



FOR SALE

11,661 SF MODERN OFFICE
AND INDUSTRIAL SPACE
101-103 1645 DILWORTH DRIVE

STEVE LAURSEN

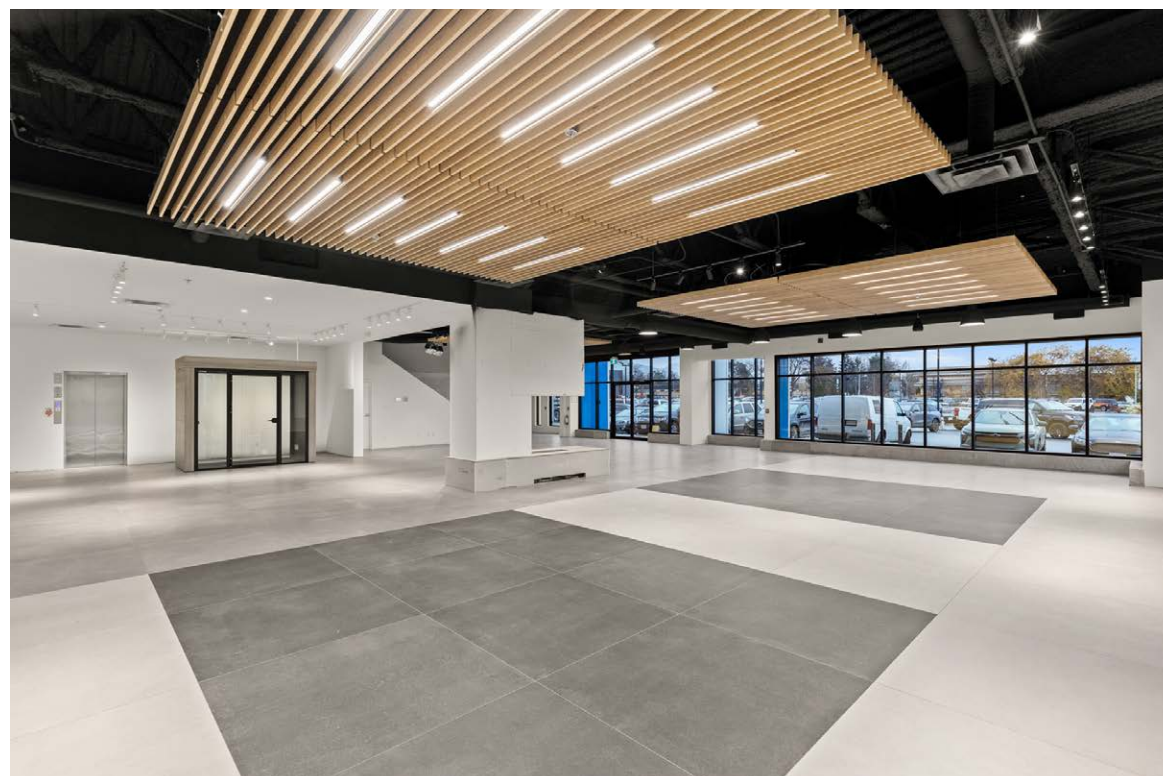
PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

For the first time to market since completion of IntraUrban Enterprise, units 101 to 103 offer a 95% complete office showroom with warehouse. The showcase corner unit with frontage to Dilworth Drive and Enterprise Way combined provides 11,661 square feet of modern designed space. This unit was being built for a home goods design, showroom and warehouse sales business who no longer needs the excess space for their business.

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
101-103 1645 Dilworth Drive

 **FEATURES**

- 24' clear height in the warehouse
- 1 - 10' x 12' grade load door
- 600 AMP 3-phase electrical service
- 13'6" clear height on the main floor
- 8 offices
- 2 boardrooms
- 1 completed washroom
- 1 accessible washroom
- 3 kitchenette
- 1 elevator
- 12 parking stalls

 **SIZE**

Main Floor:	6,422 SF
	(1,183 SF warehouse)
Second Floor	5,239 SF
Total	11,661 SF

 **PRICE**
\$4,490,000

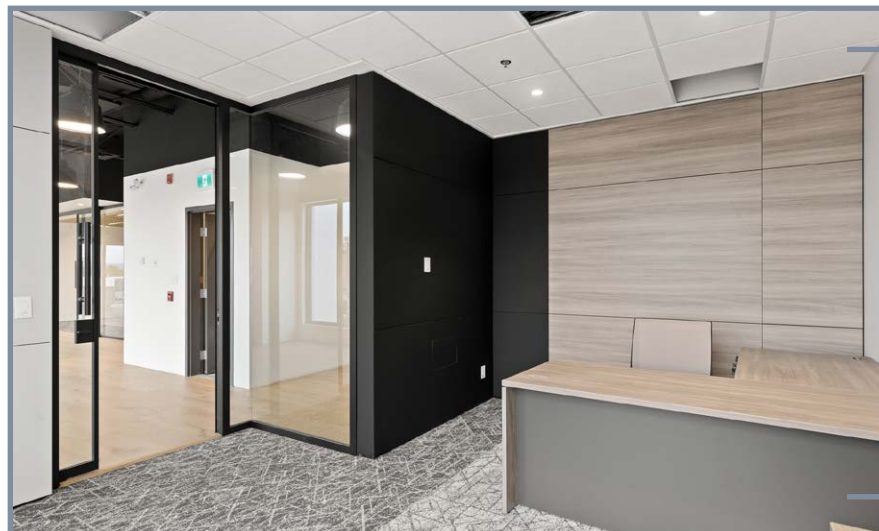
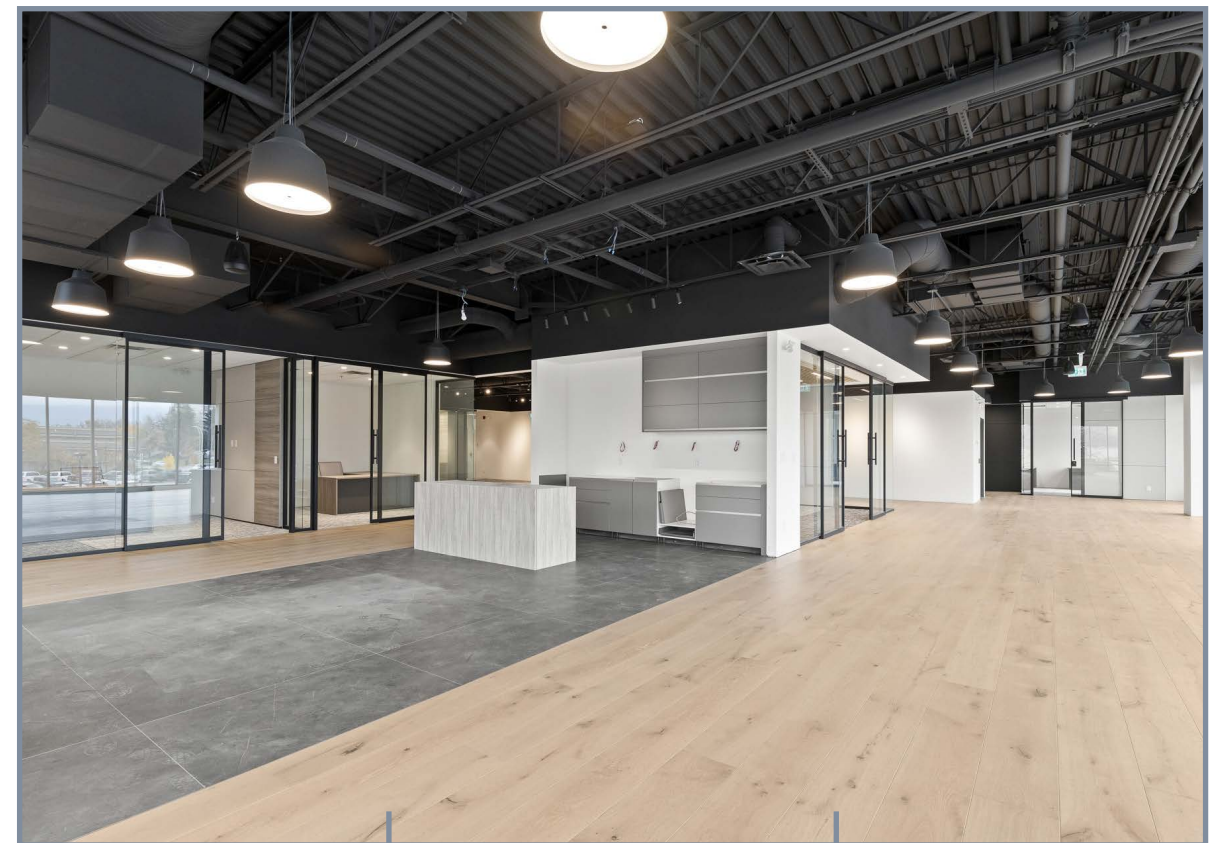
LOWER LEVEL

95% FINISHED



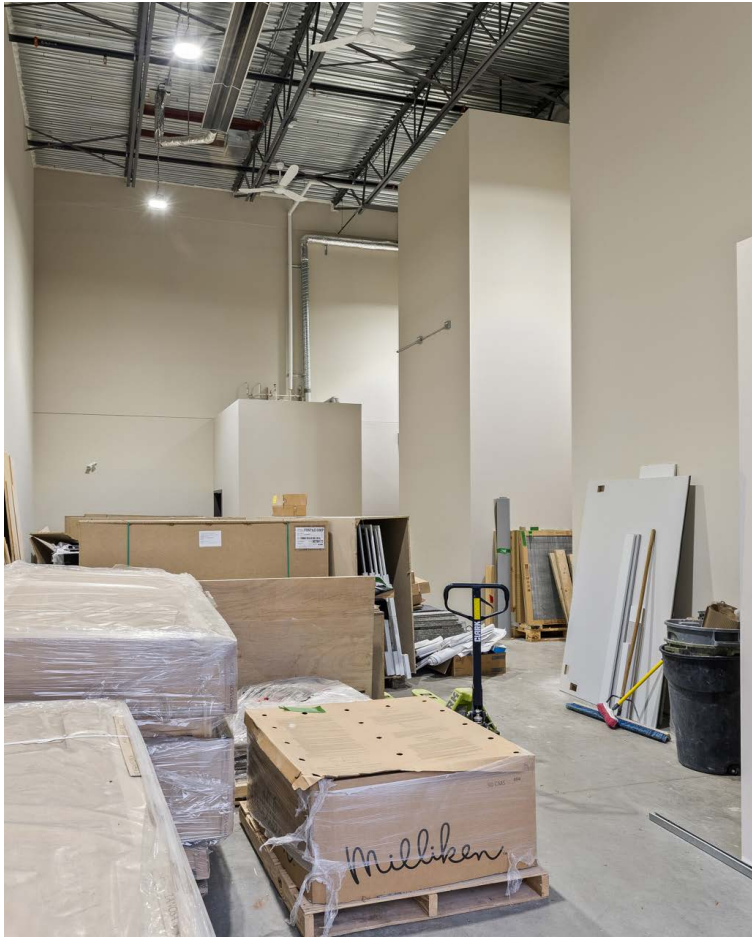
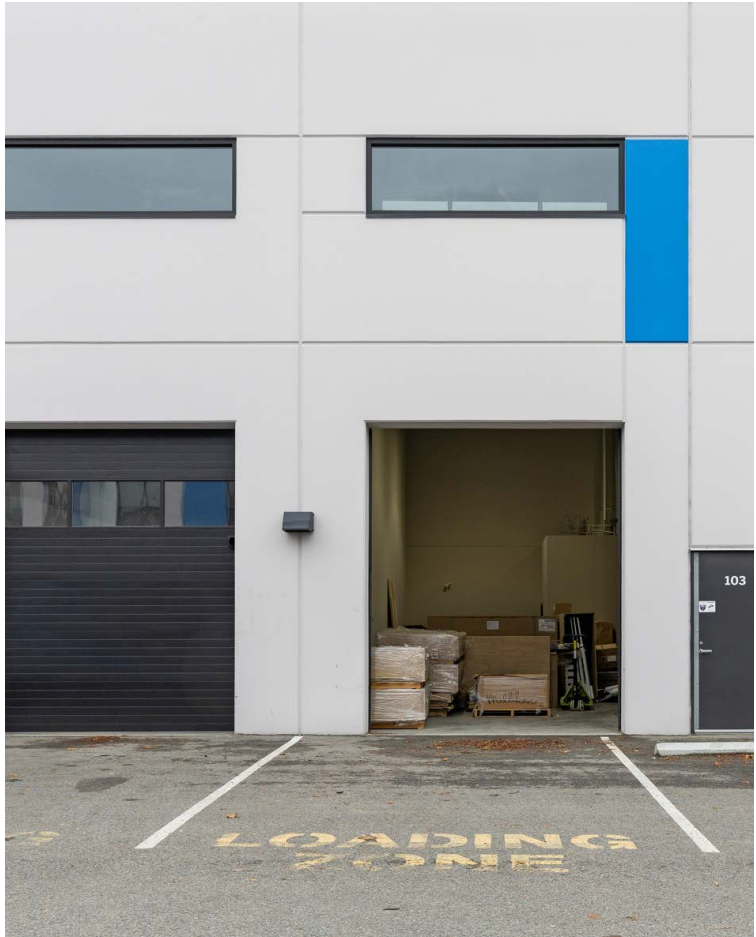
UPPER LEVEL

95% FINISHED



FINISHINGS BRANDS

- Cabinets: Porcelanosa
- Flooring: Milliken Carpet Tile, Porcelanosa Porcelain Tile
- Elevator: Orion
- Kitchenette cabinets: Porcelanosa
- Glass Office Qalls: FalkBuilt

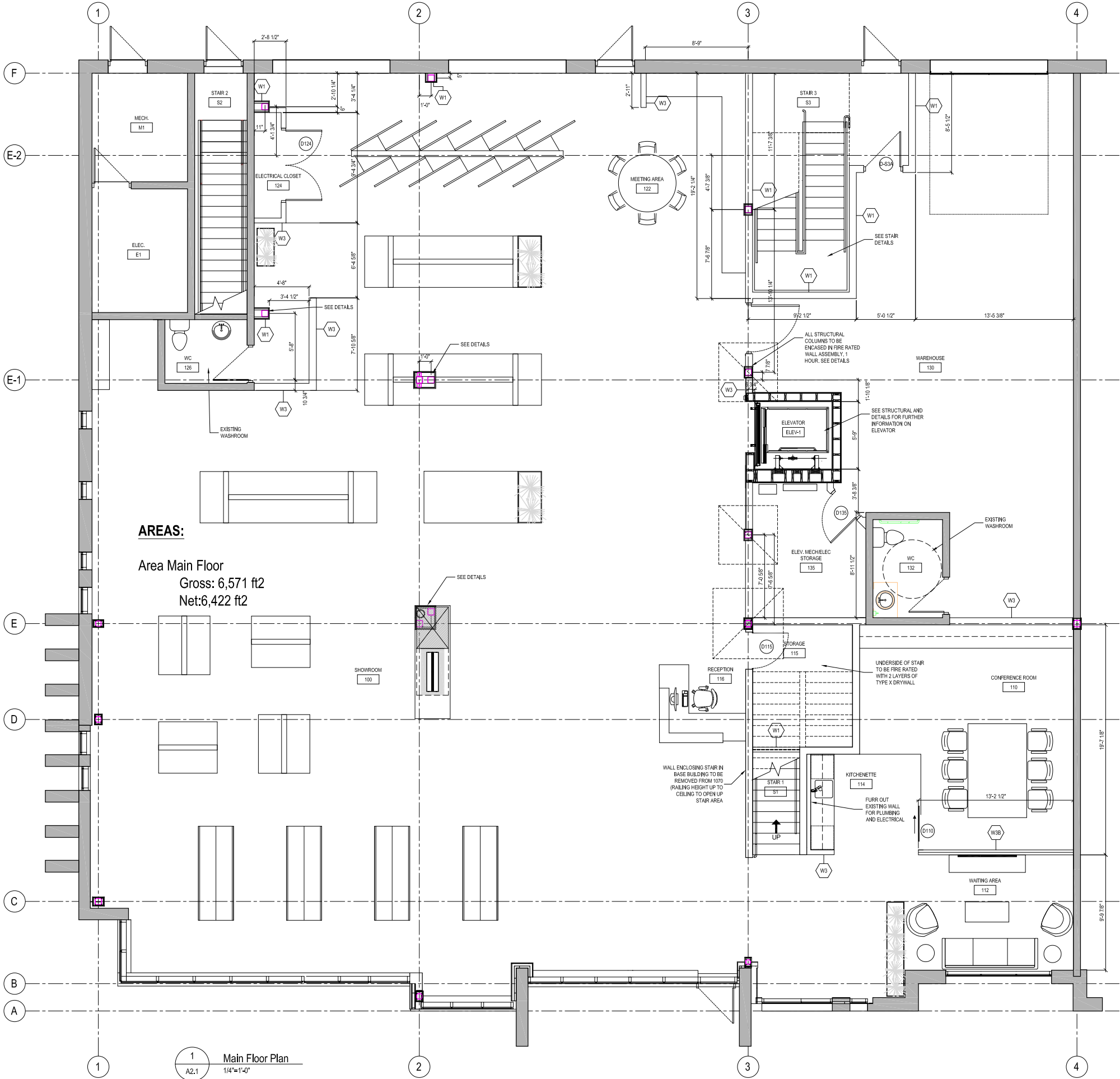


FLOOR PLAN

LOWER LEVEL

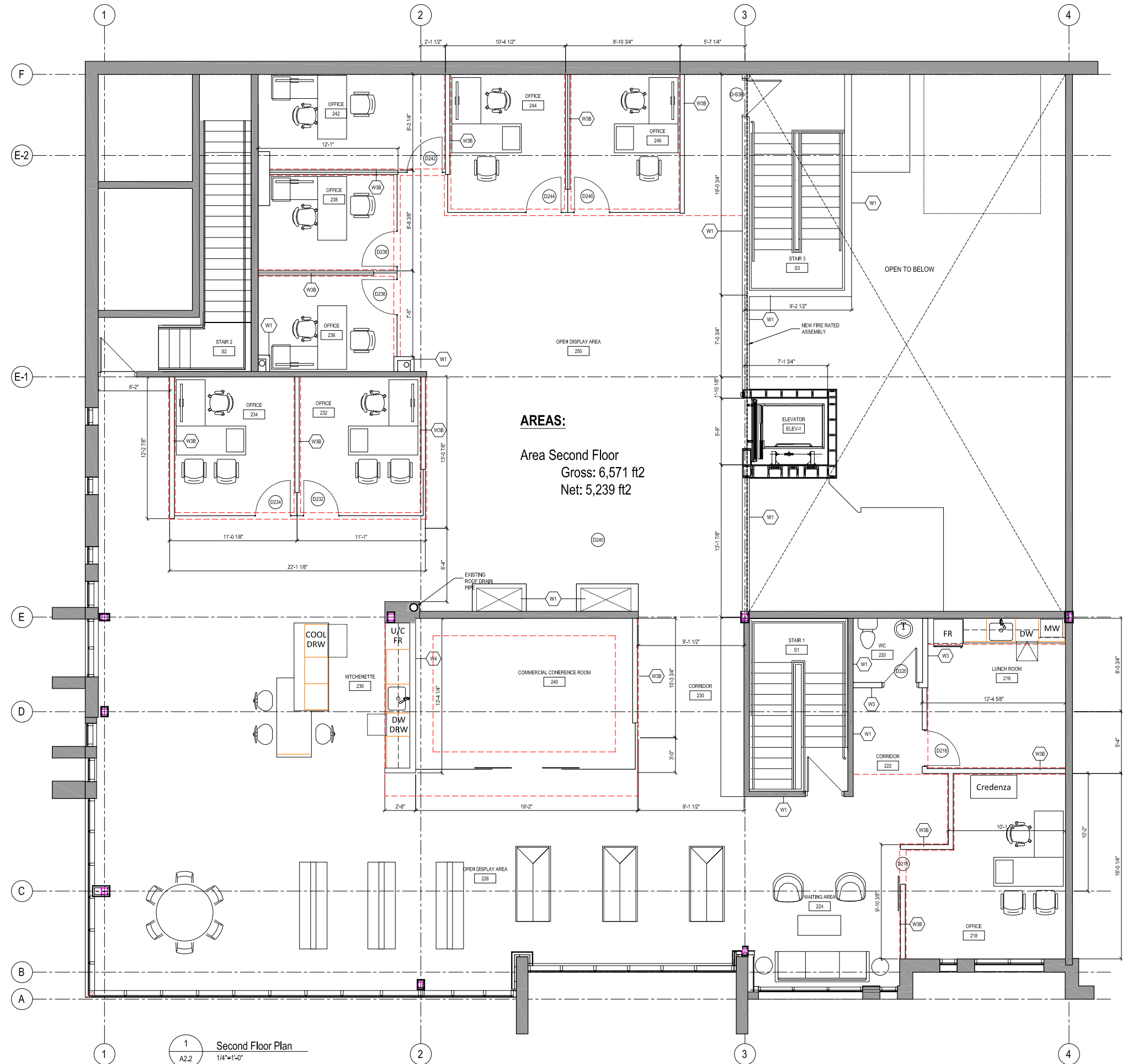
GROSS: 6,571 SF

NET: 6,422 SF



1 Main Floor Plan
A2.1 1/4"=1'-0"

NET: 5,239 SF





STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION

250.808.8101
stevelaursen@rlkcommercial.com
www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal Lepage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors. This disclaimer shall also apply to Nicola Wealth, the landlord.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, RLK Commercial, or Nicola Wealth and Royal Lepage Kelowna and Nicola Wealth do not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC* and Nicola Wealth do not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal Lepage Kelowna logo are the service marks of Steve Laursen PREC* and Royal Lepage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.