

105 & 106 - 2030



MATRIX CRESCENT



105

106

STRATA OFFICE / WAREHOUSE FOR LEASE

105 & 106 - 2030 MATRIX CRESCENT, KELOWNA BC

2 UNITS || 3,299 - 6,598 SF

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



PROPERTY DETAILS



MUNICIPAL ADDRESS

Units 105 & 106
2030 Matrix Court, Kelowna BC



YEAR BUILT

2021



UNIT SIZES

105

Ground - 2,325 SF
Mezz - 974 SF
105 Total SF - 3,299 SF

106

Ground - 2,325 SF
Mezz - 974 SF
106 Total SF - 3,299 SF

Total Square Footage of both units
6,598 SF



LOADING

One at grade loading bay
with 12' X 12' OH door per unit



PARKING

3 stalls per unit



LEASE RATE

\$17/SF



ESTIMATED ADDITIONAL RENT

\$5.50/SF



ZONING

CD15



POSSESSION

November 15, 2021

THE OPPORTUNITY

Matrix Business Centre offers the newest opportunity for businesses to grow within the Airport Business Park. Businesses will be able to accommodate their warehouse and office needs within a brand new Precast concrete development that offers Tenants flexibility of 1 or 2 units from 3,299 to 6,598 square feet with ample parking onsite. The Airport Business park combines both commercial and industrial zones within a quickly growing area of the Okanagan.

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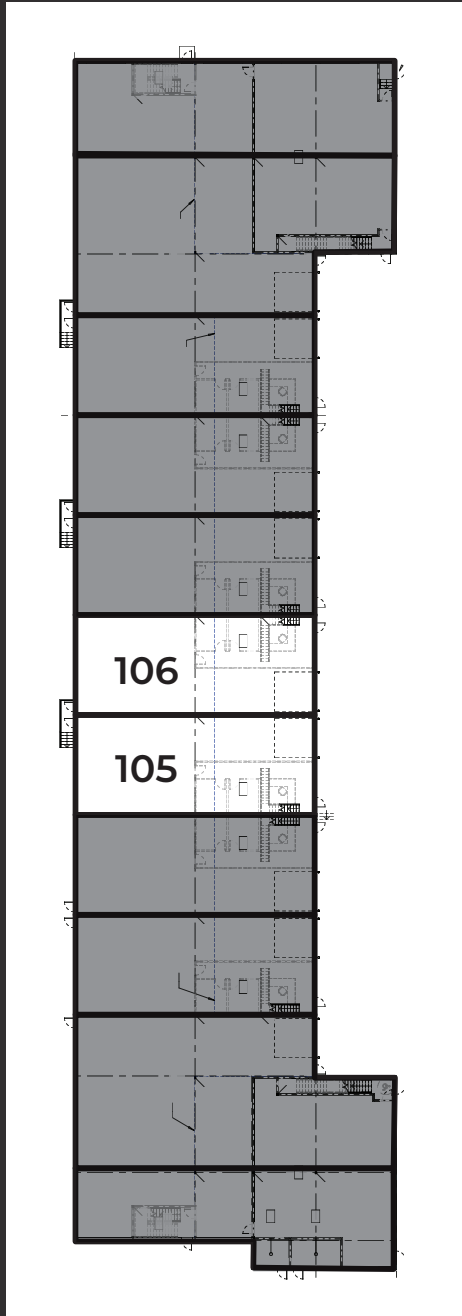
MATRIX CRESCENT



FEATURES

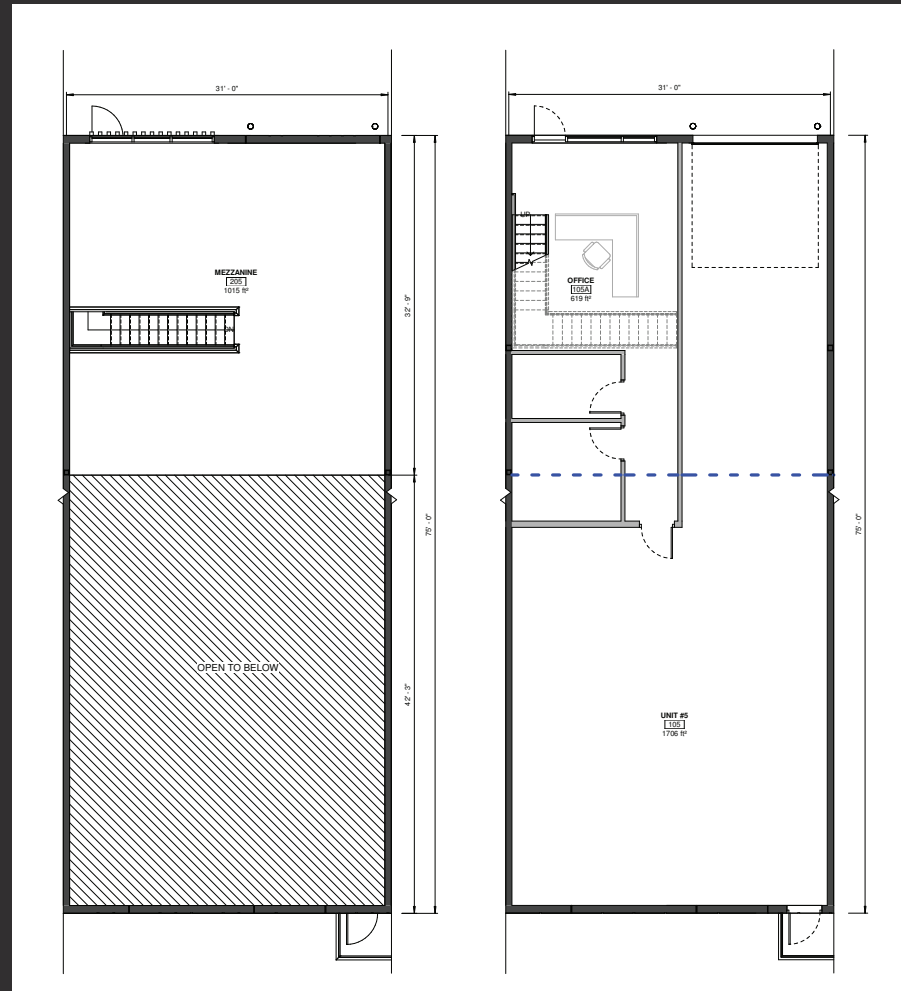
- 24' Clear ceiling height
- 200 AMP 3 phase 120/208V power
- 1 - 2 Grade loading bays with a 12' X 12' OH doors
- 300 lb psf load capacity on main floor
- Built-in open mezzanine with 100 lb psf load capacity
- HVAC stubbed into mezzanine
- Rough in plumbing for future washrooms provided
- Three parking stalls per unit (6 stalls total)

FLOOR PLAN



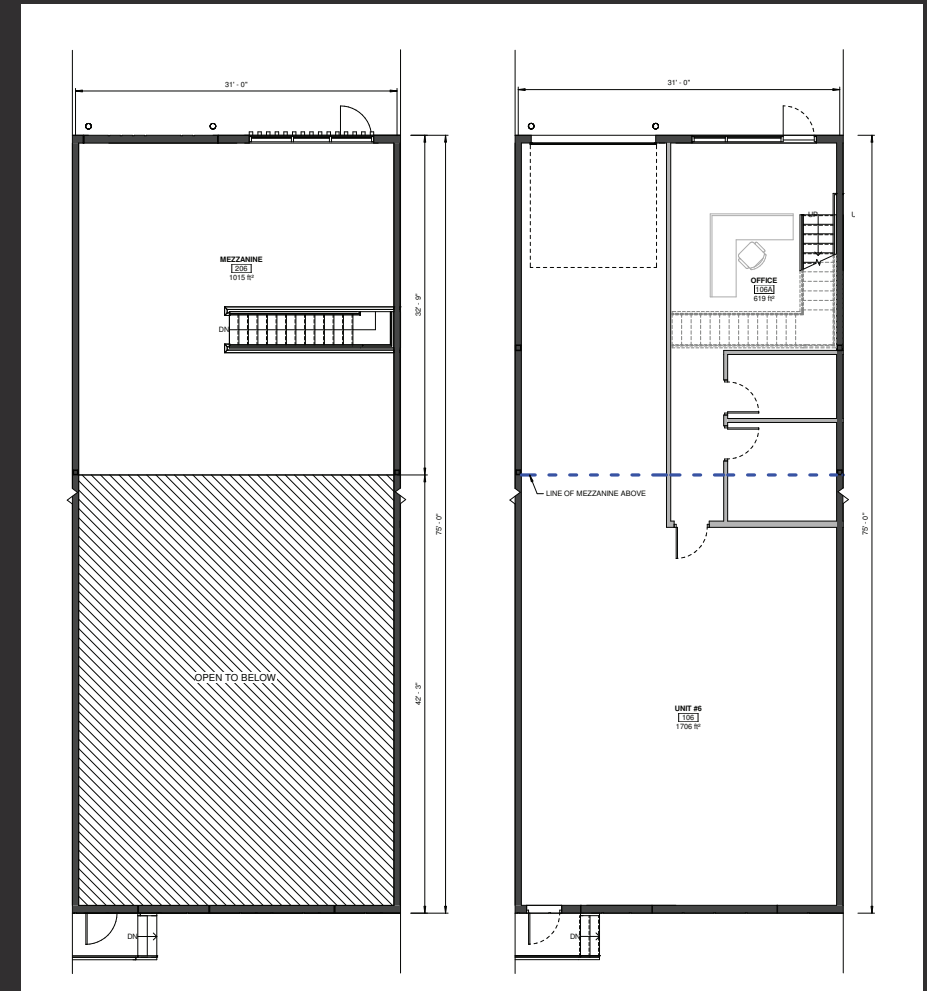
105

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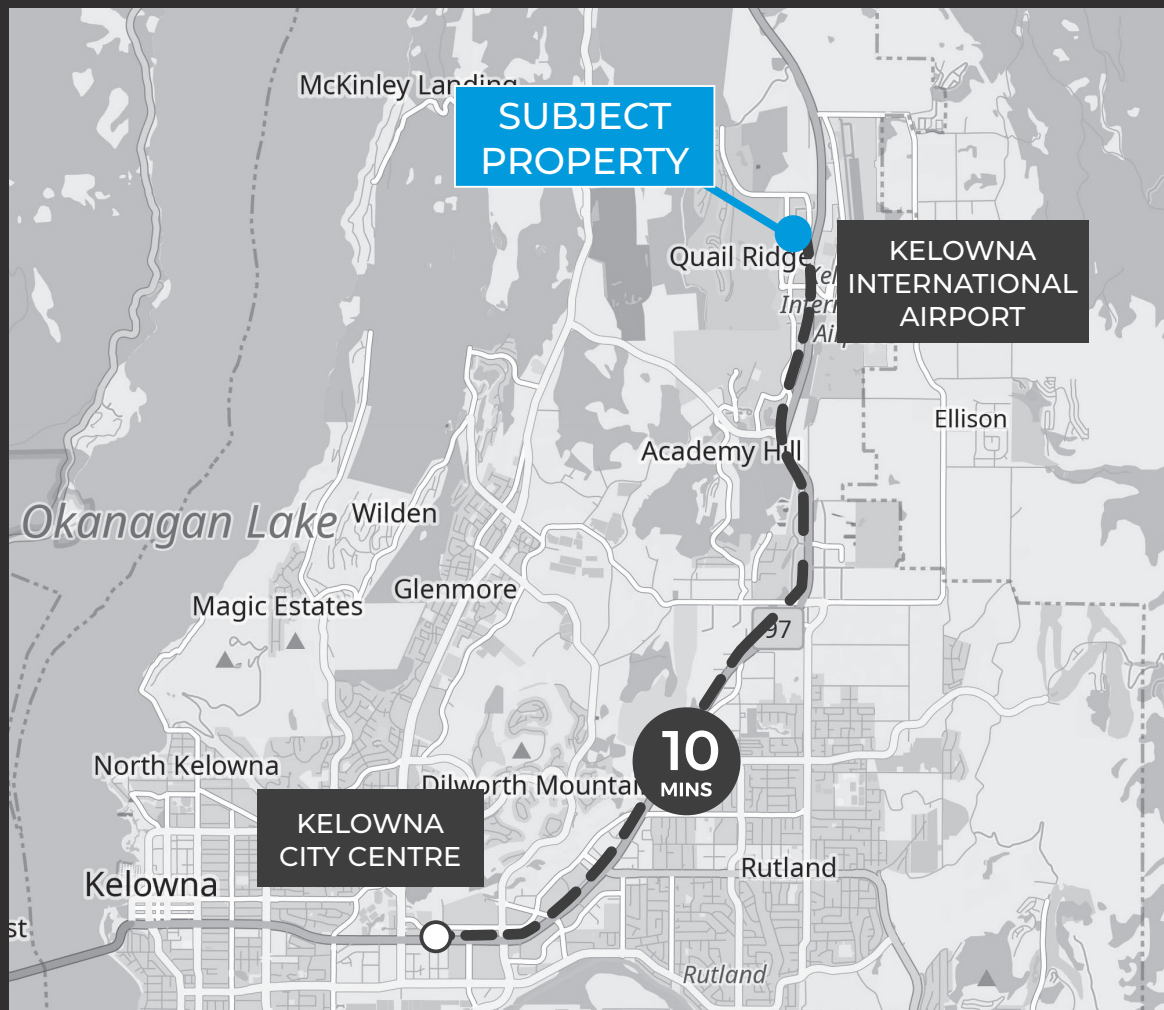
INTERIOR PHOTOS (UNIT 105)



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LOCATION OVERVIEW



CONTACT

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