



| 1110 HARVEY AVENUE

CIVIC ADDRESS:

1110 Harvey Avenue (Hwy 97), Kelowna, BC

ZONING:

C-4 Urban Town Centre

LOCATION:

The building is ideally located at one of Kelowna's most prominent intersections at the corner of Harvey Avenue (Hwy 97) and Gordon Road.

LAND SIZE:

- .62 acres (+/-) or 27,021 (+/-) sq. ft.

LEASING AREAS:

- Retail areas starting at 844 sq. ft.
- Office areas starting at 2,170 sq. ft.

PARKING:

Approximately 34 on-site parking stalls including on-site loading

YEAR BUILT:

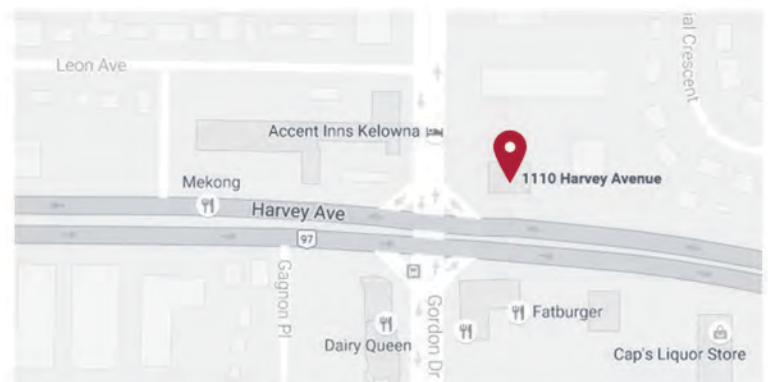
Completed 2007

LISTING AGENT:

Sydney Brown of MacDonald Realty

Phone: (250) 300.6005

Email: Syd@commercialrealty.ca

**PROPERTY HIGHLIGHTS**

- Project developed by Worman Commercial
- Spaces available from 844 sq. ft.
- Premium high exposure location on Harvey Ave. and Gordon Rd.
- Abundance of on-site parking
- C-4 zoning allowing virtually all retail, office and professional users
- Directly adjacent to many Motels, Hotels and the Capri Shopping Centre
- Excellent access with access available on both Harvey Ave. and Gordon Rd.
- Project developed by Worman Commercial



RENTABLE AREA SUMMARY

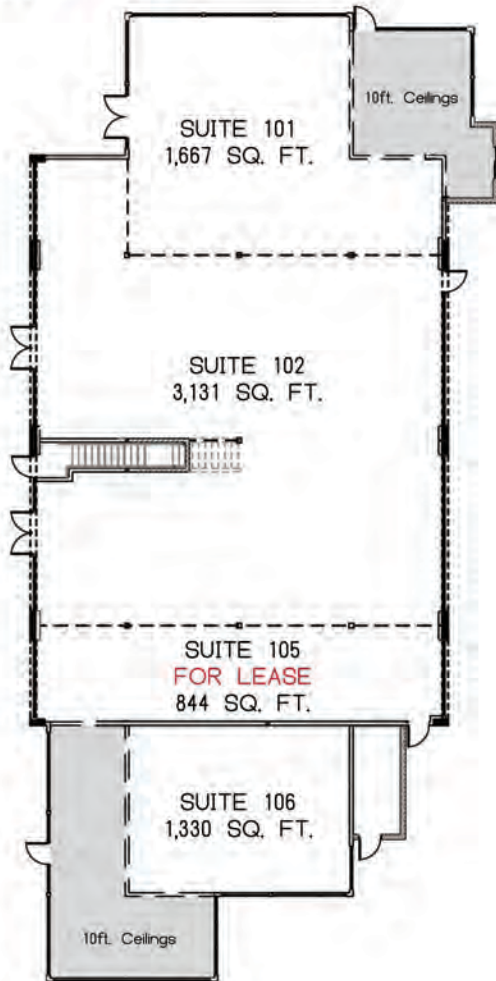
Main Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
101	Leased	1,667	1,667
102	Leased	3,131	3,131
105 For Lease	\$32.00	844	844
106	Leased	1,330	1,330

Second Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
201	Leased	2,170	2,170

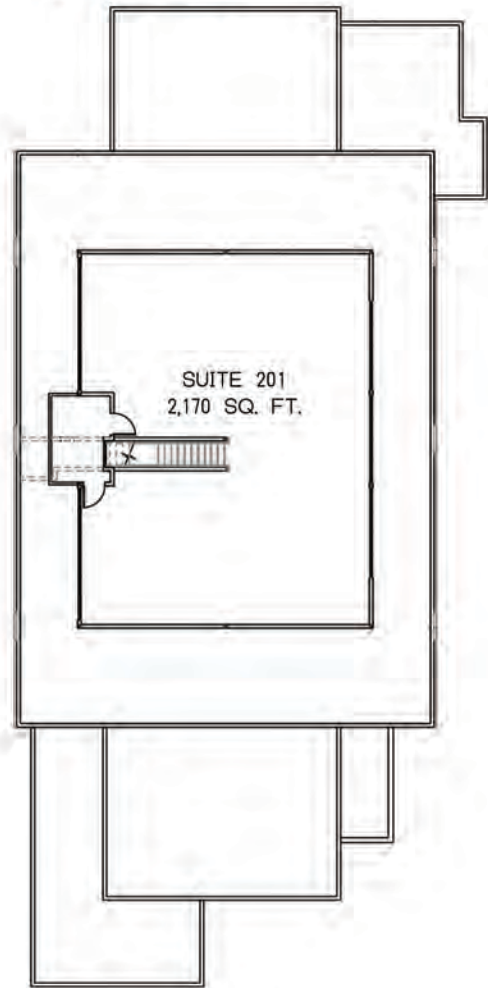
Note: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



MAIN FLOOR PLAN:



SECOND FLOOR PLAN:





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