



## | 275 LAWRENCE AVENUE

**CIVIC ADDRESS:**

275 Lawrence Avenue, Kelowna BC

**ZONING:**

C-7 Central Business District

**LOCATION:**

The building is located downtown virtually at the corner of Lawrence Ave and Water Street Kelowna directly adjacent to the Historic Downtown Kelowna Fire Hall. The location offers great visibility and an abundance of parking with the Chapman Parkade located directly across Water Street.

**LEASING AREAS:**

- Office areas starting at 959 sq. ft.
- Retail areas starting at 891 sq. ft.

**LAND SIZE:**

- 10,471 (+/-) sq. ft.

**PARKING**

Approximately 230 on-site parking stalls

**YEAR BUILT:**

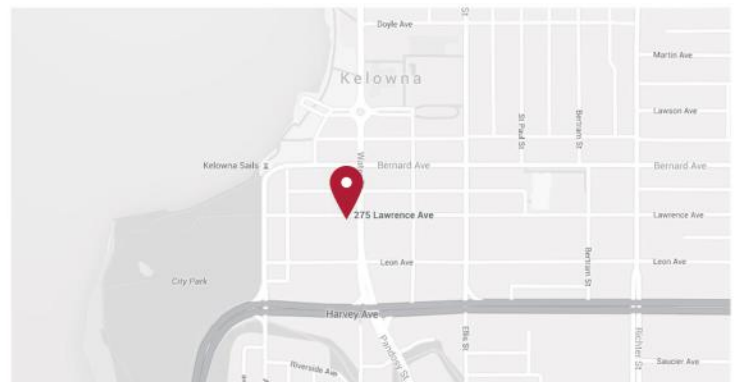
Completed Spring 2013

**LISTING AGENT:**

Scott Brown of MacDonald Realty

Phone: (250) 868.9999 | Fax: (250) 868.0703

Email: [scott@scottbrown.ca](mailto:scott@scottbrown.ca) | Web: [www.scottbrown.ca](http://www.scottbrown.ca)

**PROPERTY HIGHLIGHTS**

- Building is anchored by FH&P Law Firm
- Main floor units available from 891 sq. ft.
- 2nd floor units available from 959 sq. ft.
- High exposure location in the Kelowna's downtown area
- Outstanding architecture
- Abundance of glass on all elevations
- Elevator Access
- Excellent parking with parkade adjacent to Water Street
- C-7 zoning allowing retail, office, and professional users
- Project by Worman Commercial



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## RENTABLE AREA SUMMARY

| Main Floor | Base Rent - Lease Rate | Usable Sq. Ft. | Rentable Sq. Ft. |
|------------|------------------------|----------------|------------------|
| 281        | Leased                 | 2,100          | 2,153            |
| 271        | Leased                 | 869            | 891              |
| 265        | Leased                 | 1,704          | 1,747            |

### Main Building Address for all upper floor is 275 Lawrence Avenue

#### Second Floor

|     |        |       |       |
|-----|--------|-------|-------|
| 202 | Leased | 963   | 1,105 |
| 203 | Leased | 836   | 959   |
| 204 | Leased | 1,910 | 2,192 |

#### Third Floor

|     |        |       |       |
|-----|--------|-------|-------|
| 300 | Leased | 4,224 | 4,330 |
|-----|--------|-------|-------|

#### Fourth Floor

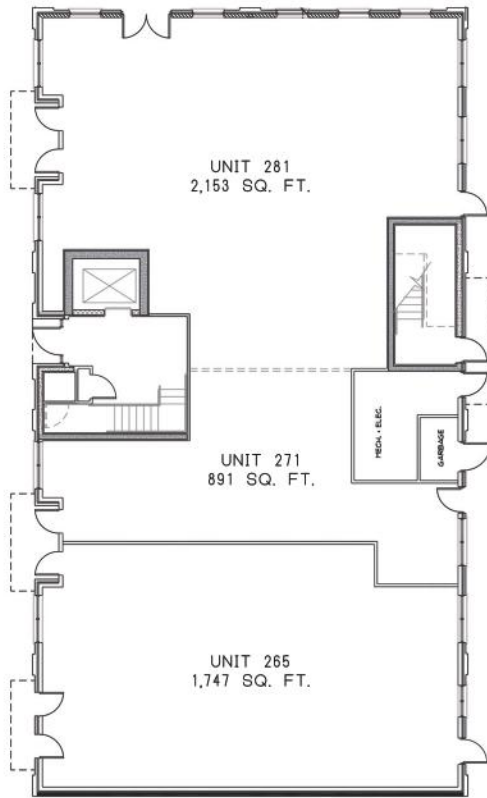
|     |        |       |       |
|-----|--------|-------|-------|
| 400 | Leased | 3,281 | 3,364 |
|-----|--------|-------|-------|

**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.

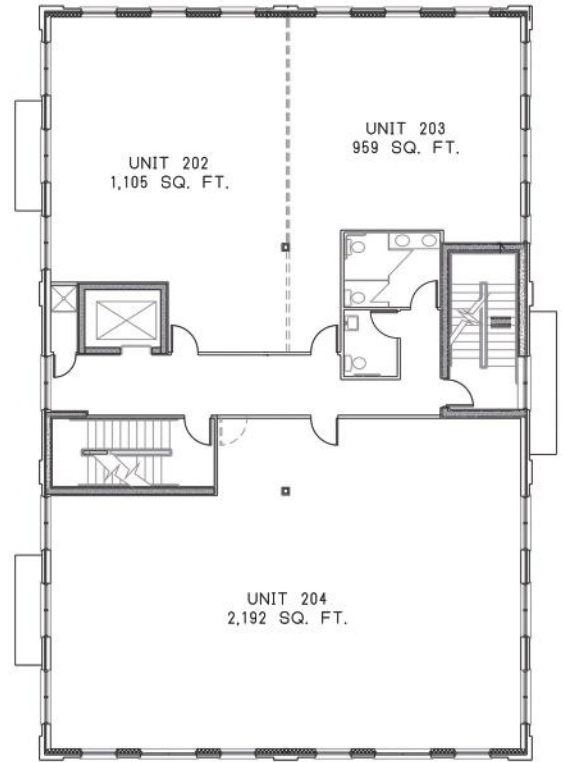


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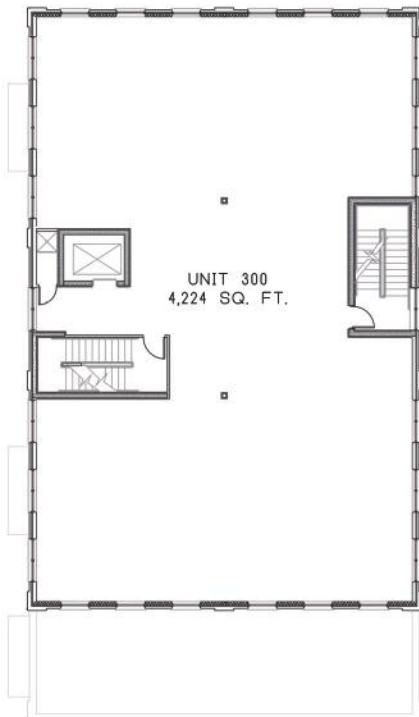
MAIN FLOOR PLAN:



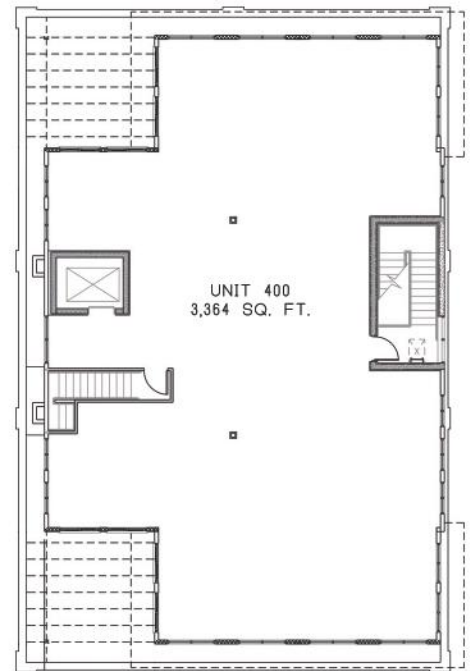
SECOND FLOOR PLAN:



THIRD FLOOR PLAN:



FOURTH FLOOR PLAN:





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