



WAREHOUSE & OFFICE SPACE  
WITH YARD  
FOR LEASE

DOWNTOWN KELOWNA | 990 RICHTER STREET | KELOWNA BC

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**CBRE**



# THE OPPORTUNITY

990 Richter presents a rare opportunity to lease 5,561 SF of warehouse and office space in downtown Kelowna's industrial area. The warehouse features two overhead-grade loading doors with drive-through ability, 18'6" clear ceiling height, mezzanine, and a securely fenced yard at the front and rear. The office area can be converted to open warehouse with a clear ceiling height of 18'6" by removing t-bar ceiling. The current office features an open showroom area, 4 private offices, and an abundance of natural light.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

990 Richter Street, Kelowna BC



### BUILDING AREA

5,561 SF



### ZONING

I2



### LEASE RATE

\$18.00 / SF



### POSSESSION

January 2023





# OFFICE



## SIZE

2,721 SF

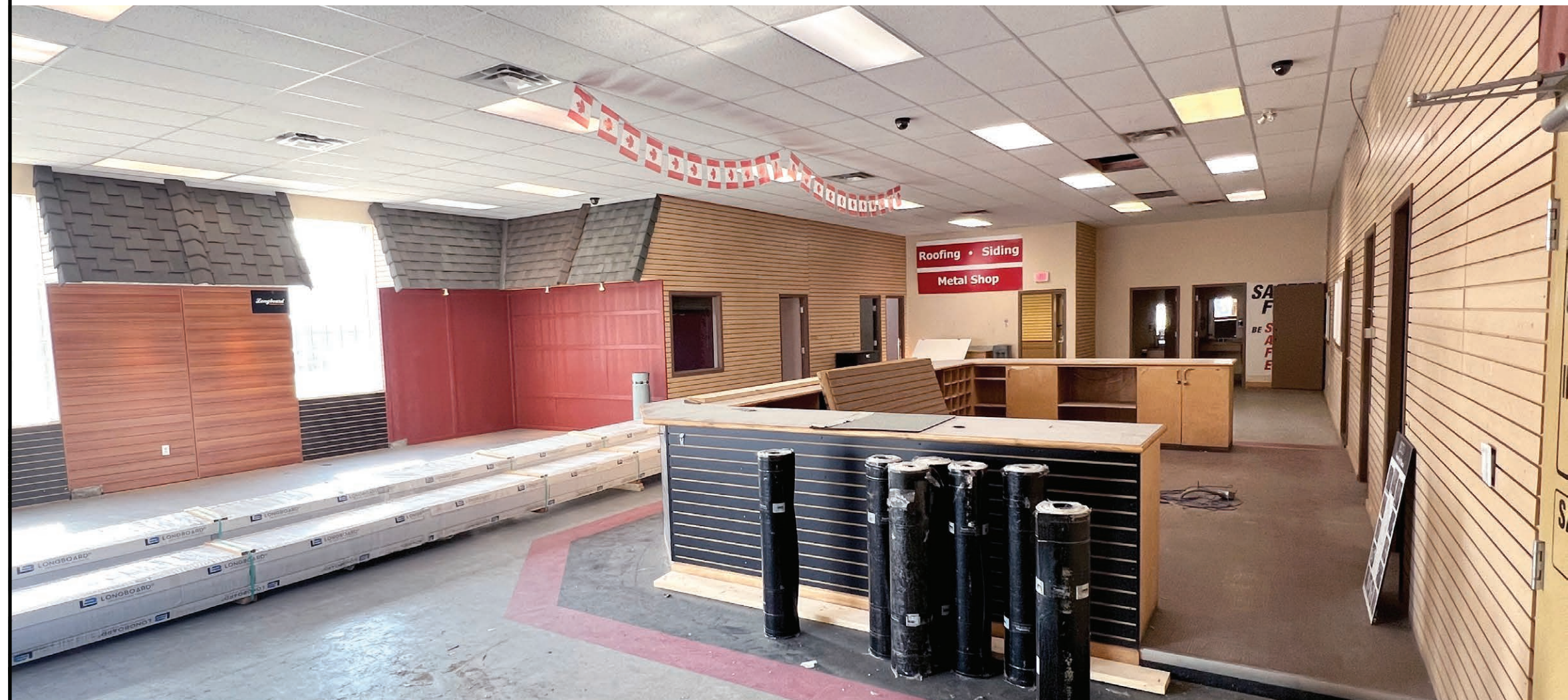
71' Deep | 38' Wide



## FEATURES

- Open office / show room
- 4 Private offices
- 2 Washrooms
- Staff kitchen
- Direct access to warehouse area

\* T-bar ceiling may be removed to provide further warehouse area with 18'6 clear height





# WAREHOUSE



## SIZE

MAIN  
2,840 SF  
71' Deep | 40' Wide

MEZZANINE (Bonus)  
923 SF  
71' Deep | 13' Wide

\* Mezzanine area included in lease  
at no additional cost

Total SF including mezzanine: 6,484 SF



CLEAR CEILING HEIGHT  
MAIN WAREHOUSE 18'6 FT  
UNDER MEZZ 9'4 FT



LOADING  
2 Grade load overhead doors  
with drive through capability  
16' H x 14' W



YARD  
Fully fenced and secure

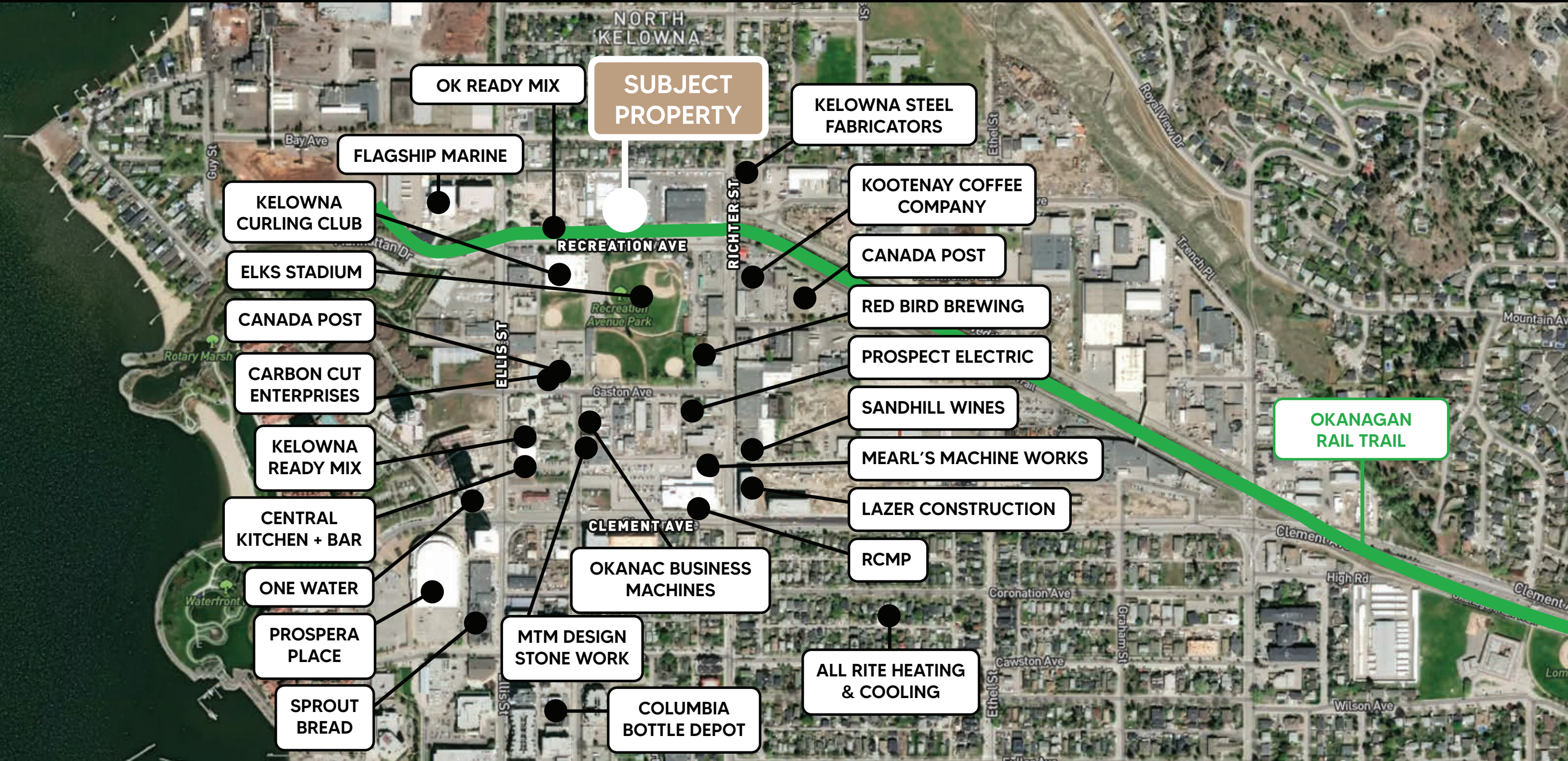
\* Additional yard storage available upon request





# LOCATION OVERVIEW

Centrally located within the Kelowna North Industrial Park, 990 Richter Street offers easy access to Highway 97 and the downtown core. Conveniently situated near multiple like-minded businesses, and steps away from a multitude of amenities including shopping, restaurants, cafes, and lakefront activities.







# CONTACT

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