



2755 TUTT STREET

CIVIC ADDRESS:

2755 Tutt Street, Kelowna

ZONING:

C4 Urban Town Center

LOCATION:

This project is located a block 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 three sides and has excellent parking. Great exposure and excellent access from all sides.

LAND SIZE:

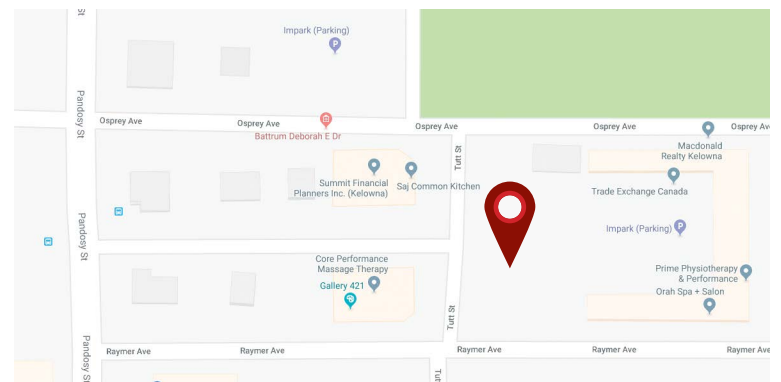
0.31(+/-) 9 Acres – 13,654(+/-) sq. ft.

PARKING:

Multi level parkade – 204 stalls

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- *High exposure location*
- *C4 Zoning allowing virtually all retail, office and professional users*
- *Elevator access*
- *Abundance of on-site parking*
- *New building with outstanding architecture*
- *Project by Worman Commercial*



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 2705	1,710	1,799	Leased
Unit 2725	2,198	2,313	Leased
Unit 2765	2,198	2,313	Leased
Unit 2795	1,710	1,799	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 203	5,241	5,559	Leased
Unit 209	5,126	5,437	Leased

Third Floor	Usable Area	Rentable Area	Rent
Unit 301	650	727	Leased
Unit 302	536	599	Leased
Unit 303*	1,357	1,518	Leased
Unit 304	1,409	1,576	Leased
Unit 306	1,079	1,207	Leased
Unit 309	5,260	5,882	Leased

Available February 1, 2024

Fourth Floor	Usable Area	Rentable Area	Rent
Unit 401	1,998	2,241	Leased
Unit 403	1,424	1,597	Leased
Unit 404	876	982	Leased
Unit 406	731	820	Leased
Unit 412	5,229	5,864	Leased

Fifth Floor	Usable Area	Rentable Area	Rent
Unit 501	2,895	3,252	Leased
Unit 505	2,895	3,252	Leased

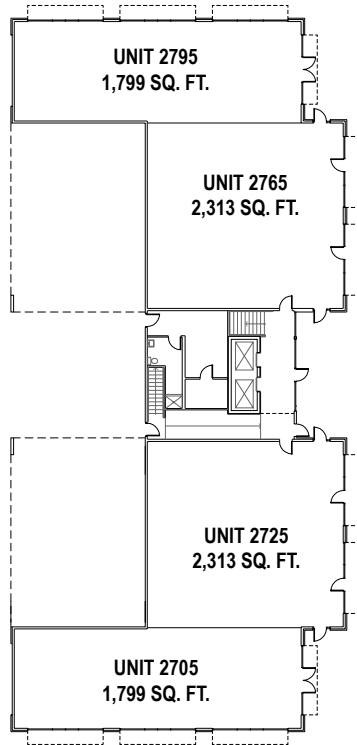
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



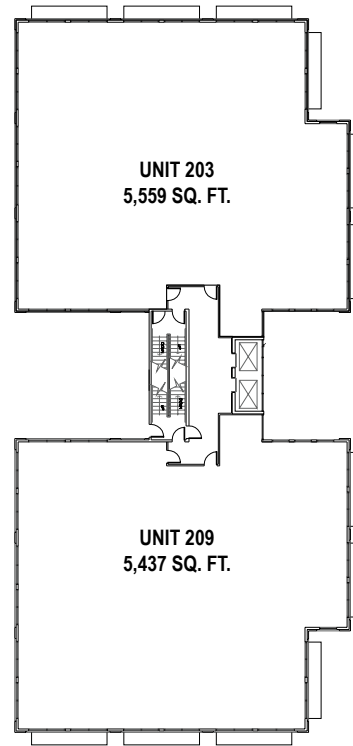
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FLOOR PLANS

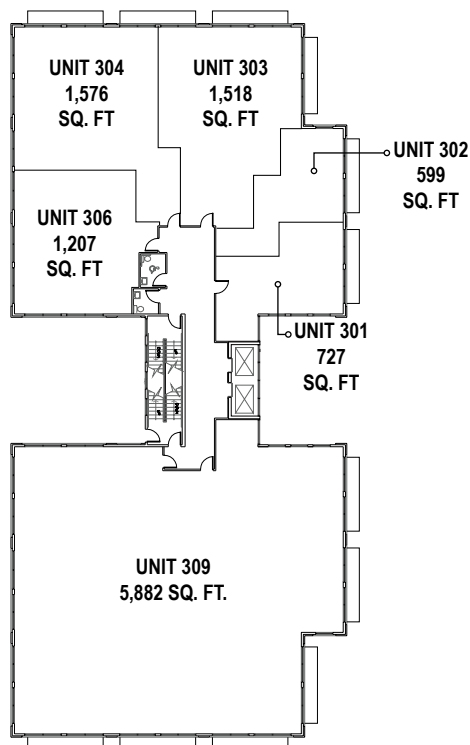
MAIN FLOOR



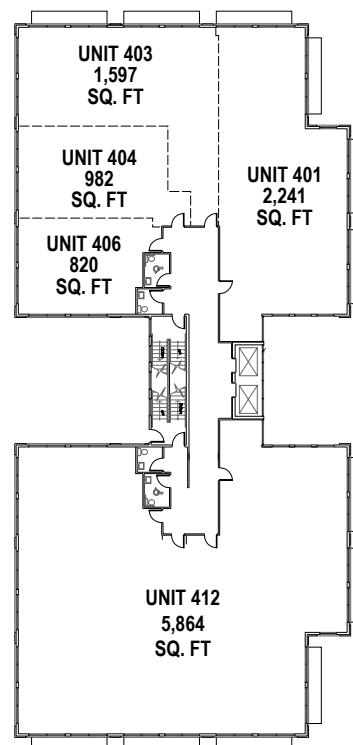
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

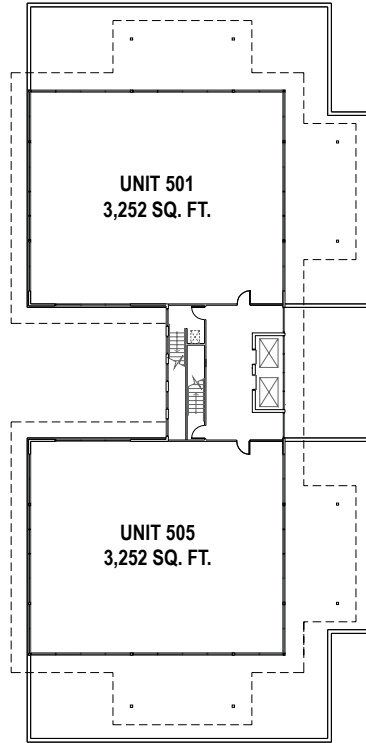




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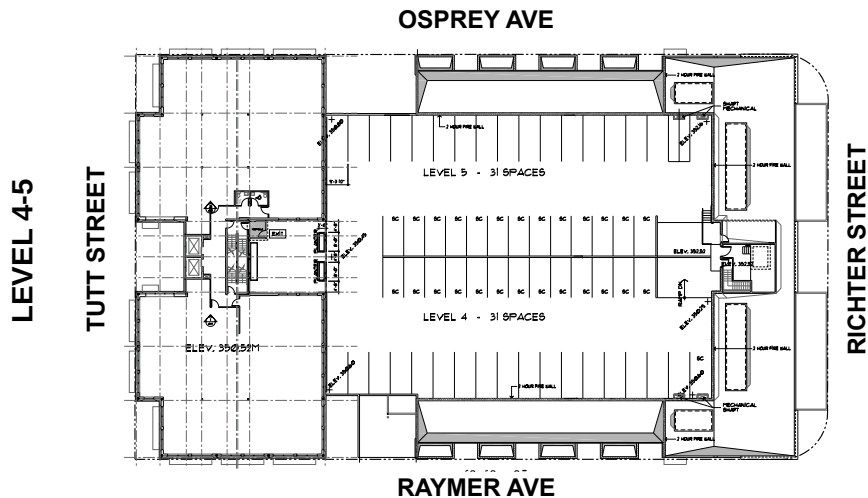
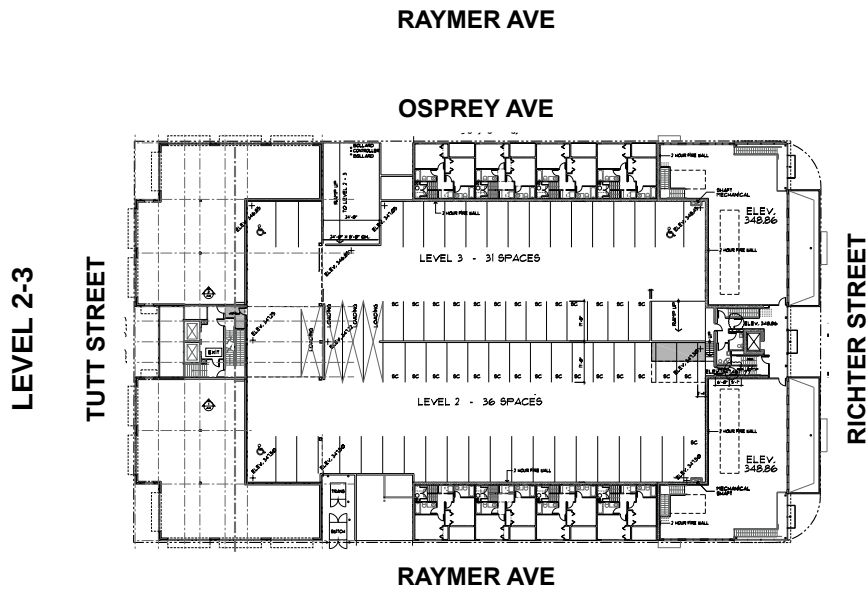
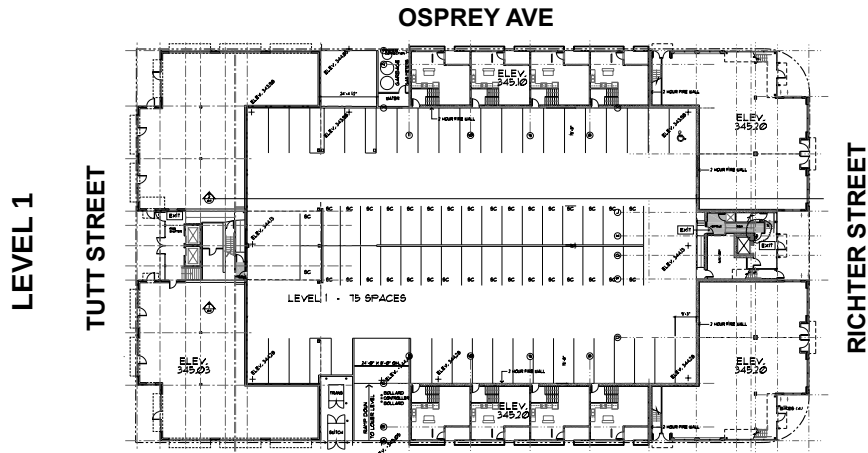
FIFTH FLOOR





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PARKADE FLOOR PLANS





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LOCATION

