

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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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. Last remaining retail unit is 958 SF and ready for tenant improvements and immediate possession. On site parking available with market inducement packages open to negotiation.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
540 Lawrence Avenue,
Kelowna BC
-  **YEAR BUILT**
2021
-  **ZONED**
UC1 - Downtown Urban Centre
-  **LEASABLE AREA**
958 SF
-  **PARKING**
Allocated Stalls
-  **POSSESSION**
Immediately

PROPERTY HIGHLIGHTS

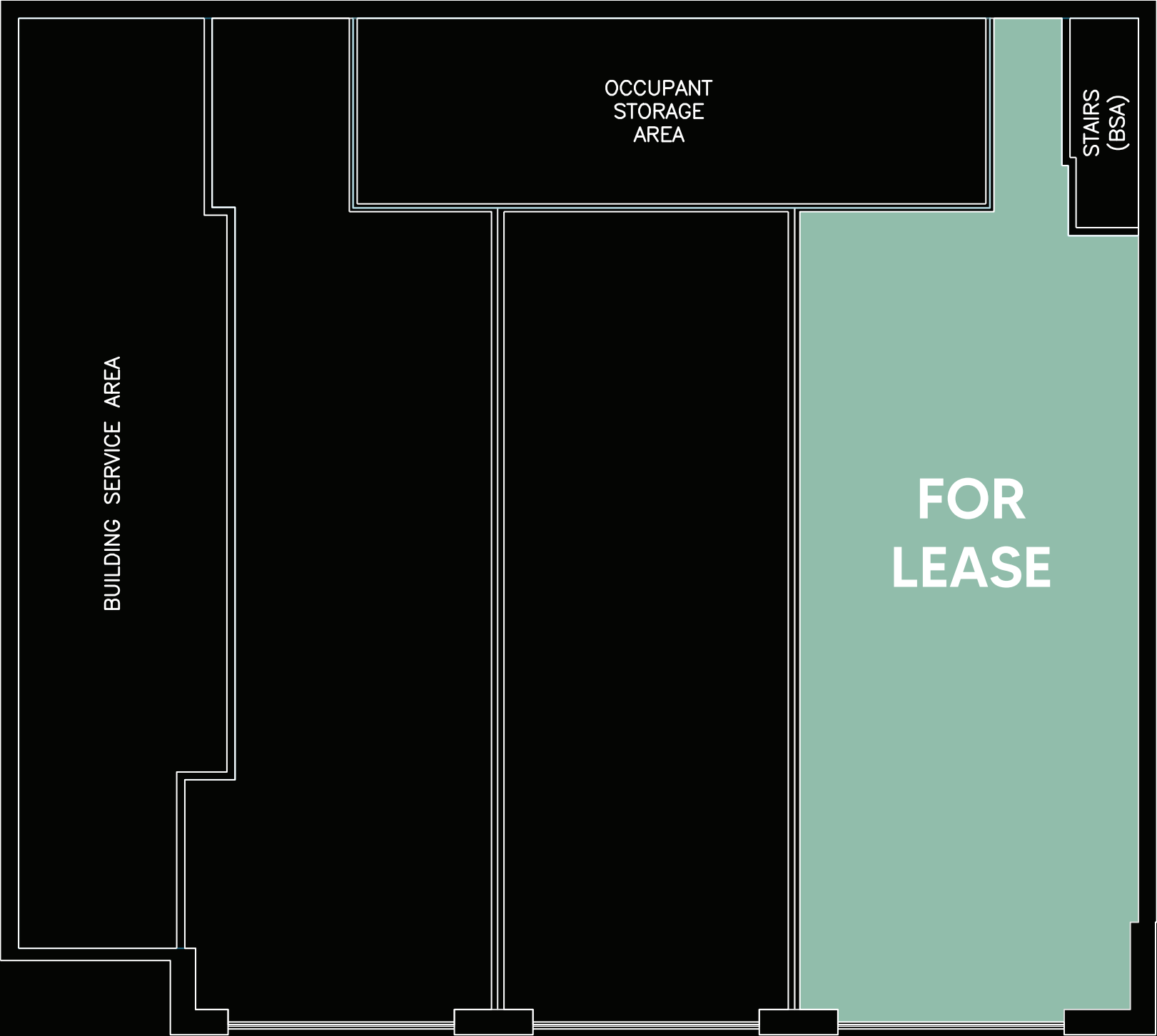
- Brick Exterior
- 6 Storey mixed-use new development
- Market inducements to be negotiated
- Stall allocation for parking to be confirmed

UNIT(S)	SIZE	BASE RENT	ADDITIONAL RENT
OFFICE	1,120 SF	LEASED	
CRU 1	861 SF	LEASED	
CRU 2	876 SF	LEASED	
CRU 3	958 SF	\$25	TBD





FLOOR PLAN



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.



CRAFT
BEER MARKET

Earls

Tim Hortons

Beach Ave

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

WESTCORP HOTEL
PROPOSED 33 STOREYS

ELLA
116 UNITS

lululemon

**CACTUS CLUB
CAFE**

LAKEHOUSE
A HOME STORE

oranj
FITNESS

**540 LAWRENCE
AVENUE**

DELTA
HOTELS
MARRIOTT

INNOVATION CENTRE

THE BOHEMIAN
Café & Catering Company

THE DISTRICT
ON BERNARD

ONE WATER
36 & 29 STOREYS

BROOKLYN
178 UNITS / 23 STOREYS

BERTRAM
257 UNITS / 34 STOREYS

**350° BAKEHOUSE
AND CAFE**

**SHOPPERS
DRUG MART**

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