



ELEVATED COMMERCIAL FLEX SPACE FOR LEASE

2.99 ACRES WITH 227' OF FRONTAGE ON ENTERPRISE WAY
2540 & 2544 ENTERPRISE WAY, KELOWNA BC

PROJECT BY:



WORMAN

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

ROYAL LEPAGE KELOWNA
COMMERCIAL

THE OPPORTUNITY

Stunning Industrial-Style Office Suites in High-Traffic Location.

2540 Enterprise Way, a brand-new development by Worman Commercial with available office suites from 939 square feet. Each office includes large windows with views of the Okanagan valley allowing for plenty of natural light in a space with 14' ceilings.

2540 Enterprise Way is home to a variety of business' including the new Iron Nation gym and is situated in the retail centre of the Okanagan which will allow for plenty of nearby amenities for your business' and employee needs.



WORMAN

TIMELESS DESIGN. MODERN INNOVATION.
WORMAN DEVELOPMENT.

Unless a building has a story to tell, it's not worth building. Since 1992, we have been working tirelessly to set a new standard for modern construction with enduring features that you won't usually find in similar buildings. Everything we do is designed to enhance our community, our neighborhoods, and provide a meaningful experience for those who spend time in our buildings. Worman buildings have a distinct character that is readily recognized and admired. From the overall concept to the finest detail, we approach all of our projects with the same level of purpose and drive for perfection.

ILLUSTRATION BY THE ARTS ALLIANCE

PROPERTY DETAILS



THE OPPORTUNITY

17 commercial units available



MUNICIPAL ADDRESS

Building 1: 2544 Enterprise Way
Building 2: 2540 Enterprise Way
Kelowna BC



SITE SIZE

2.99 Acres



BUILDING SIZE

Building 1: 44,231 SF (Leaseable)
Building 2: 24,905 SF



ZONING

C2



PARKING

162 Stalls, Semi Loading



POSSESSION

Building 1: Available Immediately
Building 2: Fully Leased

BUILDING 1 FEATURES

CEILING HEIGHTS

Ground Floor - 25' (13' under mezzanine)

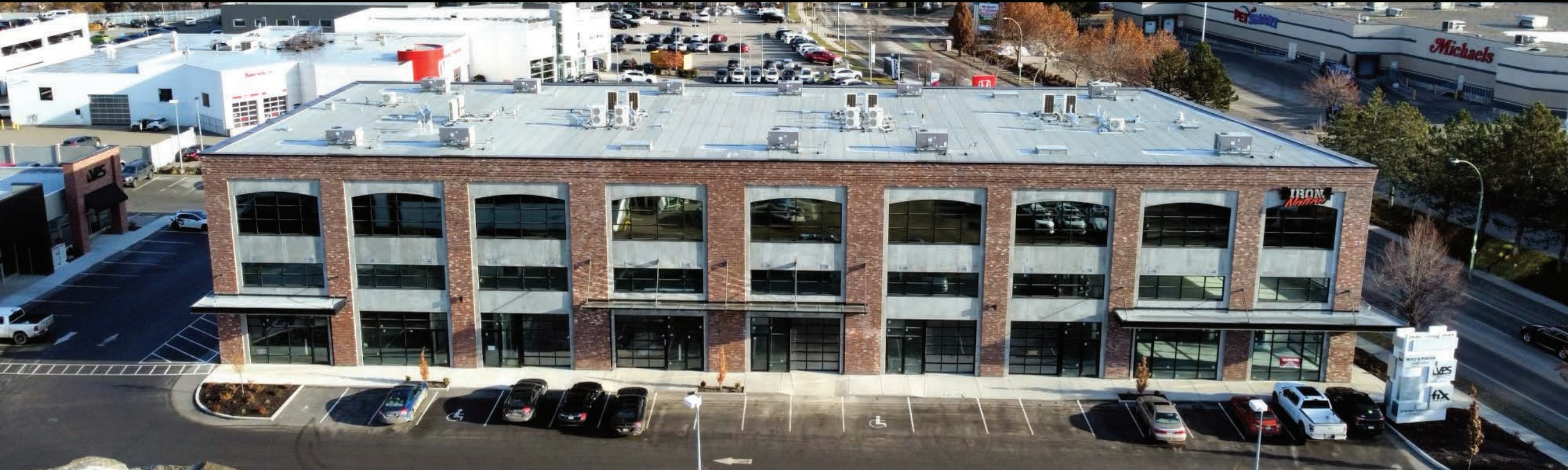
Second Floor - 8' 11"

Third Floor - 15' 6"

PARKING

2.5 Stalls per 1000 SF

- Abundance of glazing for ample natural light
- Excellent Signage
- Front lobby and customer elevator providing access to third floor
- 277' of frontage along Enterprise Way



TURNING IDEAS..INTO REALITY



BUILDING 1 SITE PLAN

MAIN FLOOR & MEZZANINE

UNIT	LEASEABLE AREA			LEASE RATE
	Main Floor	Mezzanine	Total	
101/116	6,775 SF	3,914 SF	10,669 SF	LEASED
104	1,169 SF	658 SF	1,827 SF	LEASED
105	2,213 SF	1,169 SF	3,382 SF	LEASED
108	1,837 SF	1,156 SF	2,993 SF	LEASED
109	2,618 SF	1,869 SF	4,487 SF	LEASED
112	2,294 SF	1,326 SF	3,620 SF	LEASED
STORAGE/ GARAGE			285 SF	LEASED

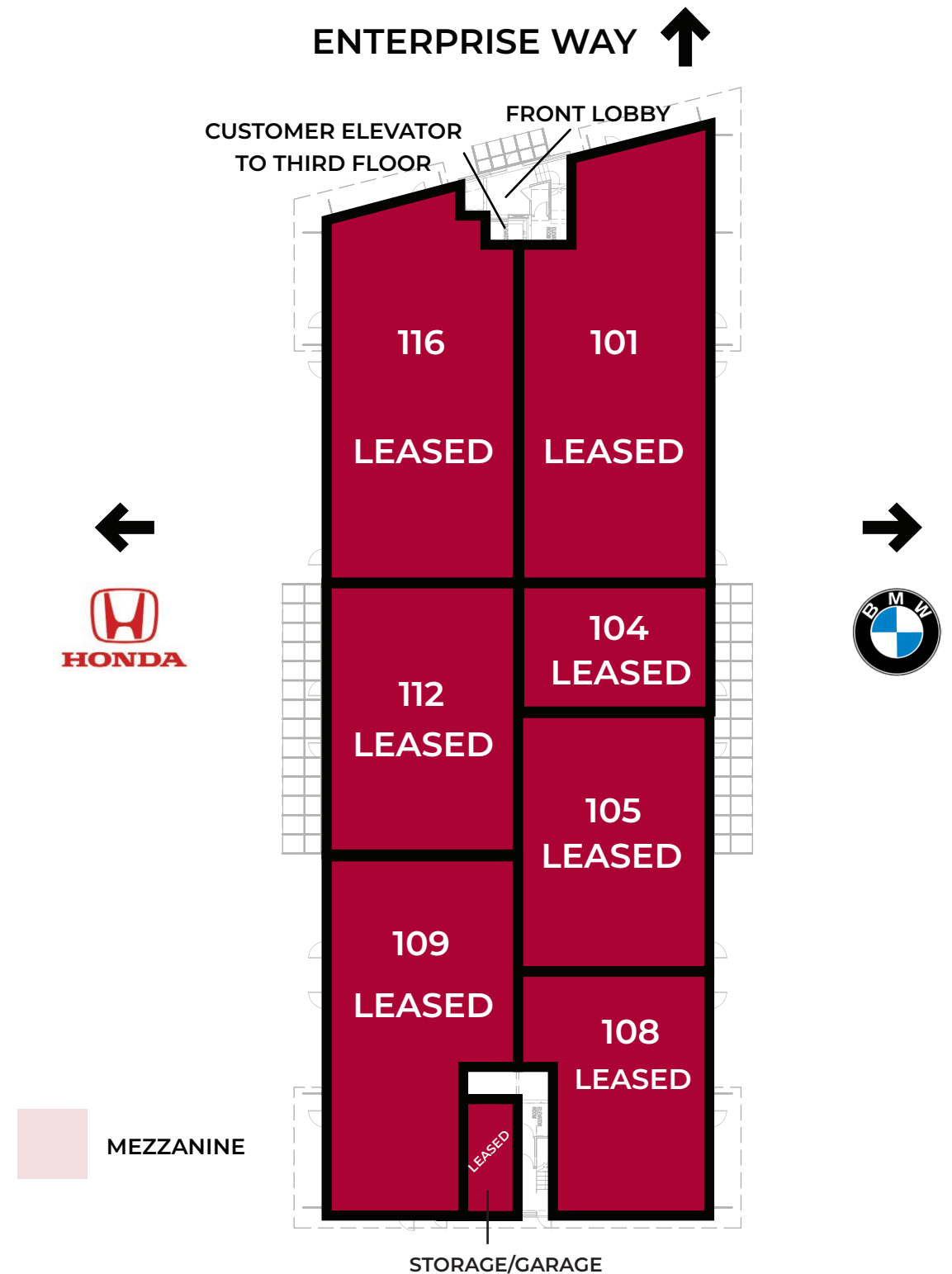
LOAD CAPACITY:

Ground floor slab = 500 psf
Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Suites are combinable for more square footage

Updated March 20, 2023



BUILDING 1 SITE PLAN

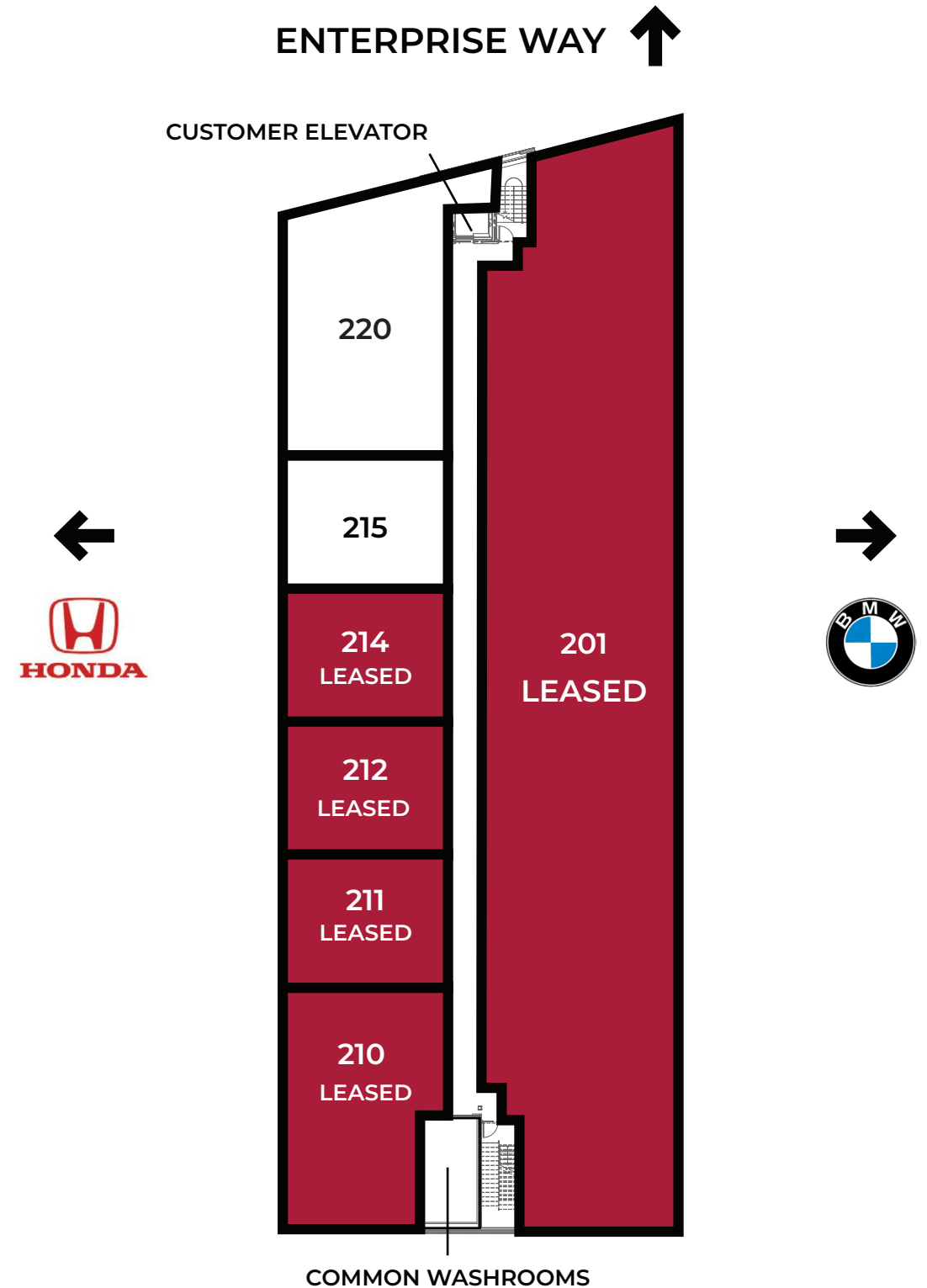
THIRD FLOOR

UNIT	LEASEABLE AREA	LEASE RATE
201	9,395 SF	LEASED
210	1,763 SF	LEASED
211	939 SF	LEASED
212	1,052 SF	LEASED
214	1,052 SF	LEASED
215	939 SF	\$20
220	2,113 SF	\$24

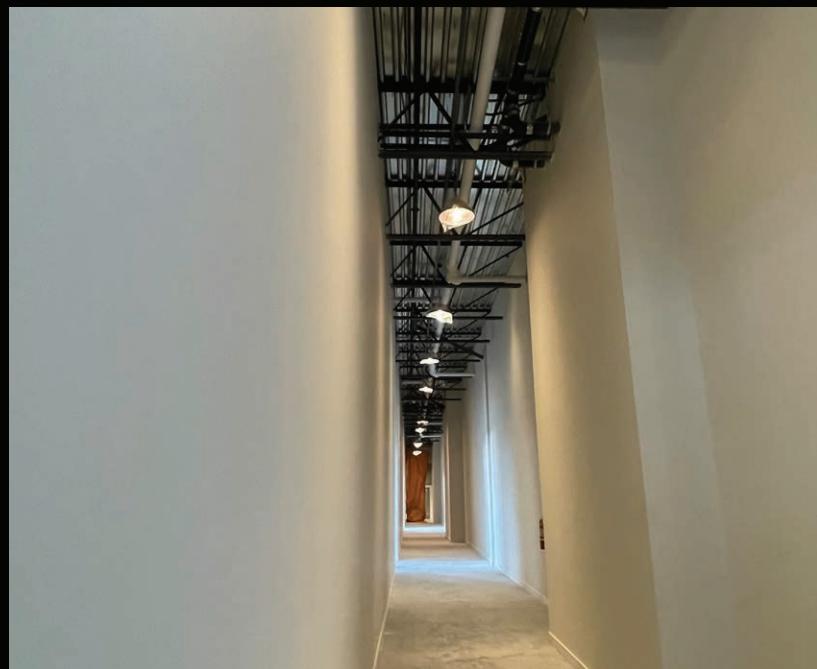
LOAD CAPACITY: 3rd floor = 100 psf

Customer elevator to 3rd floor located at front of the building

Access to third floor common washrooms



BUILDING 1



BUILDING 1

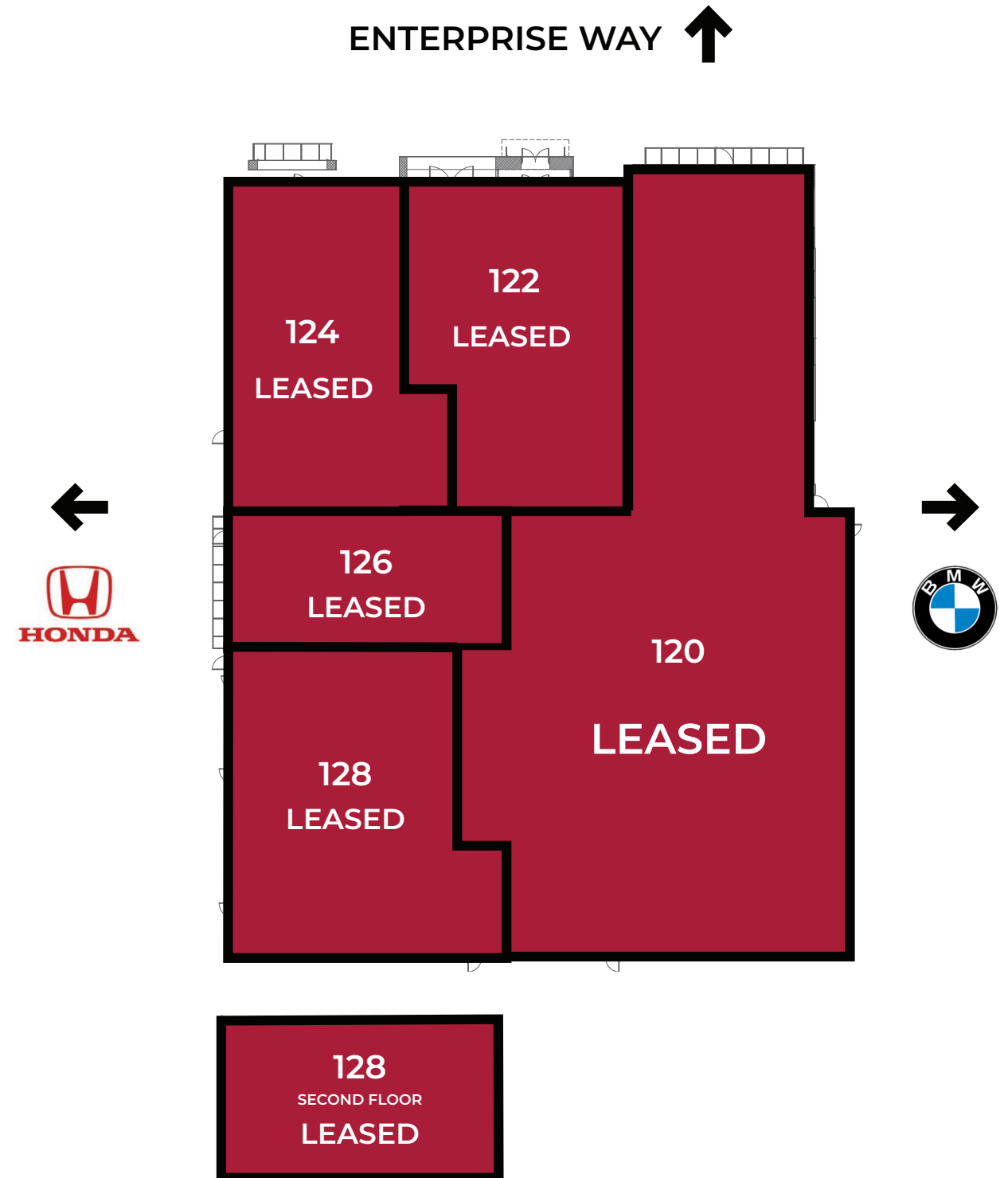
THIRD FLOOR



BUILDING 2 SITE PLAN

UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	LEASED
124	3,176 SF	LEASED
126	1,898 SF	LEASED
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	LEASED

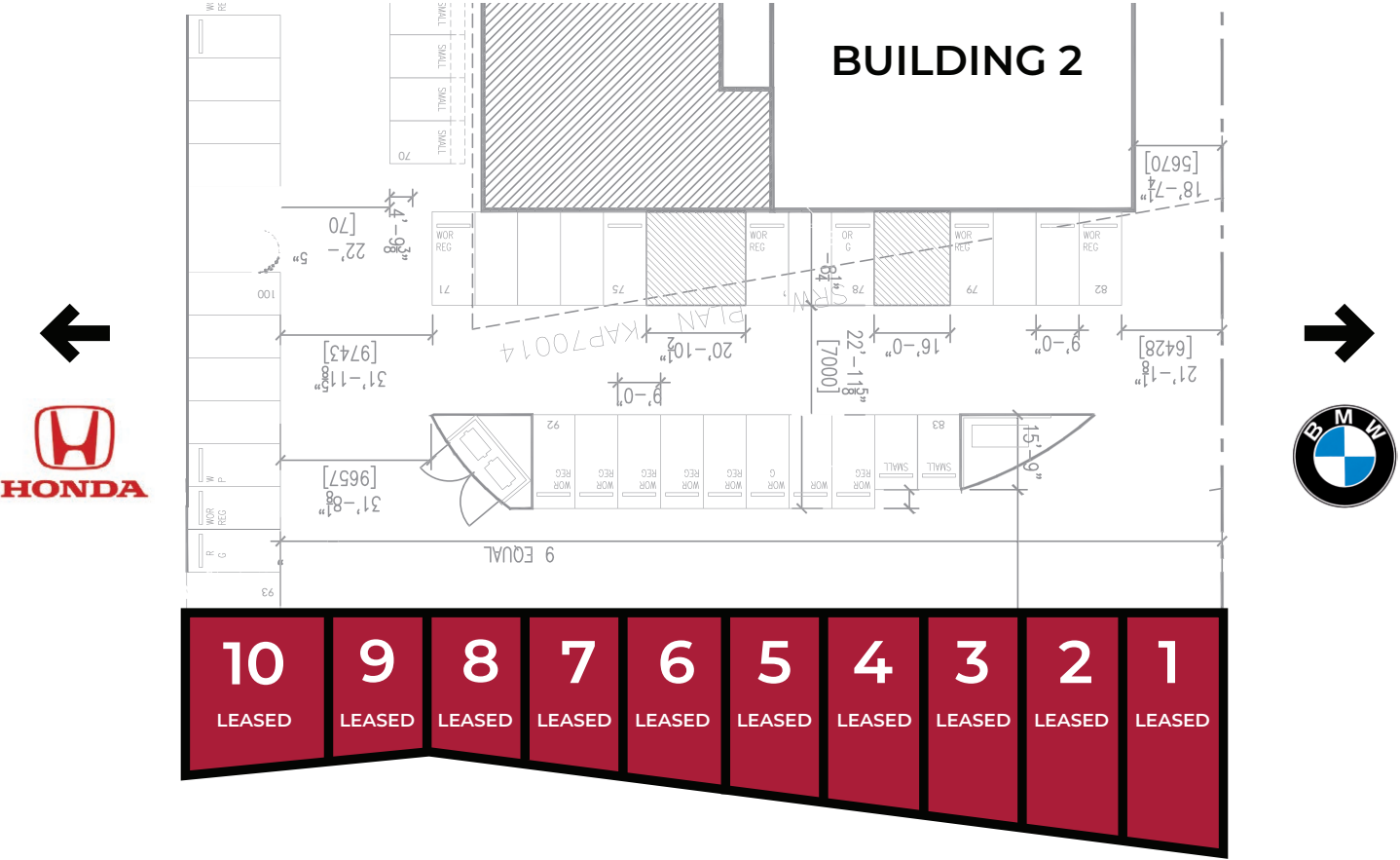
*Suites are combinable for more square footage



OUTDOOR STORAGE

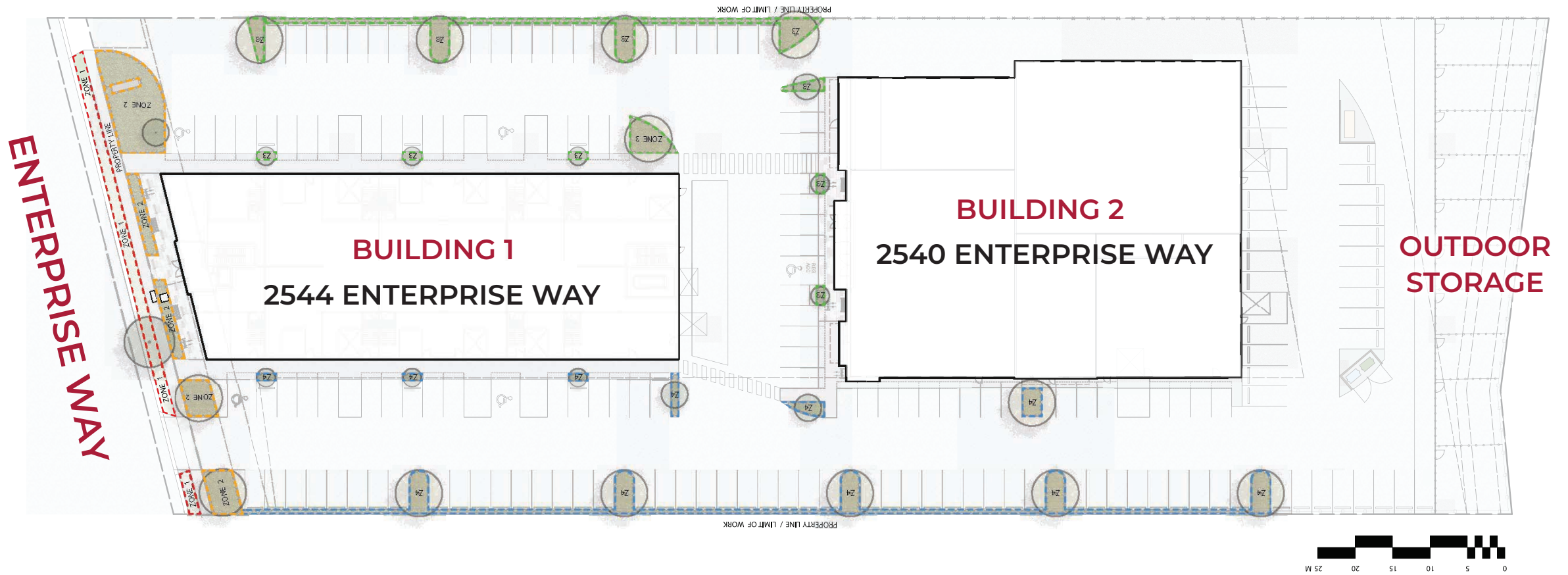
UNIT	LEASEABLE AREA	MONTHLY LEASE RATE
Unit 1	1,010 SF	LEASED
Unit 2	954 SF	LEASED
Unit 3	898 SF	LEASED
Unit 4	842 SF	LEASED
Unit 5	786 SF	LEASED
Unit 6	760 SF	LEASED
Unit 7	673 SF	LEASED
Unit 8	619 SF	LEASED
Unit 9	626 SF	LEASED
Unit 10	859 SF	LEASED

ENTERPRISE WAY ↑



PROPERTY OVERVIEW

2540 & 2544 ENTERPRISE



KELOWNA'S RETAIL DISTRICT



BEACHCOMBER
Home Leisure

MARSHALL'S
HOME LIVING

CANADIAN
TIRE

FRESH CO
Lowering food prices

CARE
DENTAL

CACTUS CLUB CAFE

URBAN
BARN
RIGHT AT HOME

Walmart

HWY 97

HOMESENSE

Michaels

Starbucks

THE HOME
DEPOT

GOLF
TOWN

BANKS ROAD

ENTERPRISE WAY

HONDA

BMW

SUBJECT
PROPERTY

LOCATION

2540 Enterprise Way is situated in the centre of the largest and busiest retail centers in the Okanagan. Neighbouring noteworthy businesses such as Walmart, Home Depot, HomeSense, Starbucks, Cactus Club, and a wide variety of automotive dealerships, brings a remarkable amount of exposure for any business coming to the area.

DEMOGRAPHICS

 **POPULATION**
3 KM - 36,462
5 KM - 88,146

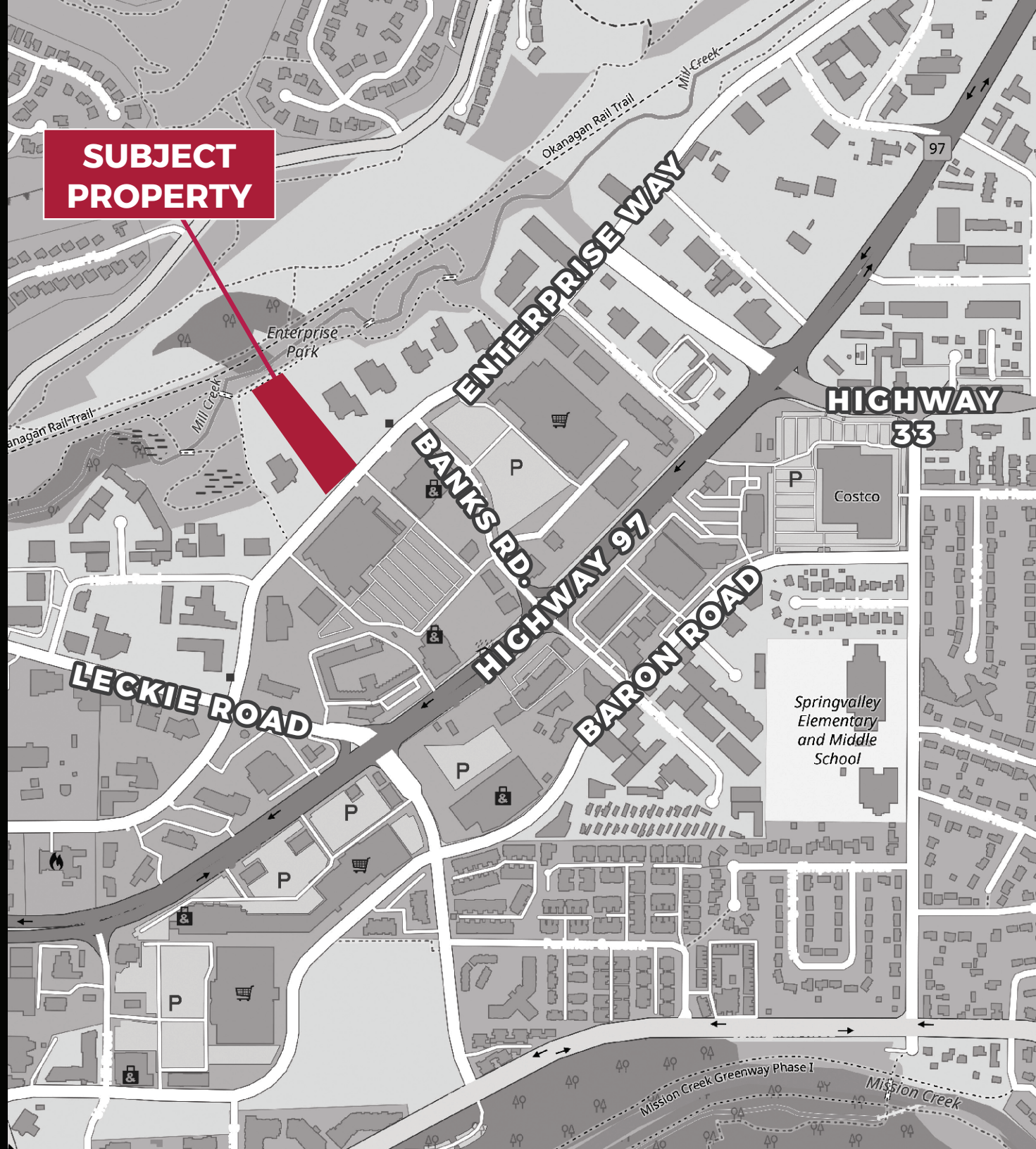
 **HOUSEHOLDS**
3 KM - 16,017
5 KM - 38,705

 **AVG. HOUSEHOLD INCOME**
3 KM - \$83,200
5 KM - \$85,407

 **AVERAGE AGE**
3 KM - 42.6
5 KM - 42.8

TRAFFIC COUNT

 **19,000+ VEHICLES PER DAY**
(2018 TRAFFIC RECORDS)



CONTACT

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COMMERCIAL

2540 & 2544 ENTERPRISE

Developed by
Worman Commercial



WORMAN

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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