



2544/2540 ENTERPRISE WAY

CIVIC ADDRESS: 2540/2544 Enterprise Way, Kelowna

ZONING: C2 Vehicle Oriented Commercial

LOCATION: At this high profile location Worman brings the same keen eye to the architectural design as we do to our other projects. This means expanding and refacing the existing structure to increase its aesthetic appeal and a thoughtfully detailed new building. The new building features high bay, plus mezzanine, spaces and a full upper floor of office space.

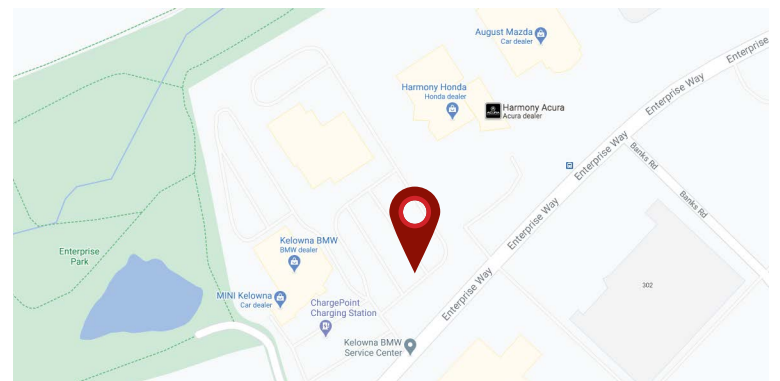
LAND SIZE: 2.99 Acres – 12,100 m²

PARKING: 162 stalls, semi loading

LISTING AGENT:

Worman Commercial
 Phone: (250) 762.0040
 Email: info@worman.ca

Steve Laursen
 Phone: (250) 808.801
 Email: stevelaursen@royallepage.ca



PROPERTY HIGHLIGHTS:

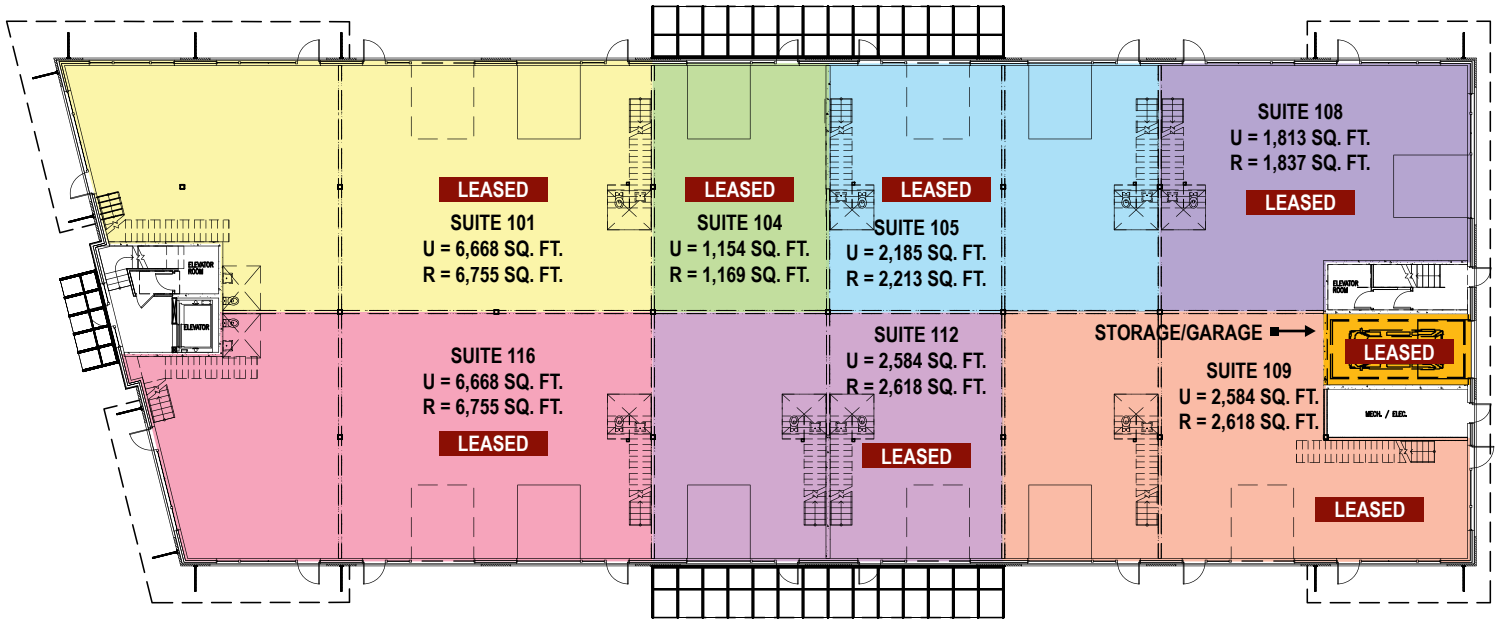
- High exposure location
- C2 Zoning allowing diverse uses
- High ceilings with mezzanines
- Elevator to 3rd floor
- Abundance of on-site parking
- Outstanding architecture including new and remodel of existing
- Project by Worman Commercial



2544 ENTERPRISE WAY

MAIN FLOOR

New Building	Usable Main	Usable Upper	Rentable Main	Rentable Upper	Total Rentable	Rent
Suite 101/116	6,668	3,864	6,755	3,914	10,669	LEASED
Suite 104	1,154	650	1,169	658	1,827	LEASED
Suite 105	2,185	1,154	2,213	1,169	3,382	LEASED
Suite 108	1,813	1,141	1,837	1,156	2,993	LEASED
Suite 109	2,584	1,845	2,618	1,869	4,487	LEASED
Suite 112	2,264	1,309	2,294	1,326	3,620	LEASED
Storage/Garage	281	-	285	-	285	LEASED



MAIN FLOOR

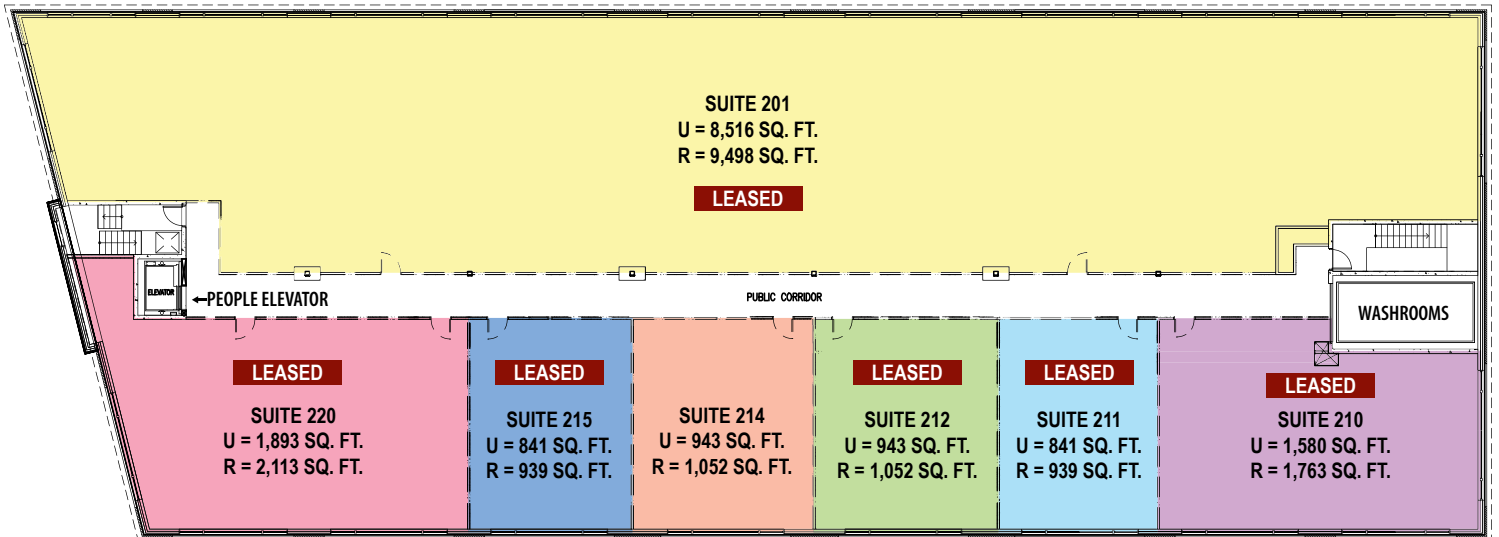
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



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SECOND FLOOR

New Building	Usable Area	Rentable Area	Rent
Suite 201	8,516	9,498	LEASED
Suite 210	1,580	1,763	LEASED
Suite 211	841	939	LEASED
Suite 212	943	1,052	LEASED
Suite 214	943	1,052	\$20
Suite 215	841	939	LEASED
Suite 220	1,893	2,113	LEASED



SECOND FLOOR

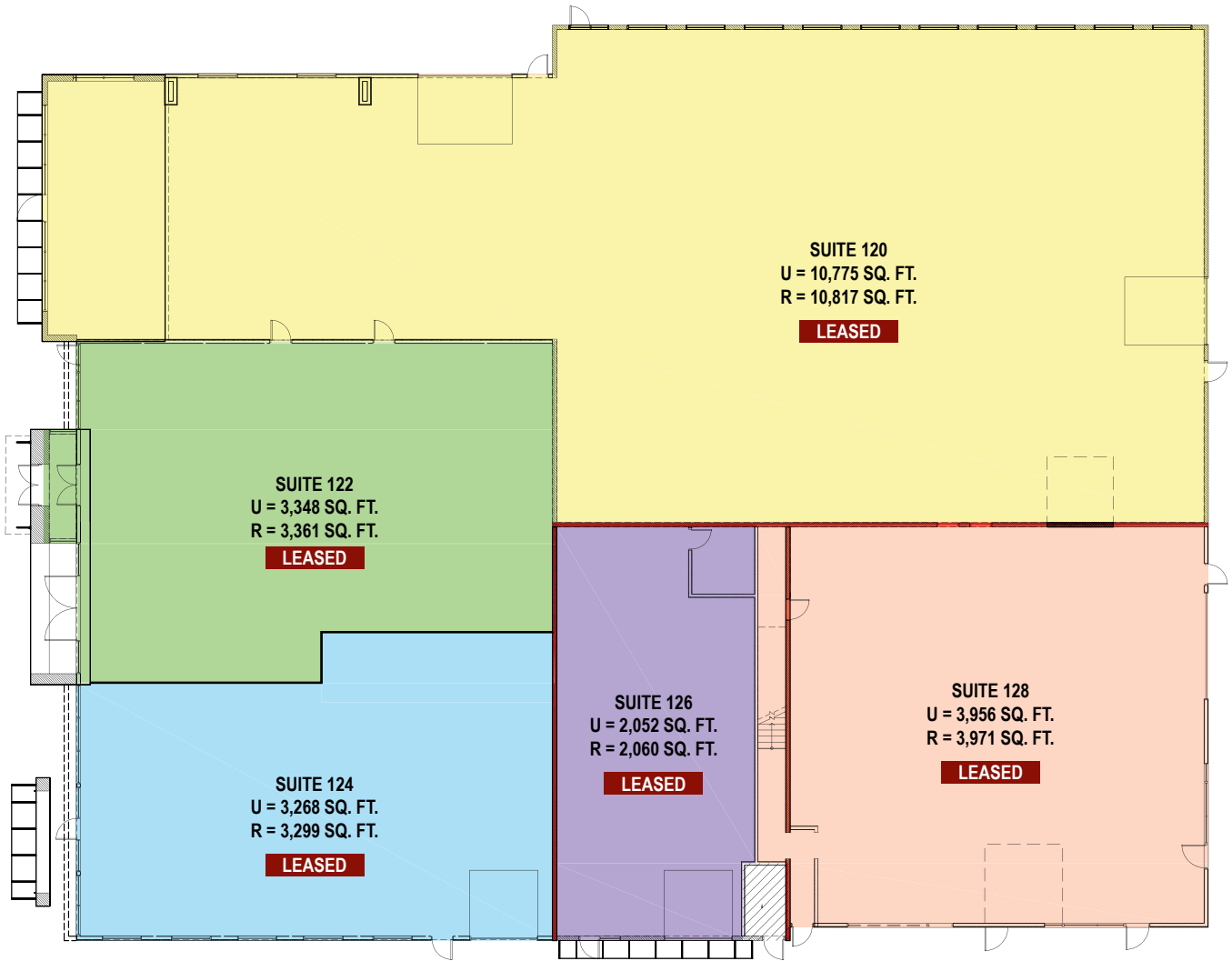
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MAIN FLOOR

New Building	Usable Main	Usable Upper	Rentable Main	Rentable Upper	Total Rentable	Rent
Suite 120	10,775		10,817		10,817	LEASED
Suite 122	3,348		3,361		3,361	LEASED
Suite 124	3,268		3,299		3,299	LEASED
Suite 126	2,052		2,060		2,060	LEASED
Suite 128	3,956	2,287	3,971	2,296	6,267	LEASED



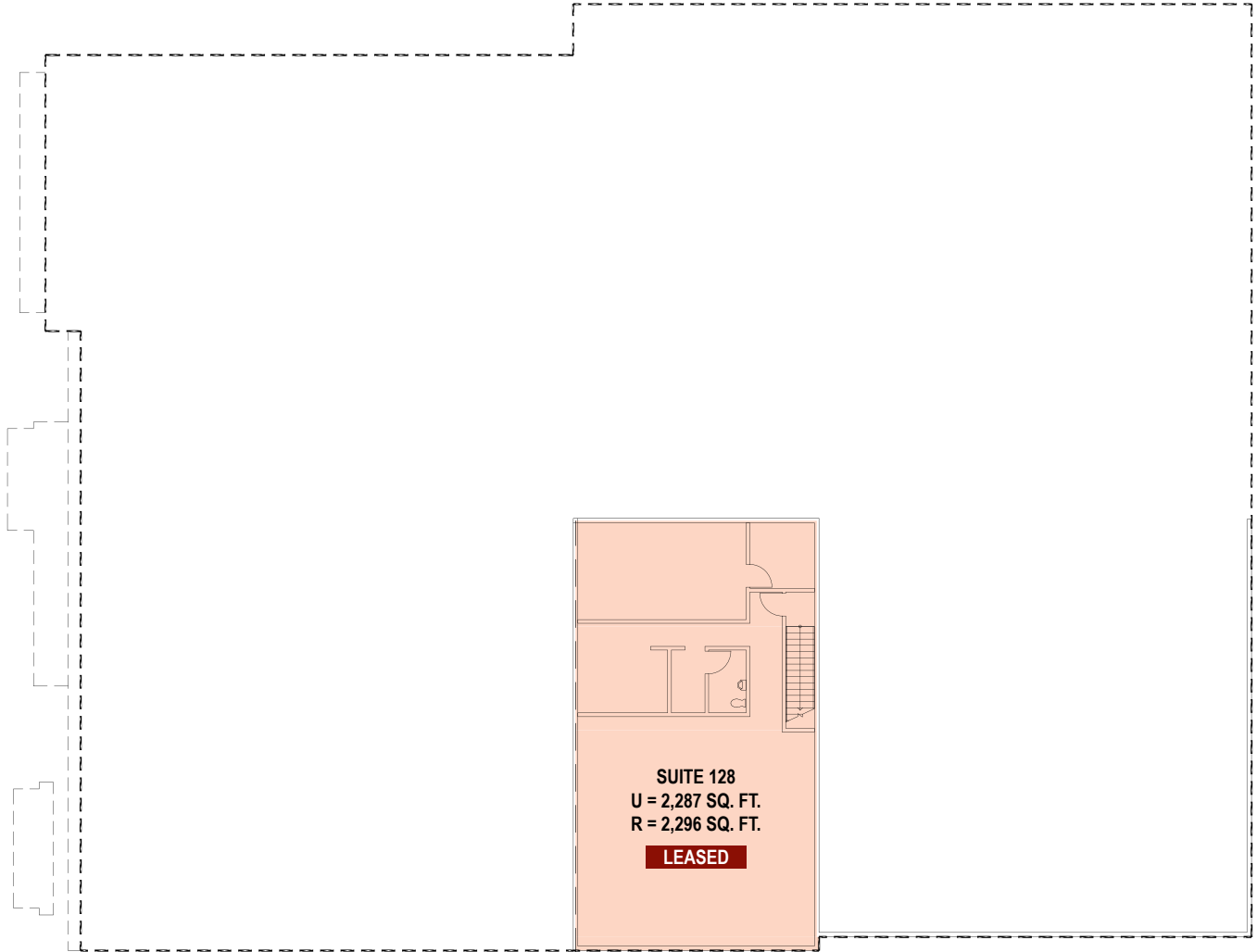
MAIN FLOOR

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SECOND FLOOR



SECOND FLOOR

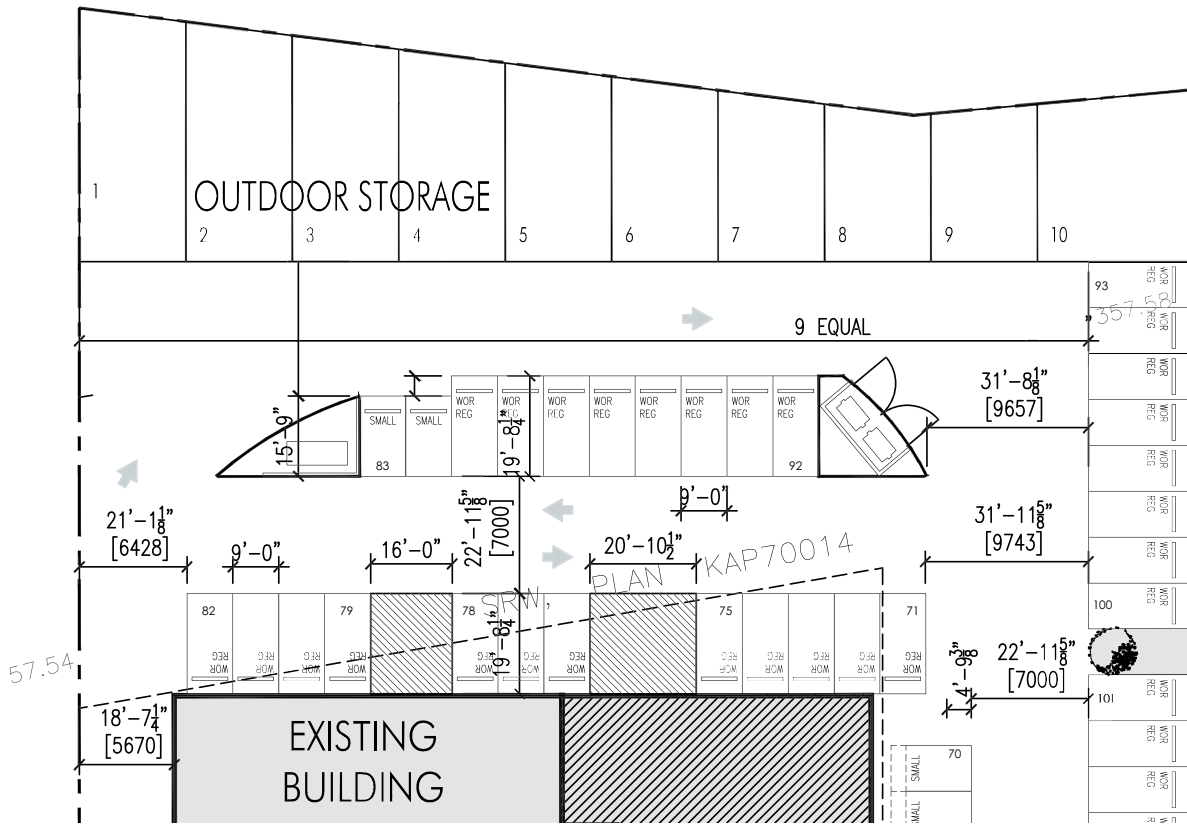
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OUTDOOR STORAGE

Space	Area	Monthly Rent
Unit 1	1,010	LEASED
Unit 2	954	LEASED
Unit 3	898	LEASED
Unit 4	842	LEASED
Unit 5	786	LEASED
Unit 6	760	LEASED
Unit 7	673	LEASED
Unit 8	619	LEASED
Unit 9	626	LEASED
Unit 10	859	LEASED



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SITE PLAN

