



INNOVATION DISTRICT
PENTICTON

WHERE
CONNECTIVITY AND
COMMUNITY
COLLIDE

FOR LEASE:
RETAIL AND
DAYCARE
UNITS

A WORLD IN ONE

THE INNOVATION DISTRICT IS PENTICTON'S NEWEST COMMERCIAL AND RESIDENTIAL HUB

Welcome to the Innovation District. 10 acres, 1,500+ homes, restaurants, cafes, medical services and clinics, offices, childcare and more will come together to create a way of life where you can live, work and play without ever leaving home.

The Innovation District in Penticton is the future of business in the Okanagan. This ambitious development will transform the area into a bustling hub of economic, cultural, and social activity.



THE WORLD AT YOUR FINGERTIPS

VIBRANT RETAIL AND AMENITIES

Imagine starting your day with a freshly brewed coffee from a local café, enjoying a mid-afternoon break at a nearby brewery, or picking up a beautiful bouquet from the florist on the way home. An on-site daycare provides peace of mind for working parents, ensuring their children are well cared for while they focus on their day. Whether grabbing a quick lunch, running errands, or indulging in a little retail therapy, the diverse retail offerings at THE INNOVATION DISTRICT enhance daily routines, creating a seamless blend of work and leisure in a thriving community setting.

HEALTHCARE EXCELLENCE

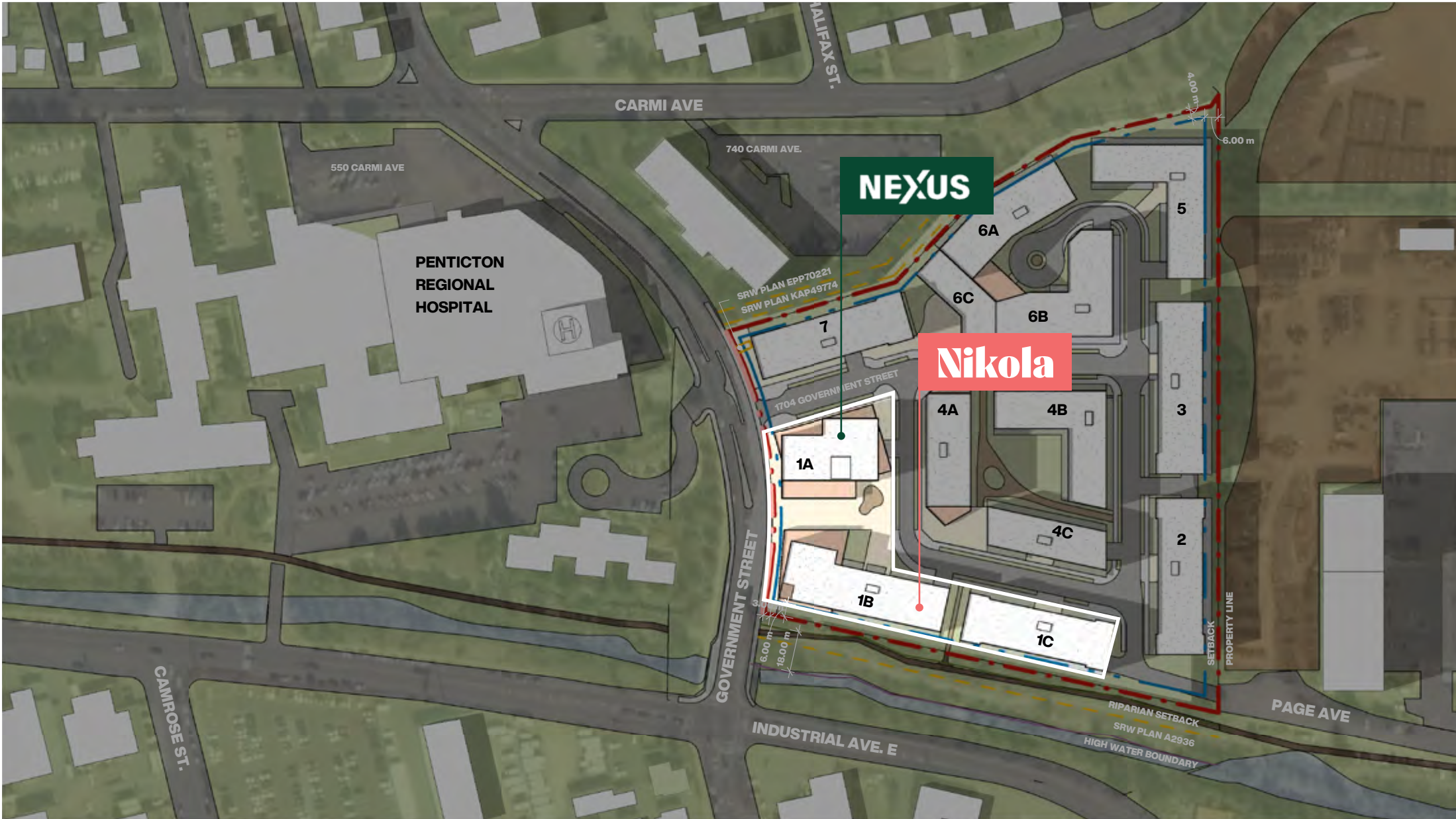
Situated directly across from Penticton Regional Hospital, Nexus offers unparalleled convenience for medical practitioners. This prime location ensures easy access for both healthcare professionals and patients alike.

EFFORTLESS COMMUTES

Enjoy your commute with access to bike lanes and e-scooters, promoting a healthy and eco-friendly lifestyle. Experience the convenience of seamless travel to and from work, making your journey as efficient and enjoyable as your workspace.

UNMATCHED CONVENIENCE

Situated just minutes from major highways and the Penticton Regional Airport, The Innovation District provides easy access for clients, employees, and partners alike.





NEXUS



AT THE NEXUS OF GROWTH

As the first and only retail and office building in the Innovation District, Nexus is poised to become the epicentre of business and wellness. Be among the first to join this groundbreaking project and take advantage of the unparalleled opportunities in this vibrant and rapidly growing community. Nexus has designated 2nd floor space for a 5,500-11,000SF daycare operator, along with 8 retail units ranging in sizes from 900 - 2,200SF that allow for a variety of businesses to occupy, and service the neighboring hospital and residential development.



A LEGACY OF SUSTAINABILITY

THE FIRST MASS TIMBER OFFICE BUILDING IN PENTICTON

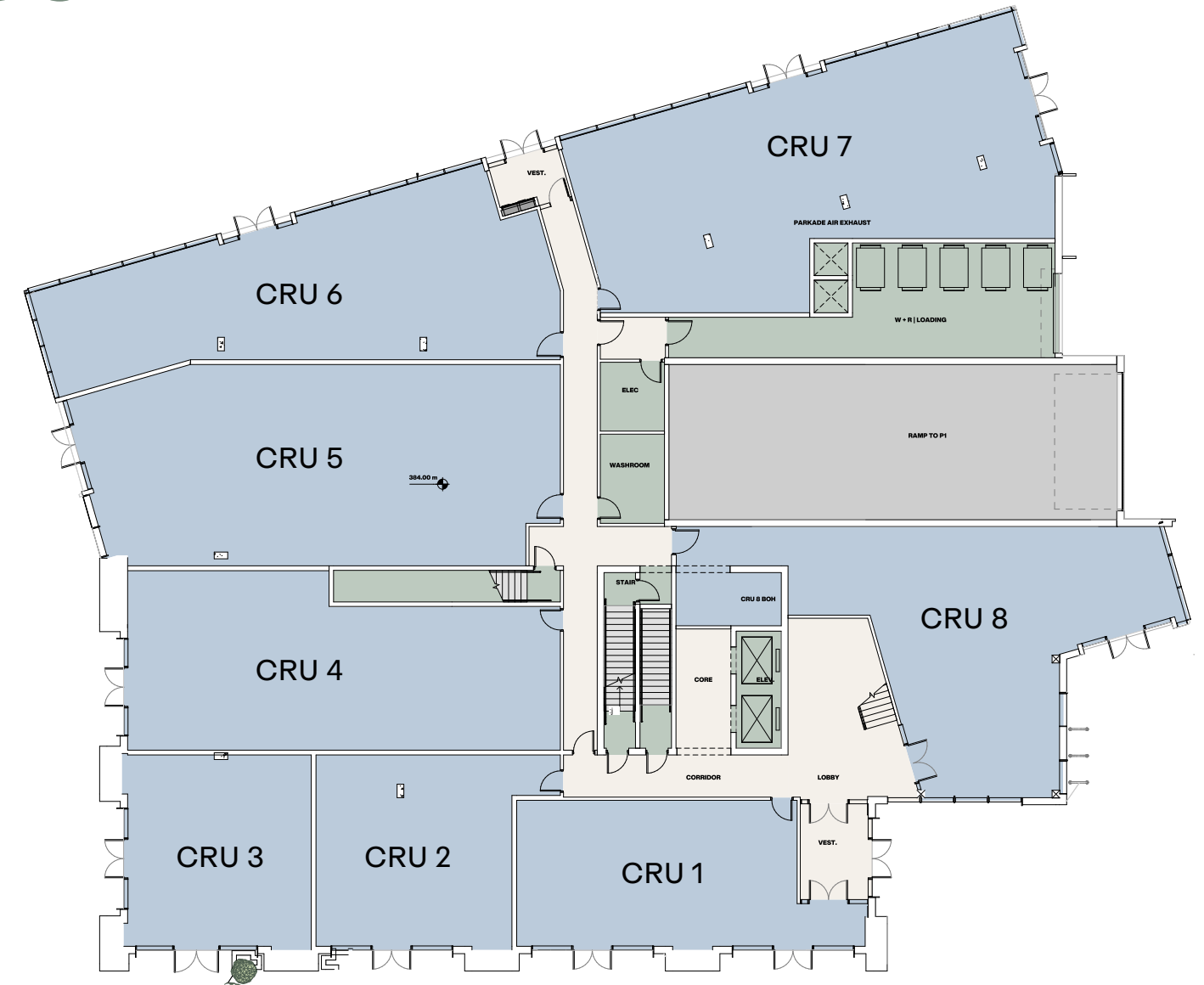
Nexus epitomizes the future of sustainable construction through the innovative use of mass timber. Rooted in Penticton's rich history with this eco-friendly material for over six decades, our building is designed with both the environment and occupants in mind. Supported by progressive provincial building codes, Nexus benefits from the expertise of a world-class team of consultants and engineers.

By choosing mass timber, we support regional materials, jobs, and investment, addressing local housing needs and fostering economic growth. Nexus is more than a building; it's a commitment to a sustainable, prosperous future for British Columbia.

THE RETAIL SPACES AT NEXUS

A SPACE FOR EVERY BUSINESS

Be part of Nexus' curated retail space with high foot traffic from office workers and residents at Innovation District.



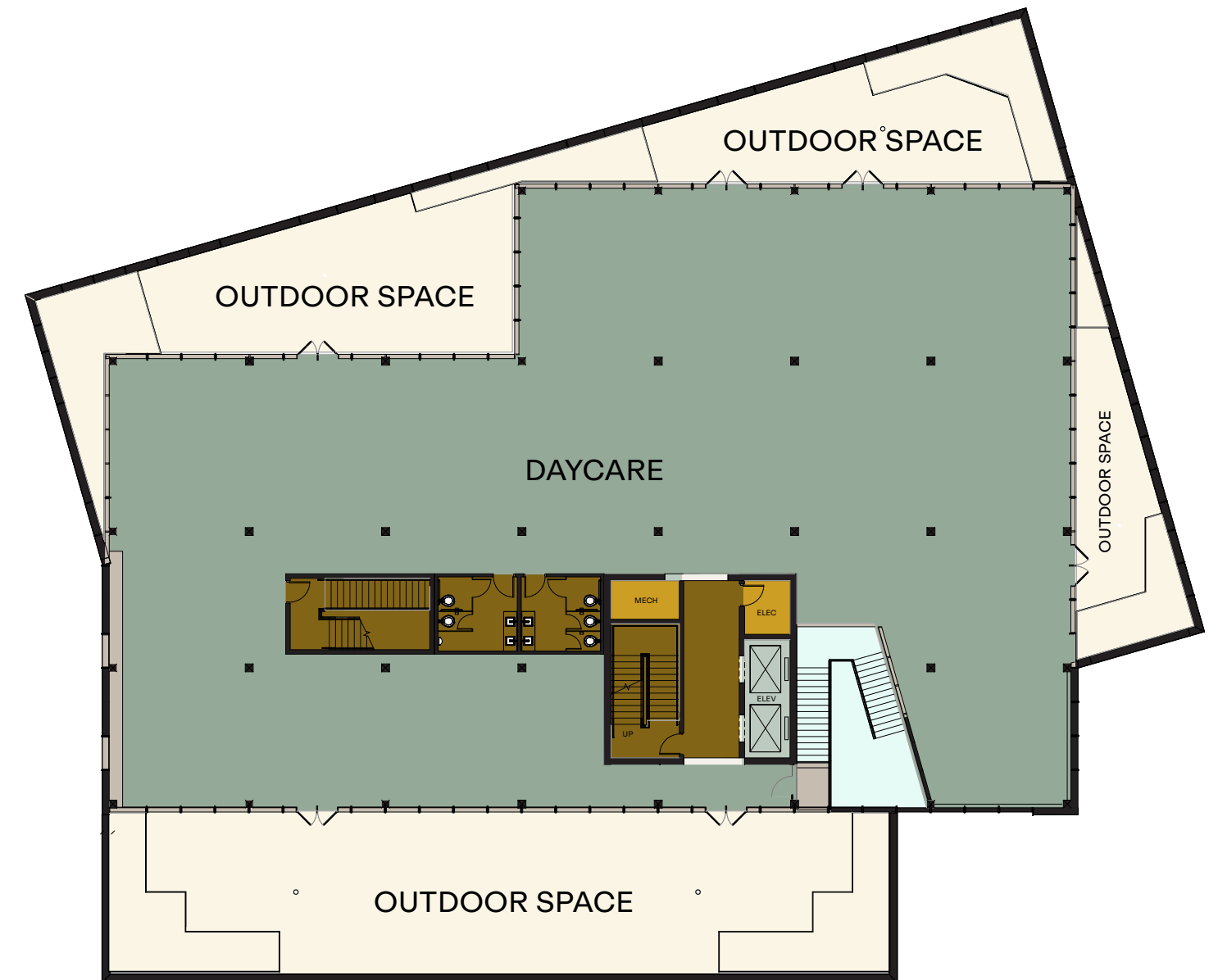
CRU	RENTABLE SIZE
1	± 1,306 SF
2	± 1,137 SF
3	± 1,090 SF
4	± 1,939 SF
5	± 2,487 SF
6	± 2,025 SF
7	± 2,581 SF
8	± 2,173 SF

DAYCARE SPACE



PEACE OF MIND

Working parents can enjoy the benefits of having an on-site daycare with the best childcare providers at Nexus.



- Demising options available
- Designated drop off area
- Designated underground parking
- Lobby and stairwell for exclusive use

DAYCARE

RENTABLE SIZE	OUTDOOR SPACE
Up to 11,200 SF	Up to 6,330 SF



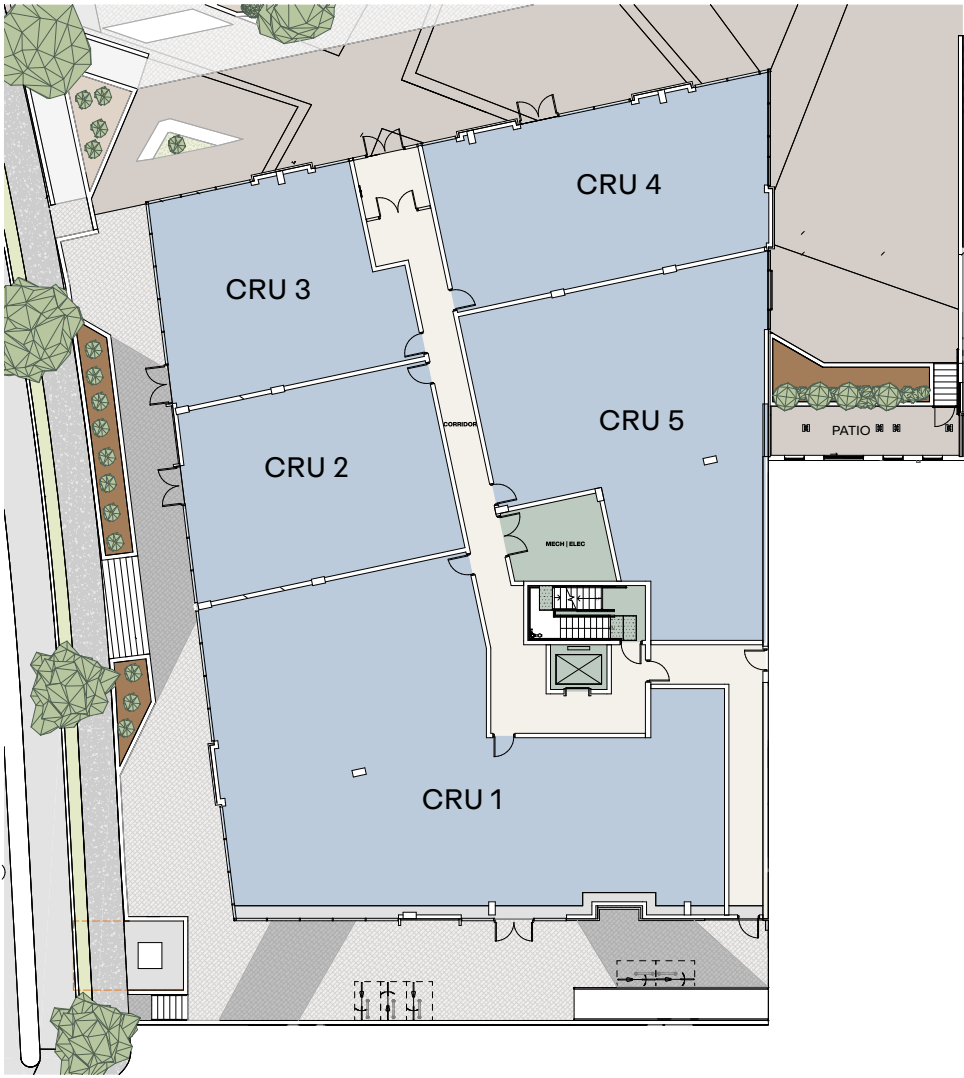
Nikola



BE AMONG THE FIRST, AT NIKOLA

Innovation District's inaugural residential building, Nikola, presents the first opportunity to call this master-planned community home. Spanning six stories and featuring an incredible rooftop deck with lake views, Nikola consists of 127 homes and almost 9,000SF of retail space with flexible size configurations. Nikola is located creekside, which creates desirable patio opportunities to enjoy the architectural vision that echoes Scandinavian design, bringing a new level of excellence to the community.

THE RETAIL SPACES AT NIKOLA



CRU	RENTABLE SIZE
1	± 3,821 SF
2	± 1,421 SF
3	± 1,335 SF
4	± 1,618 SF
5	± 2,286 SF

URBAN EXPERIENCES IN THE HEART OF THE OKANAGAN



Year-round activities include the sandy beaches of the Okanagan and Skaha Lakes, rock climbing at the Bluffs, 30 local golf courses, two world-class ski resorts, and over 80 wineries.



Bask in over 2,000 hours of sunshine per year - the South Okanagan is recognized for having some of the sunniest, warmest weather in Canada.



The world-renowned Naramata Bench is a 5-minute drive away, connecting you to over 40 award-winning wineries and restaurants with spectacular lake views.



Enjoy the peaceful vibes of a connected community with amenities comparable to those of most big cities.



Cycle or stroll to most of Penticton's major attractions, including its sandy beaches and trendy brewery and restaurant scenes.



Access Western Canadian cities via the regional airport located just minutes away, or reach international destinations from the nearby Kelowna airport.



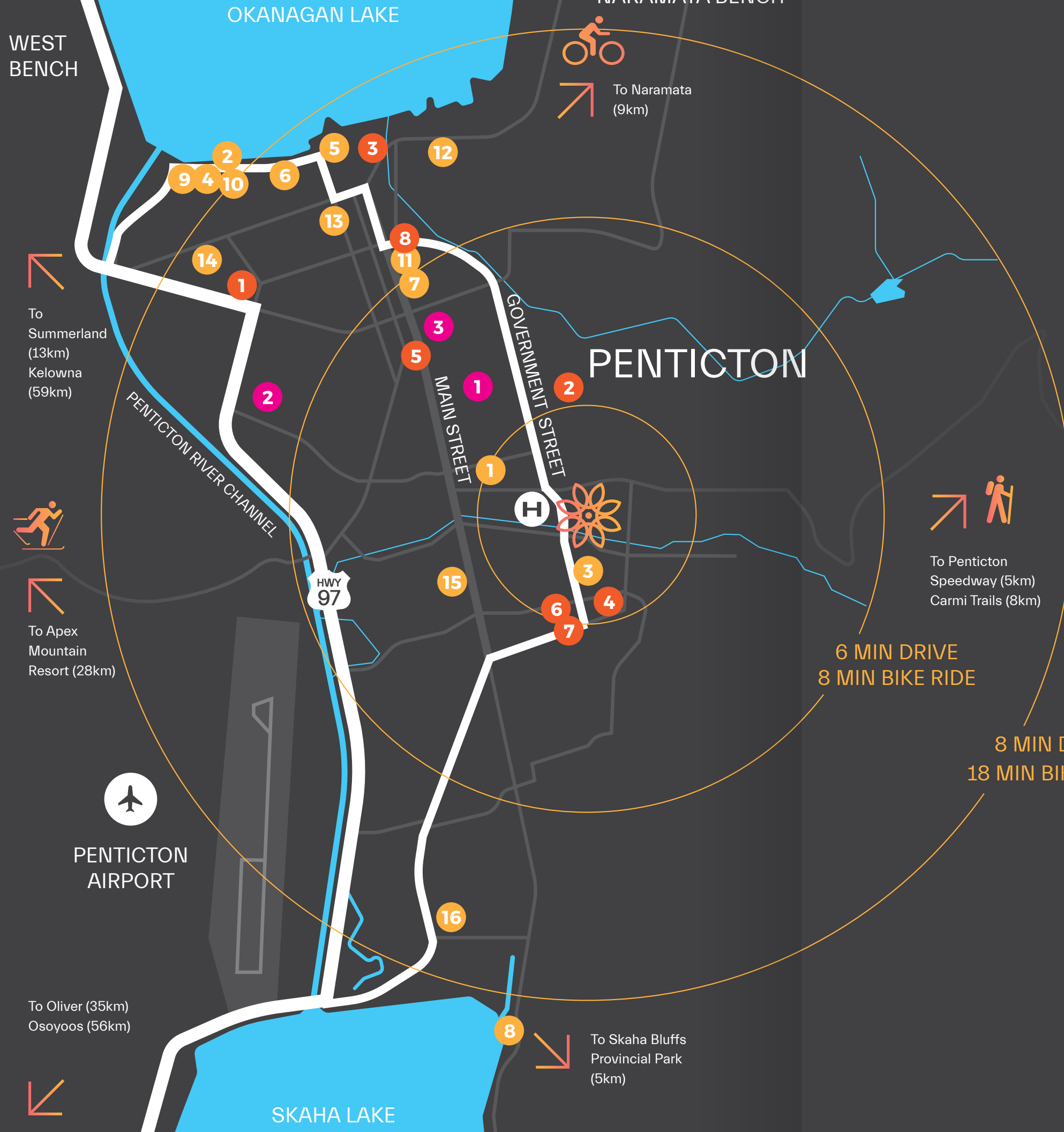
Situated across the street, the newly renovated Penticton Hospital offers state-of-the-art medical services and facilities.



A FULLY CONNECTED, WALKABLE COMMUNITY

When complete, Innovation District will feature 13 innovative residential, commercial, and health buildings spanning 10 acres in the heart of Penticton. The first of its kind, Innovation District is designed as a fully-connected community built for the future of working and living in the Okanagan. Fully walkable and easily connected, with bustling urban amenities bookended by the impeccable natural landscape of the region, it enhances the heart and soul of Penticton to become the region's leading wellness community.

AN URBAN HUB



SCHOOLS

- 1 KVR Middle School
- 2 Okanagan College - Penticton Campus
- 3 Penticton Secondary

SHOPPING / SERVICES

- 1 South Okanagan Events Center
- 2 IGA - Penticton
- 3 Penticton Farmers' Market
- 4 Superstore
- 5 Penticton Public Library
- 6 Save on Foods
- 7 London Drugs
- 8 Penticton Physiotherapy & IMS Clinic

RESTAURANTS

- 1 BRODO Kitchen
- 2 Cambo Beach Restaurant
- 3 Earls Kitchen & Bar
- 4 Elma
- 5 Hooded Merganser Restaurant
- 6 KOYA Penticton
- 7 Lachi
- 8 Vallarta Grill
- 9 Salty's Beach House
- 10 Socialè Enoteca Ristorante
- 11 Tequila Vallarta Restaurante Mexicano
- 12 The Bench Market
- 13 The Black Antler
- 14 The Vault Bar & Grill
- 15 Shades on Main Restaurant
- 16 Kojo Penticton

6 MIN DRIVE
8 MIN BIKE RIDE

8 MIN DRIVE
18 MIN BIKE RIDE

PENTICTON

OKANAGAN LAKE

WEST BENCH

To Naramata
(9km)

To Summerland
(13km)
Kelowna
(59km)

To Apex
Mountain
Resort (28km)

To Oliver (35km)
Osoyoos (56km)

To Skaha Bluffs
Provincial Park
(5km)

To Penticton
Speedway (5km)
Carmi Trails (8km)

PENTICTON
AIRPORT

SKAHA LAKE

EXPERTS IN FORM & FUNCTION



Developed By

Tien Sher Group

The company's highly focused team of specialists oversees every aspect of project development, including acquisition, planning, design, construction, marketing, sales, and customer care, with a commitment to building lasting value for homeowners and the community. Founded in 2005, Tien Sher has steadily grown to become one of the most innovative and progressive developers in the region, contributing to the urban renewal of the historic Whalley District, and many arts and cultural initiatives that go beyond real estate development.



Developed By

Stryke Group

With over 60 years of combined real estate experience, Stryke Group possesses knowledge and insights that can be applied to every project in which the team is involved in. Stryke Group is deeply committed to creating sustainable and thriving communities through real estate development. By combining a long-term vision, extensive experience, and a strong network, Stryke lays a strong foundation for success in navigating the complexities of developing real estate.

WILLIAM | WRIGHT

Commercial Leasing By

William Wright Commercial

William Wright Commercial is a modern, full service commercial brokerage offering more dedicated commercial real estate offices in BC than anyone else. From landlord and tenant services to investment sales and project marketing, we strive to connect our clients to their goals and help them build their business, one transaction at a time.



INNOVATION DISTRICT

PENTICTON

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