



## | 2900 PANDOSY STREET

**CIVIC ADDRESS:**  
2900 Pandosy Street, Kelowna BC

**ZONING:**  
C-4 Urban Centre Commercial

**LOCATION:**  
The building is ideally located on 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.

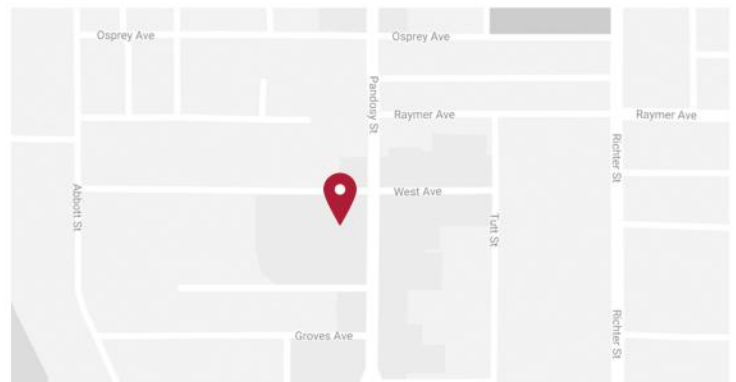
**LEASING AREAS:**  
• 20,400 sq. ft. (+/-)

**LAND SIZE:**  
• 0.60 Acres (+/-), 26, 169 (+/-) sq. ft.

**PARKING:**  
• 42 parking stalls

**YEAR BUILT:**  
• Completed 2011

**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

- Premium high exposure location on Pandosy
- Outstanding architecture
- C-4 zoning allowing virtually all retail, office, and professional users
- Excellent access with designated parking
- Elevator access
- Project developed by Worman Commercial



## RENTABLE AREA SUMMARY

Main Floor	Base Rent - Lease Rate	Usable Sq. Ft.	Rentable Sq. Ft.
101	Leased	1,177	1,280
102	Leased	1,441	1,484
105	Leased	1,800	2,004
107	Leased	1,417	1,578
109	Leased	2,115	2,300
110	Leased	1,491	1,622

### Second Floor

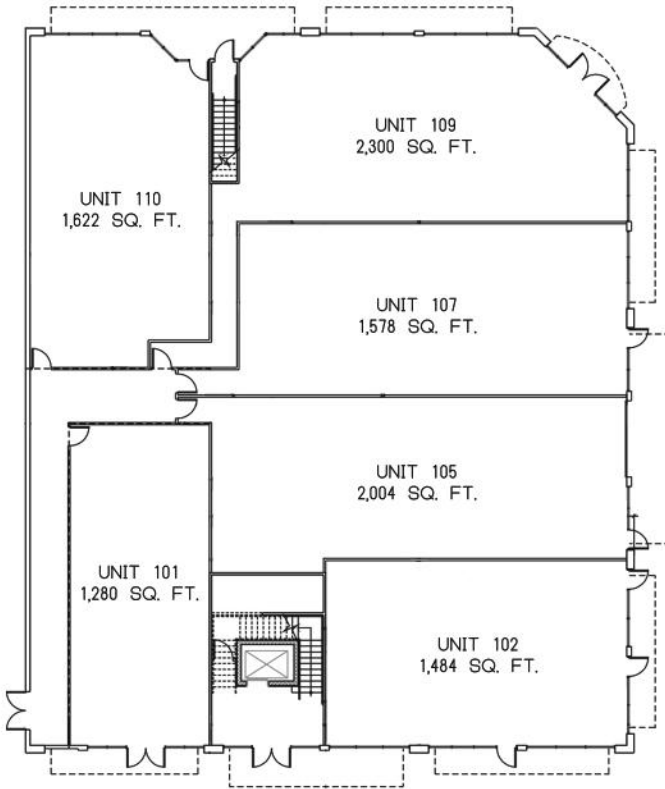
202	Leased	1,711	1,900
208	Leased	4,993	5,545
210	Leased	969	1,076
212	Leased	1,095	1,216
214	Leased	365	405

**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.

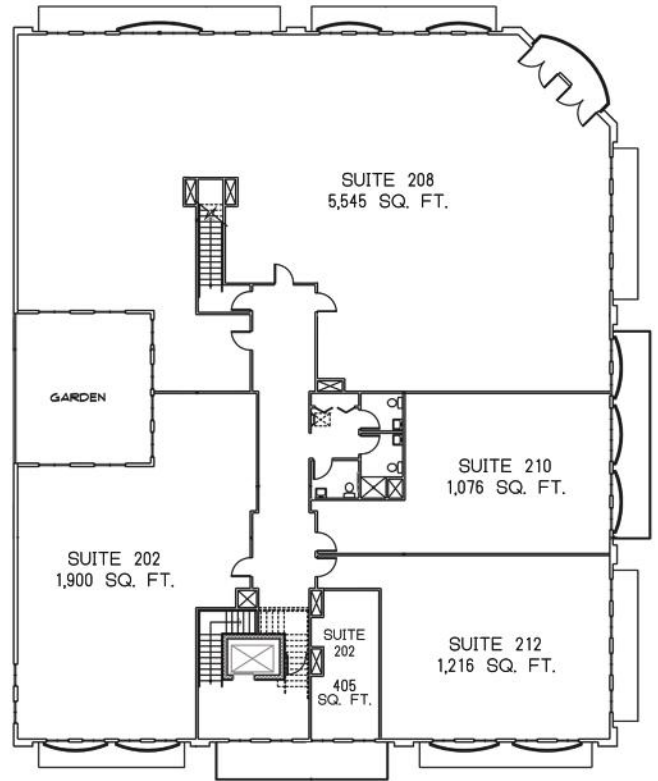


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MAIN FLOOR PLAN:



SECOND FLOOR PLAN:





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