



| 1889 SPALL ROAD

CIVIC ADDRESS:
1889 Spall Road, Kelowna BC

LOCATION:
As our first commercial build, this site symbolizes Worman Commercial. Its central location, strong anchors of Quality Greens, T-Bones & Cobbs Bakery, and good off-street parking, make 1889 Spall a highly desired building. The two storeys offer a mix of retail and office space.

LEASING AREAS:

- Office spaces starting at 494 sq. ft.
- Retail spaces starting at 1,310 sq. ft.

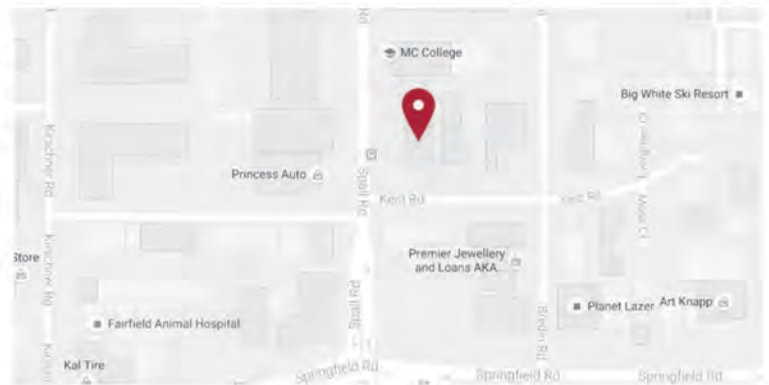
LAND SIZE:
• 10,471 (+/-) sq. ft.

PARKING
Approximately 52 on-site parking stalls

YEAR BUILT:
Completed Spring 2006

LISTING AGENT:
Sydney Brown of MacDonald Realty
Phone: (250) 300.6005
Email: Syd@commercialrealty.ca

Perry Freeman of Colliers International
Phone: (250) 861.8107
Email: Perry.Freeman@colliers.com



PROPERTY HIGHLIGHTS

- Building is anchored by Quality Greens and T-Bones
- Main floor units available from 1,310 sq. ft.
- 2nd floor units available from 494 sq. ft.
- High exposure location Spall Rd.
- Abundance of glass on all elevations
- Excellent parking
- C-4 zoning allowing retail, office, and professional users
- Project by Worman Commercial



RENTABLE AREA SUMMARY

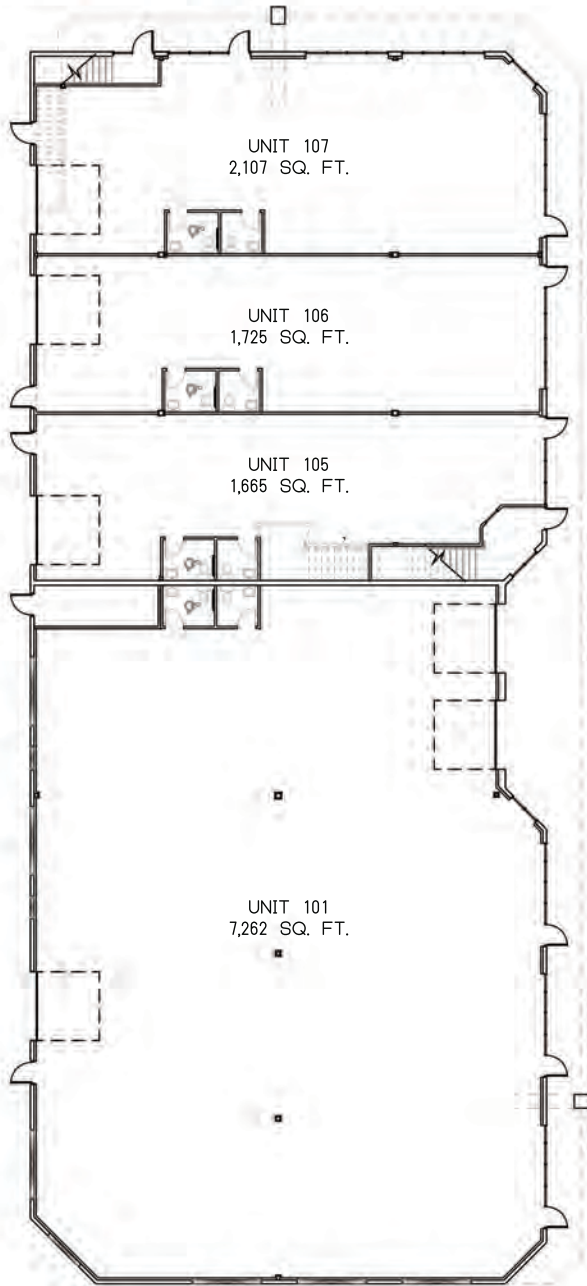
Main Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
101	Leased	7,262	7,262
105	Leased	1,665	1,665
106	Leased	1,725	1,725
107	Leased	2,107	2,107

Second Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
201	Leased	725	863
202	Leased	717	810
203	Leased	1,091	1,233
204	Leased	553	616
205	Leased	443	494
206	Leased	693	772
206 A	Leased	466	519

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:

