Clement building
- 10'4" FT clear ceiling heights
- 100 AMP 3 Phase 120/180V power
- Rough in plumbing for washroom and kitchen space
- 1 Handicap accessible common washroom
- 50 lb psf load capacity
- 2 Assigned parking stalls
- Upper outdoor patio common space
- Newest development in downtown Kelowna
- Developed by PC Urban

## **ZONING: I4 CENTRAL INDUSTRIAL PLUS - ADDITIONAL ALLOWABLE USES**

Offices, business support services, financial services, government services, health services, retail liquor sales establishment, retail stores (service commercial), retail stores (general) and commercial schools



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Outdoor Patio - Common Space

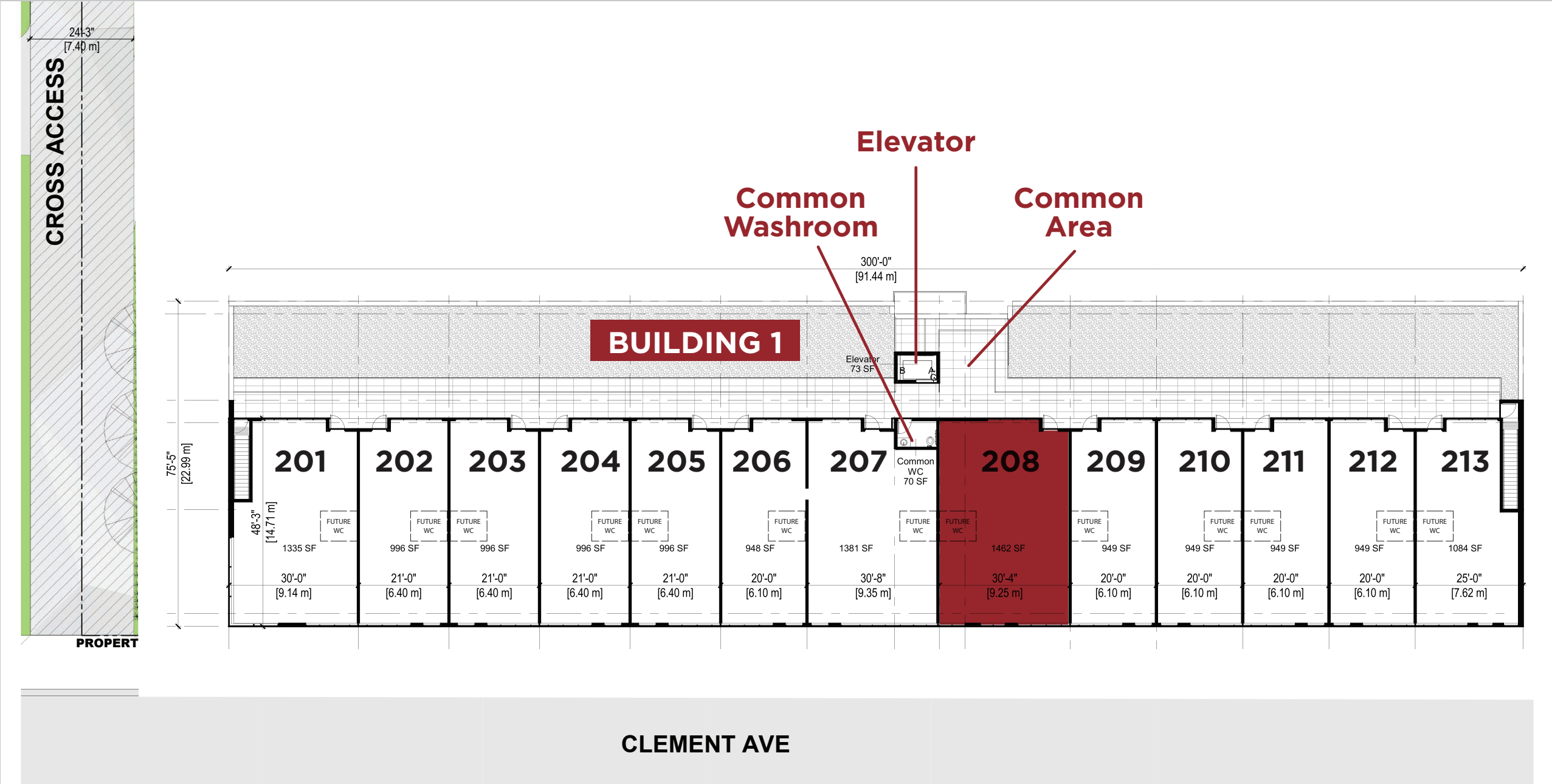




# SITE PLAN

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# LOCATION OVERVIEW



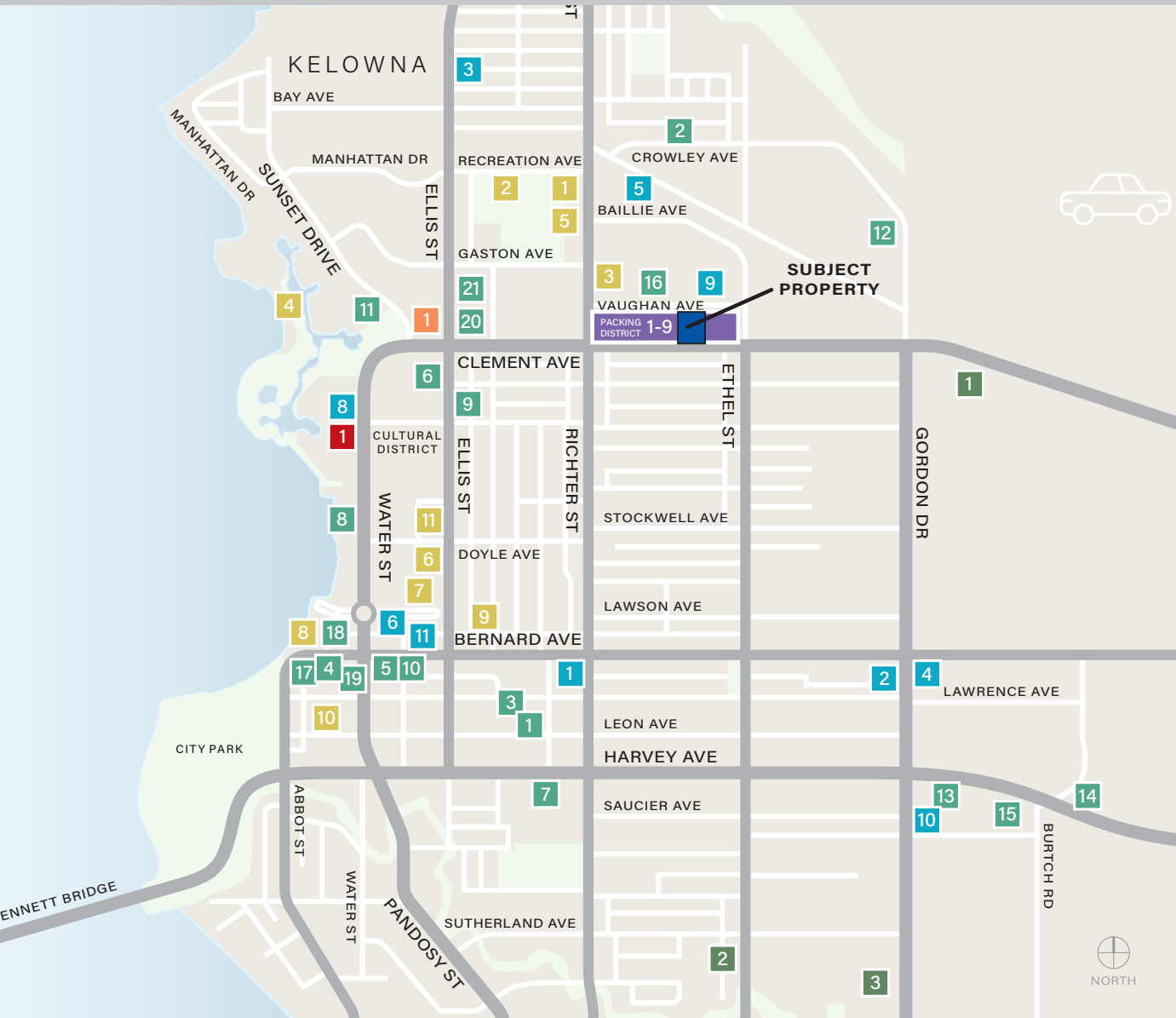
800+ New residential units since 2017



350+ Staff new RCMP headquarters



22,000 VPD Clement traffic count



## Restaurants/ Brew Pubs / Cafés

1. Little Hobo Soup & Sandwich Shop
2. Okanagan Street Food
3. Naked Cafe
4. Salt & Brick
5. Antico Pizza Napoletana
6. BNA Brewing Co. - Eatery
7. Boston Pizza
8. Cactus Club Cafe Kelowna Yacht Club
9. Bliss Bakery - Ellis Street
10. Starbucks
11. Waterfront Wines Restaurant
12. Bright Jenny Coffee
13. The Old Spaghetti Factory
14. Browns Socialhouse
15. Domino's Pizza
16. Rustic Reel Brewing
17. Earls
18. Kelly O'Bryan's
19. Moo-Lix Ice Cream
20. The Train Station Pub
21. Central Kitchen & Bar

## Shops

1. Safeway Downtown Kelowna
2. Mediterranean Market
3. Knox Mountain Market
4. 7-Eleven
5. Canada Post
6. O'Flannigan's Liquor Store
7. Okanagan Lifestyle Apparel Inc.
8. Untouchable In Hair
9. BC Tree Fruits Market
10. Capri Centre
11. lululemon

## Education

1. Bankhead Elementary School
2. St. Joseph Catholic Elementary School
3. A S Matheson Elementary

## Recreation / Parks

1. Elks Stadium
2. Kelowna Curling Club
3. Sandhill Wines
4. Tugboat Beach
5. CrossFit Okanagan
6. Okanagan Military Museum
7. Kasugai Gardens
8. Kerry Park
9. Europa Salon & Spa
10. Sapphire Nightclub
11. Kelowna Downtown Library | ORL Branch

## The Shoppes at One Water Street

1. Soul de Cuba Café
2. ONE Dental

## Hotels

1. Grand Okanagan Resort

## Packing District

1. Bad Tattoo Brewing
2. Marmalade Cafe
3. Okanagan E-Kruise
4. Knox Mountain Dentistry
5. Pharmacy
6. Chiropractor
7. Naturopath
8. Hair Salon
9. Climbing Gym
10. Optometrist
11. Sandhill Winery
12. Rustic Reel Brewery

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# CONTACT

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COMMERCIAL

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