



## | 2750 RICHTER STREET

### CIVIC ADDRESS:

2750 Richter Street, Kelowna, BC

### ZONING:

C4 Urban Town Centre

### LOCATION:

The building is located 2 blocks from Pandosy Street in South Kelowna in the heart of the Pandosy Village area. The Pandosy Village Area is the central business district for South Kelowna, the Okanagan Mission Area and the Upper Mission. The building is surrounded by streets on two sides and an open parking lot around the building which offers great exposure and excellent access from all sides.

### LEASING AREAS:

- Main Floor from 494 sq. ft.
- Office areas from 476 sq. ft.

### LAND SIZE:

- 1.5 Acres (+/-) or 50,160 (+/-) sq. ft.

### PARKING:

- 54 parking stalls

### YEAR BUILT:

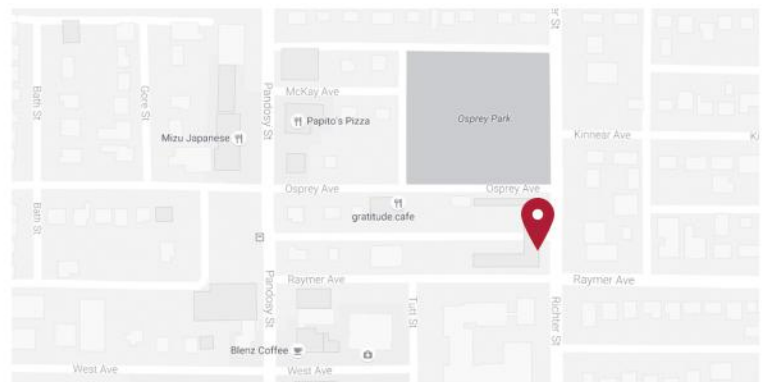
- Completed in 2014

### 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

- High exposure location on Richter between Raymer Avenue & Osprey Avenue
- Outstanding architecture
- Abundance of on-site parking & good off-site parking
- C4 zoning allowing virtually all retail, office & professional users
- Elevator Access
- Project developed by Worman Commercial



## RENTABLE AREA SUMMARY

Main Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
685 Osprey	Leased	442	494
2700 Richter	Leased	702	784
720/2730 Richter	Leased	2,379	2,658
2770/2780 Richter	Leased	2,034	2,273
2790 Richter	Leased	1,541	1,722

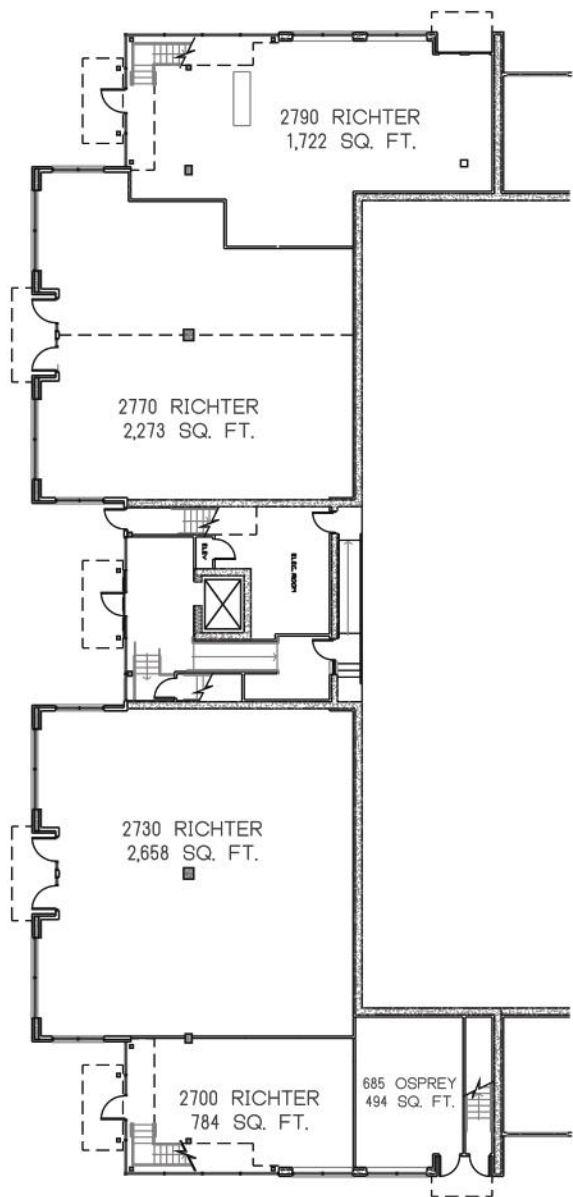
Second Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
675 Osprey	Leased	426	476
Upper 2700 Richter	Leased	2,294	2,563
201-2750 Richter	Leased	1,586	1,772
Upper 2790 Richter	Leased	1,219	1,362

**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.

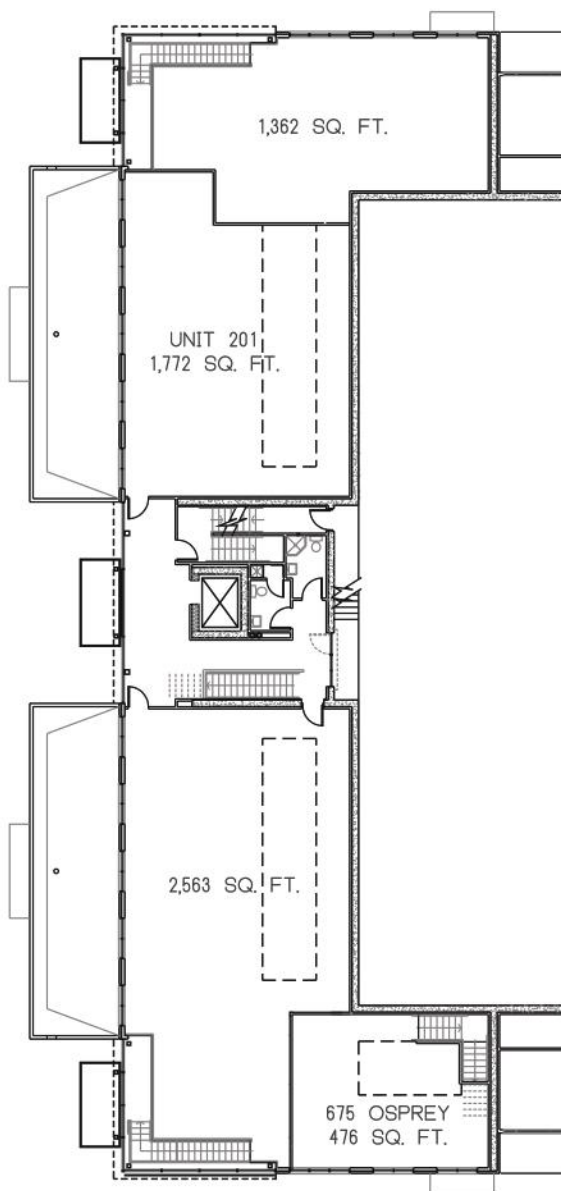


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MAIN FLOOR PLAN:



SECOND FLOOR PLAN:





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