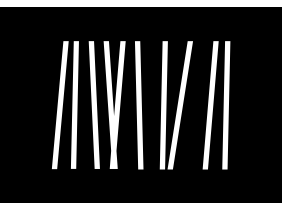


THE
BLOCK

RESHAPING THE
OFFICE LANDSCAPE IN
DOWNTOWN KELOWNA

Class A Smart Technology Office Tower
for Lease



01

AT THE FOREFRONT OF TRANSFORMATION

Lease a modern office space in Downtown Kelowna. As the centrepiece of a master-planned urban village, The Block is leading the city's monumental transformation.

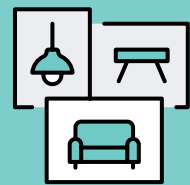
Discover the ease of a Class A tower. Equipped with smart technology and offering 110,000 SF of sunlit office space, The Block boasts a rooftop patio and access to state-of-the-art amenities to elevate your employee experience. Thrive in an unparalleled downtown location with spectacular views of Okanagan Lake and enjoy nearly 16,000 SF of sought-after retail and dining options on bustling Bernard Avenue.

Thoughtfully designed with your health in mind, The Block is where business meets balance.



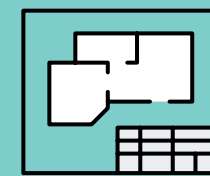
BUSTLING DOWNTOWN NEIGHBOURHOOD

Home to an extensive collection of eateries, bars, cafes, restaurants, childcare and parks



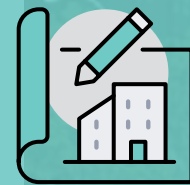
EXCEPTIONAL BUILDING AMENITIES

From the rooftop patio offering exceptional views of the Okanagan Lake and mountains to pet-friendly features



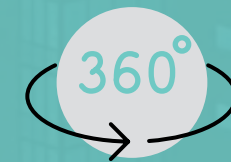
FLEXIBLE OFFICE LAYOUTS

Functional floor plans with the opportunity to customize your workspace to your needs



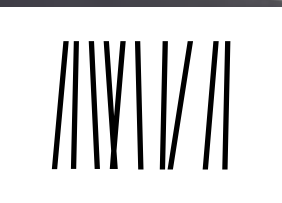
TECH FORWARD DESIGN FEATURES

A first of its kind featuring View Smart Windows technology and direct access to dark fibre



PROMINENT LOCATION

Central downtown exposure positioned on the corner of Bernard and St. Paul, just steps away from the UBC Okanagan downtown campus



02 AN OFFICE THAT'S BUILT BEYOND THE TYPICAL 9 TO 5



A NEW KIND OF WORKPLACE

We've redefined the office environment as you know it. Employees do their best work when they love coming to their workplace, and their needs are more complex than ever — pet-friendly features, specific facilities for two-wheeled commuters, and unprecedented access to the outdoors are just some of the ways The Block makes business a pleasure, with people-first thinking.



SMART BUILDING TECHNOLOGY

Control your environment to maximize comfort and productivity with smart technology integrated on all floors



PET-FRIENDLY WORKSPACES WELCOME

A 225-square-foot, tenants-only dog run on Level 5 extends workplace culture to pets



TENANT-EXCLUSIVE ROOFTOP PATIO

Take your Zoom meetings to the next level at the highest commercial amenity of its kind in Kelowna



IDEAL LOCATION

Spectacular views from every floor and a rooftop patio with breathtaking views of Okanagan Lake



FLEXIBLE LAYOUTS

Large, efficiently designed floorplates with flexible configurations.



END-OF-TRIP FACILITIES

Two-wheeled commuters and mid-day gym-goers alike will appreciate the convenience and comfort of end-of-trip facilities, including dedicated a cyclist entrance and secure bike storage.



MODERN DAYCARE AND CO-WORKING FACILITIES

The perfect blend of productivity and peace of mind with in-building modern daycare and co-working facilities, where professionals can work seamlessly while their children thrive in a safe environment just steps away.



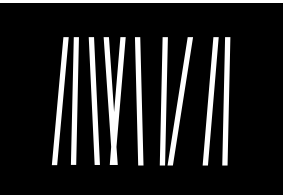
SECURE PARKING WITH EV CHARGING

Enjoy a tenant-exclusive, secured parkade from Levels 1 to 3, equipped with 2 EV charging stations



BOOKABLE PENTHOUSE BOARDROOM WITH SPECTACULAR LAKE AND VALLEY VIEWS

Make a memorable first impression on your clients in The Block's bookable shared penthouse boardroom

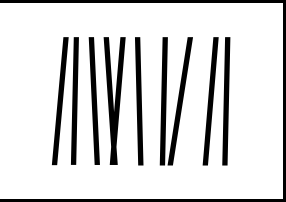


03 AVAILABILITY

Address:	1499 St. Paul Street, Kelowna, BC
Total Building Size:	110,000 SF
Typical Floor Plate Size:	9,600 SF
Demising Options:	1,500 SF to 60,000 SF
Delivery timeline:	Ready for occupancy
Net rent:	Please contact listing agents for pricing by floor
Estimated Additional Rent (2025):	\$12.41 per SF per annum
Parking Ratio:	1.53 stall per 1,000 SF leased

Disclaimer: The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Pricing, dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice.





04 FUTURE-FORWARD TECHNOLOGY INNOVATIONS

Power your business and ease your operations with cutting-edge technology

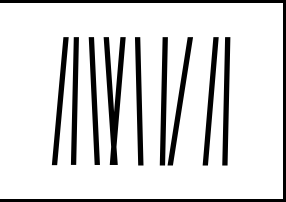
KELOWNA'S MOST TECH-FORWARD WORKPLACE

Featuring advanced building technology, from dark fibre infrastructure pre-wired to all floors, to View Smart Windows throughout the entire building that can customize natural light to employees' preferences, The Block sets a new standard for workplace technology in Kelowna's office market.

BENEFITS OF VIEW SMART WINDOWS

Wellness is the ultimate amenity, and access to natural light is one of the most requested attributes in the workplace. View Smart Windows (a first for any Kelowna office tower and the only commercial tower in Canada to use Gen 4) provide both in spades. Adaptable tint controls heat and glare without the need for blinds, opening your office to uninterrupted views of Okanagan Lake while allowing you to customize your environment to your employees' preferences. View Smart Windows can offer up to a 50% reduction in eyestrain, headaches, and drowsiness, while increasing the quality of sleep employees get at night.





When you lease at The Block, you can experience business without limits.

Connect to the world at unprecedented speeds, with no upper ceiling on bandwidth — and the delivery is all fully-adjustable with one call to The Block's in-house team of experts.

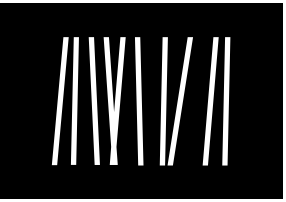
SEE VIEW SMART WINDOWS IN ACTION

View Smart Windows tint automatically based on outdoor and indoor conditions to offer you optimal comfort at all times, keeping your office's premium lakeviews unobstructed. This technology will also allow tenants to increase their space utilization and bring furniture right to the glass line without thermal discomfort.

WHAT IS DARK FIBRE?

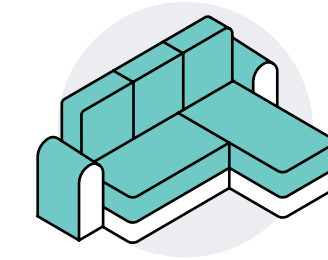
Dark fibre infrastructure easily replaces standard internet with virtually unlimited bandwidth and hyper secure encryption that is three times more secure. While a dark fibre network exists in a number of cities and is just waiting to be tapped, the expertise required to integrate it into a building prevents most office towers from capitalizing on its lightning-fast connectivity.





05 WHERE DESIGN MEETS BALANCE

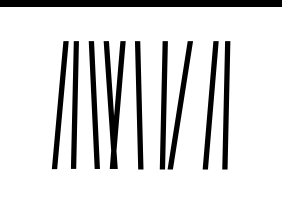
Experience awe-inspiring views from the 2,477 square foot rooftop patio - the perfect backdrop for your Zoom calls, cocktail hours, or much-needed moment of calm.



**BOOKABLE
BOARDROOM/
AMENITY ROOM**

508 SF





06

FROM THE BOARDROOM TO THE BEACH

The Neighbourhood

YOUR BUSINESS, IN THE HEART OF CANADA'S FASTEST-GROWING CITY

The heart of Downtown Kelowna is quickly transforming into a game-changing environment for businesses to mix, mingle and create. A prime location on Kelowna's busiest boulevard — Bernard Avenue — puts you in the spotlight and offers your employees doorstep-access to the bustling hub that is downtown Kelowna.

Award-winning eateries, cafes, urban wineries, breweries, boutiques and services line the streets, where employees, tourists and residents alike mix and mingle, drawn to the magnetic pull of Okanagan Lake, just steps away.

Open your doors to the hustle and bustle of Kelowna's urban centre.



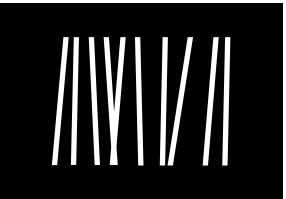
A Growing Community

45,530 Population
3km radius

83,223 Population
5km radius

>39 42% of Downtown
Kelowna's population
is 39 or younger.

14% Average Population
Growth per year (23%
growth since 2016)



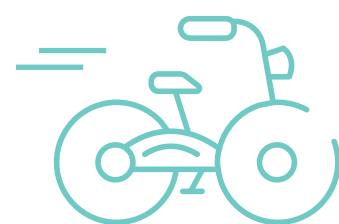
07 WORK-LIFE PLEASURE STARTS HERE

Open your doors to the hustle and bustle of Kelowna's urban centre.

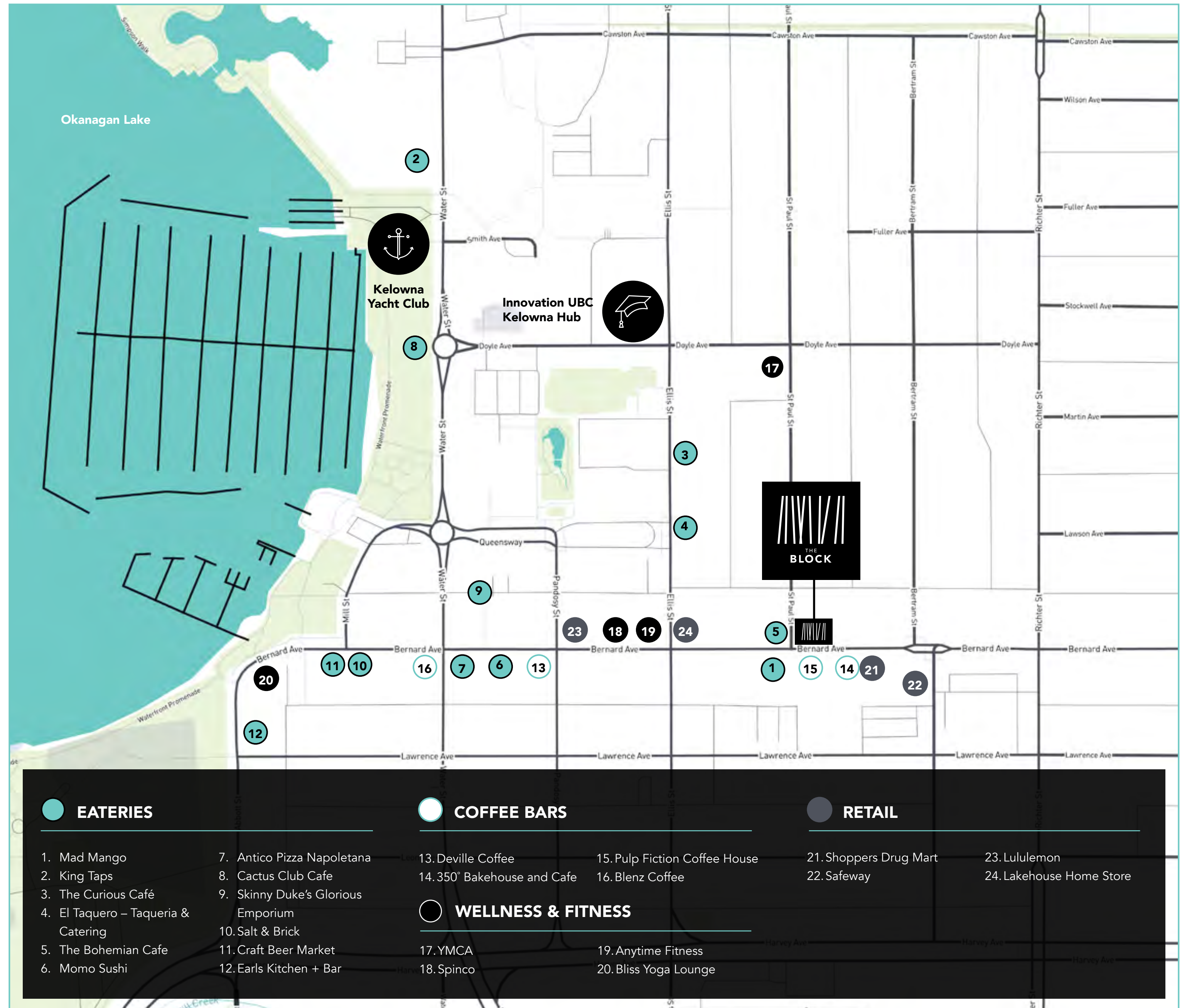
From early-morning gym sessions to lunch meetings and happy hours, there's always something new to discover right outside your office — more than 74 restaurants, 6 daycares, 12 fitness centres, and 17 cafes await you in Kelowna's downtown core.



WALK SCORE 97



BIKE SCORE 98



EATERIES

- 1. Mad Mango
- 2. King Taps
- 3. The Curious Café
- 4. El Taquero – Taquería & Catering
- 5. The Bohemian Cafe
- 6. Momo Sushi
- 7. Antico Pizza Napoletana
- 8. Cactus Club Cafe
- 9. Skinny Duke's Glorious Emporium
- 10. Salt & Brick
- 11. Craft Beer Market
- 12. Earls Kitchen + Bar

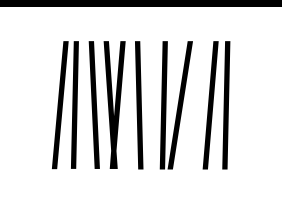
COFFEE BARS

WELLNESS & FITNESS

- 13. Deville Coffee
- 14. 350° Bakehouse and Cafe
- 15. Pulp Fiction Coffee House
- 16. Blenz Coffee
- 17. YMCA
- 18. Spinco
- 19. Anytime Fitness
- 20. Bliss Yoga Lounge

RETAIL

- 21. Shoppers Drug Mart
- 22. Safeway
- 23. Lululemon
- 24. Lakehouse Home Store



08 YOUR 9-TO-5 REIMAGINED



8:00 AM
Arrive at work via foot, transit, bike, or car.

8:30 AM
Start your day with coffee from a locally owned café such as Pulp Fiction Coffee House.

10:30 AM
Get in some Vitamin D, and take a quick walk down to the Sails for some fresh air, it's good for the soul.

12:00 PM
Grab a quick lunch just downstairs at Kinton Ramen, or any of the places to dine nearby.

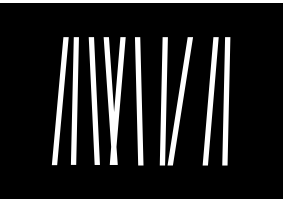
3:00 PM
Run a quick errand down Bernard Ave.

5:00 PM
Get in a workout at SpinCo and shower in the building's state-of-the-art facilities.

6:30 PM
Enjoy the breathtaking views of the rooftop where any number of events are being hosted.

8:00 PM
Catch a show or event downtown.

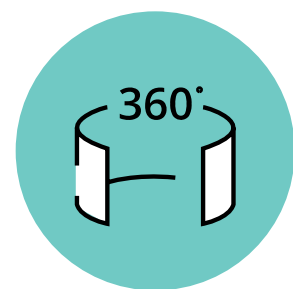




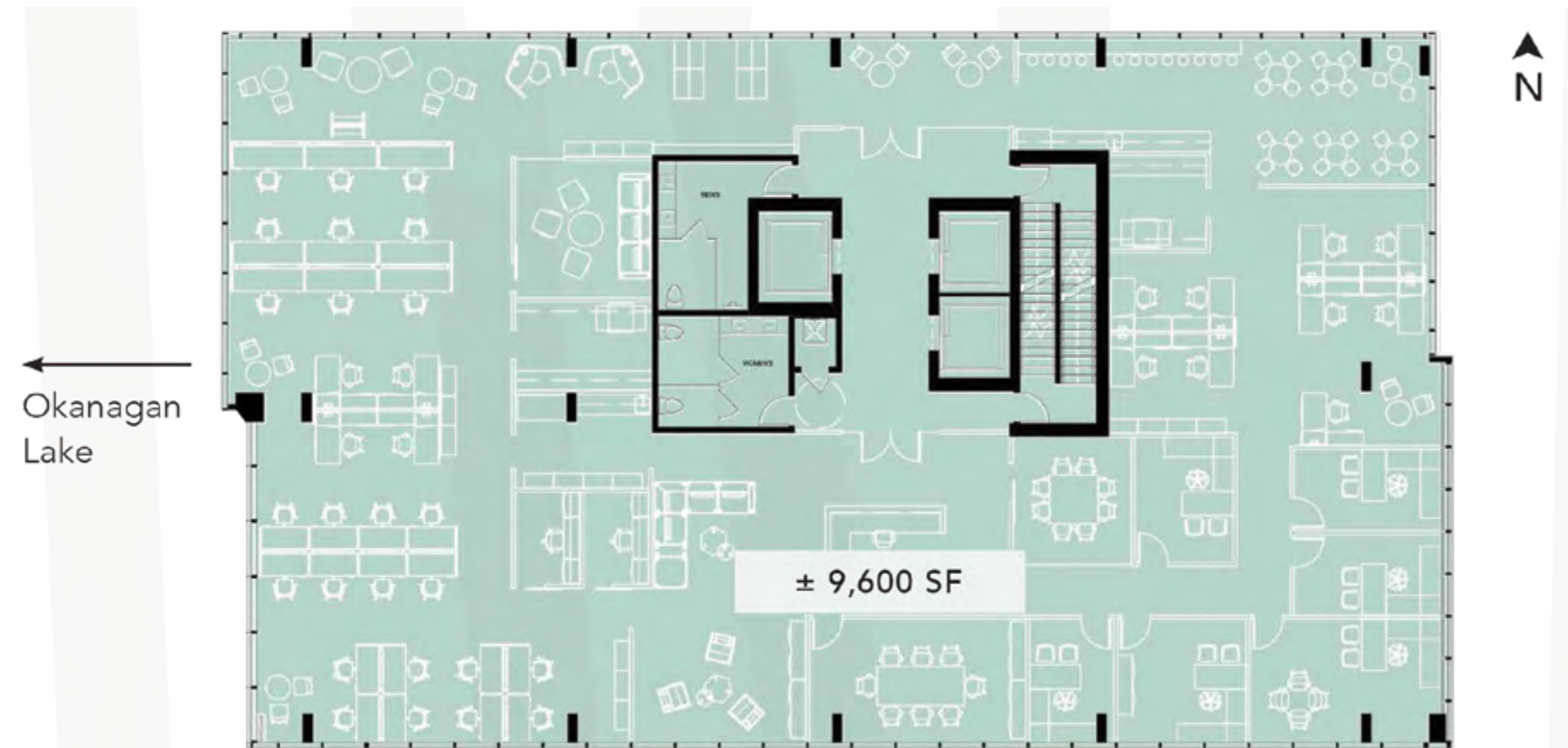
09 YOUR SPACE, YOUR WAY

At The Block, there is a configuration for every business. Large, efficiently designed floorplates offer flexible demising options. Share space with like-minded businesses, take a floor to yourself, or spread out over multiple floors with a private internal staircase.

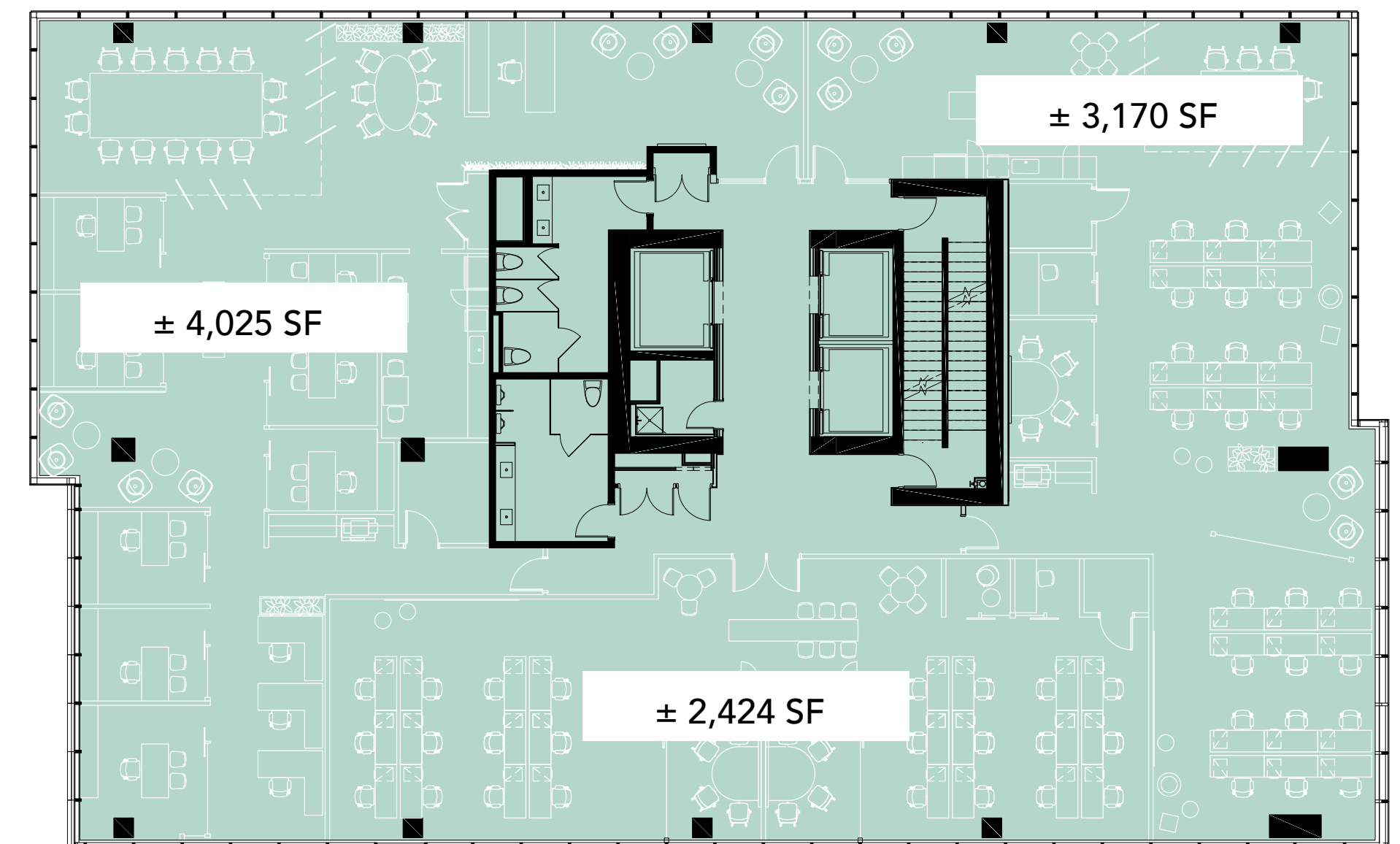
At The Block, you pave your own way.



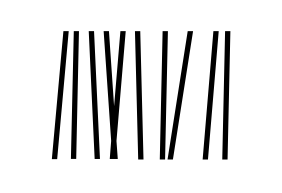
VIEW VIRTUAL TOURS



TYPICAL FULL FLOOR FLOORPLATE (LEVEL 6 TO 16)



TYPICAL FULL FLOOR FLOORPLATE - THREE-UNIT DIVISION (LEVEL 6 TO 16)



10 AN EXPERIENCED TEAM

BUILT & OWNED BY MISSION GROUP



A Mission Group Community

Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape, guided by our diverse team who are proud to call Kelowna home. Mission Group's 'Build It Forward' philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.

missiongroup.ca

POWERED BY NICOLA WEALTH REAL ESTATE



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a Canadian financial planning and investment firm with \$13.4 billion (CAD) of assets under management (AUM). NWRE has an experienced team that sources and asset-manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The current NWRE portfolios now exceed \$9.6 billion gross asset value.

nicolawealth.com

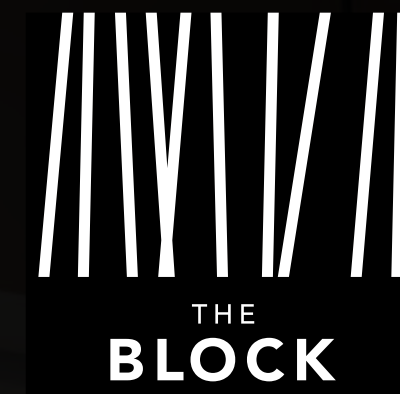
MARKETING & LEASING BY COLLIERS



Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients.

For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people.

collierscanada.com



[BERNARDBLOCK.COM](https://bernardblock.com)

Contact



STEPHEN WEBBER
Associate Vice President
250 861 8104
Stephen.Webber@colliers.com

JASON TEAHEN
Senior Vice President
Personal Real Estate Corporation
604 661 0847
Jason.Teahen@colliers.com

ROB CHASMAR
Senior Vice President
Personal Real Estate Corporation
604 661 0822
Rob.Chasmar@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.