

**RETAIL & OFFICE SPACE
AVAILABLE IN
NEW DEVELOPMENT
DOWNTOWN KELOWNA**

540 LAWRENCE AVENUE,
KELOWNA BC V1Y 6N9

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL





OVERVIEW

540 Lawrence Avenue is a brand-new mid-rise development in the heart of Downtown Kelowna, in close proximity to a wide range of restaurants, amenities, professional services, parks and Okanagan Lake. This property is built to the highest standard with a timeless brick exterior. The last remaining office space is a top floor unit with a private, south facing balcony with a view. The unit is a rectangular configuration resulting in lots of natural light. The unit is ready for tenant improvements and immediate possession. Rare retail units under 1000 SF are available from 861 SF and up. On site parking available with market inducement packages open to negotiation.

PROPERTY DETAILS



MUNICIPAL ADDRESS

540 Lawrence Avenue,
Kelowna BC



YEAR BUILT

2021



ZONED

C7



LEASABLE AREA

861 SF - 2,624 SF



PARKING

Allocated Stalls



POSSESSION

Immediately

PROPERTY HIGHLIGHTS

- Brick Exterior
- 6 Storey mixed-use new development
- Market inducements to be negotiated
- Stall allocation for parking to be confirmed
- Rare retail units under \$1,000, with options up to 2,624 SF

UNIT(S)	SIZE	BASE RENT	ADDITIONAL RENT
OFFICE	1,120 SF	\$27	TBD
CRU 1	861 SF	PENDING	
CRU 2	876 SF	PENDING	
CRU 3	888 SF	\$25	TBD





LOCATION OVERVIEW

Centrally located in the Heart of Downtown Kelowna, next to the District on Bernard and just steps to shopping, banks, restaurants, professional services and even more amenities.



WESTCORP HOTEL
PROPOSED 33 STOREYS

ELLA
116 UNITS

CACTUS CLUB
CAFE



ONE WATER
36 & 29 STOREYS

BERTRAM
257 UNITS / 34 STOREYS

BROOKLYN
178 UNITS / 23 STOREYS

Earls



Beach Ave



INNOVATION CENTRE

WATER ST
BY THE PARK
650 UNITS
24,30 & 42 STOREYS



LAKEHOUSE
A HOME STORE



THE DISTRICT
ON BERNARD

540 LAWRENCE
AVENUE

350°
BAKEHOUSE
AND CAFE



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