

FOR LEASE



RE/MAX
COMMERCIAL®

Prime Ellis Street Commercial Unit

100 - 1465 Ellis Street, Kelowna, BC

Kris McLaughlin, PREC | kris@commercialbc.com | 250 870 2165

FOR LEASE: 100 - 1465 Ellis Street, Kelowna, BC

Ground Floor Commercial Unit in Kelowna's Downtown Core

Opportunity:

Kris McLaughlin, PREC presents this outstanding opportunity to lease commercial space on Ellis Street between Bernard Ave and Doyle Ave.

Features:

The space is street level in the Pihl Law Building, a prominent 3 storey mixed-use, professional building.

- ▶ Approximately 1,695 SF of prime commercial space
- ▶ Large open floor plan with high ceilings, extensive pot lights, large oversized street facing windows and partitioned storage areas to the rear
- ▶ Secure main entrance through the main courtyard of the building
- ▶ Unit comes with 1 dedicate parking stall
- ▶ Outstanding signage opportunities that would be highly visible to both vehicle and pedestrian traffic
- ▶ For more information or to arrange a tour of this prime commercial space contact Kris McLaughlin, PREC at 250 870 2165 or by email at kris@commercialbc.com

Property Details

Civic Address:

Unit 100 - 1465 Ellis Street, Kelowna, BC

Legal Description:

Strata Lot 1 Plan KAS1809 District Lot 139, ODYD together with an interest in the common property in proportion to the unit entitlement of the strata lot ass shown on Form 1

Location:

Located on the east side of Ellis St between Bernard Ave and Doyle Ave

Unit Size:

1,695 SF (approximate)

Parking:

1 dedicated parking stall

Zoning:

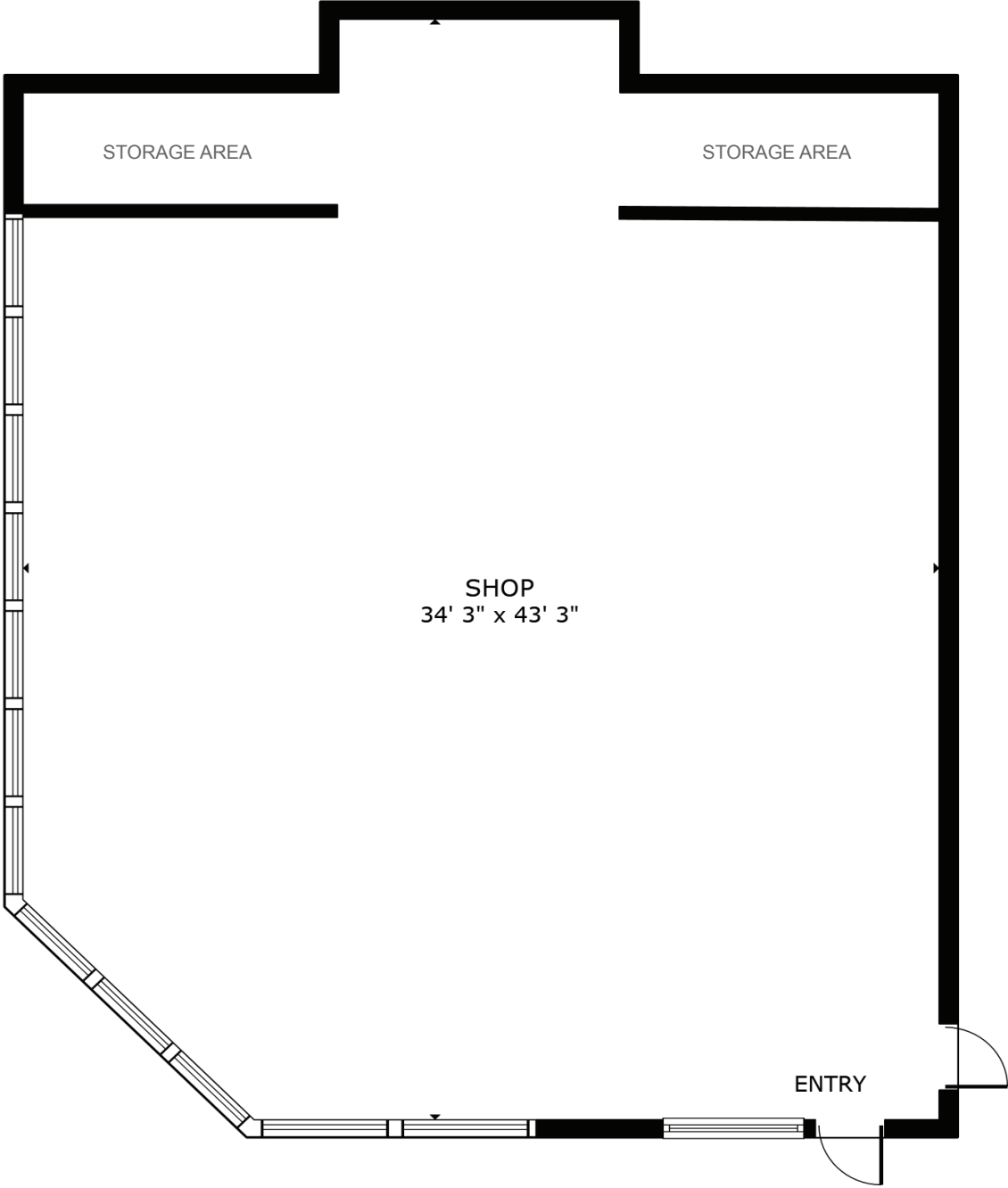
UC1 - Downtown Urban Centre

Lease Rate:

\$20.00/SF + Additional Rents estimated at \$14.10/SF for 2024 & GST



Floor Plan



FLOOR PLAN

Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

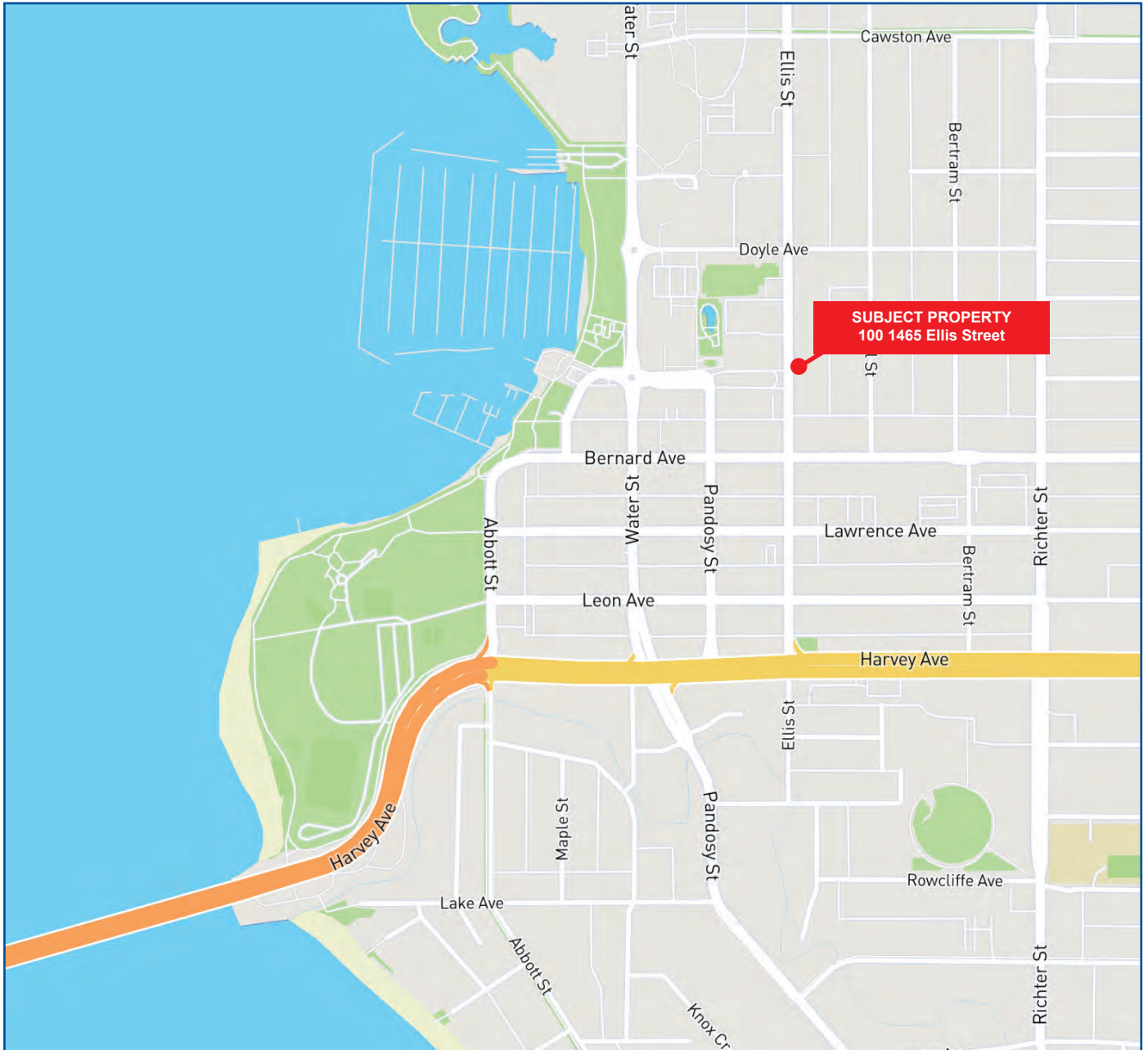
FOR LEASE: 100 - 1465 Ellis Street, Kelowna, BC

Interior Photos



FOR LEASE: 100 - 1465 Ellis Street, Kelowna, BC

Location Map



Kris McLaughlin, PREC
RE/MAX Commercial - RE/MAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
kris@commercialbc.com
250.870.2165



© Kris McLaughlin, PREC. All Rights Reserved.

This document/email has been prepared by Kris McLaughlin, PREC for advertising and general information only. Kris McLaughlin, PREC, RE/MAX Commercial or RE/MAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

