

105 - 2030



MATRIX CRESCENT

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STRATA OFFICE / WAREHOUSE FOR LEASE

105 - 2030 MATRIX CRESCENT, KELOWNA BC

3,299 SF

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE



PROPERTY DETAILS



MUNICIPAL ADDRESS

Unit 105

2030 Matrix Court, Kelowna BC



YEAR BUILT

2021



UNIT SIZE

Ground - 2,325 SF

Mezz - 974 SF

105 Total SF - 3,299 SF



LOADING

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



PARKING

3 Reserved stalls
and multiple shared stalls



LEASE RATE

\$17/SF



ESTIMATED ADDITIONAL RENT

\$5.50/SF



ZONING

CD15



POSSESSION

Immediate

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 with 3,299 square feet and 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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FEATURES

- 24' Clear ceiling height
- 200 AMP 3 phase 120/208V power
- 1 at grade loading bay with a 12' X 12' OH door
- 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 reserved parking stalls

FLOOR PLAN

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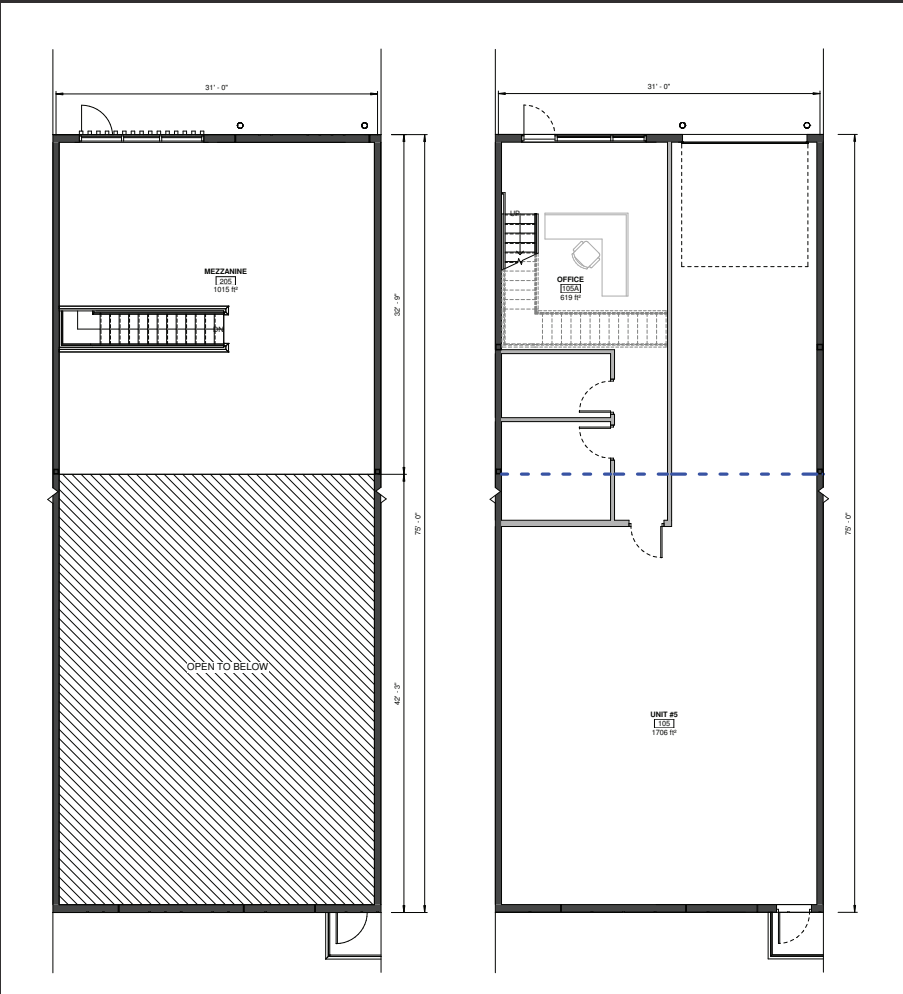
GROUND - 2,325 SF

MEZZ - 974 SF

TOTAL SF - 3,299 SF

GROUND

MEZZANINE

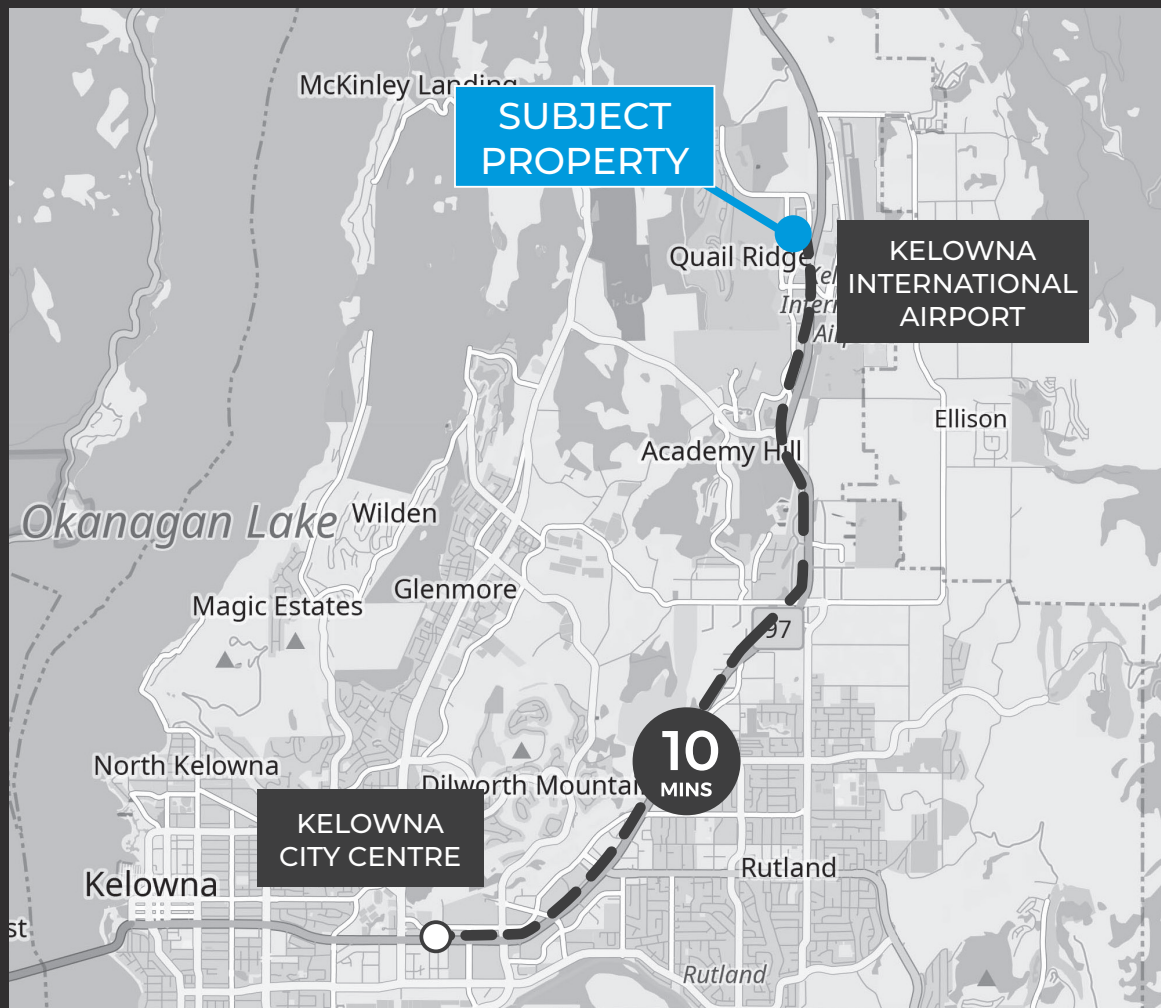


INTERIOR PHOTOS



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LOCATION OVERVIEW



CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



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