

FINAL REMAINING
OPPORTUNITIES
AVAILABLE

THE / *Hive*
DOWNTOWN
KAMLOOPS

FOR SALE / LEASE

121 5TH AVENUE, KAMLOOPS BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

LINDSEY TERMUL

REAL ESTATE PROFESSIONAL

250.712.3130

www.hmcommercial.com



Unison
HM COMMERCIAL REALTY



OVERVIEW

RLK Commercial and Unison HM Commercial Realty are pleased to present final remaining office leasing and strata purchase opportunities at Phase 1 of The Hive, Kamloops premier business destination. The Hive has transformed the 500 block of Lansdowne into Kamloops premier business district, that has become the home to a variety of industry leaders and the focal point of a vibrant downtown.

Designed for connectivity and collaboration, The Hive offers progressive businesses cutting edge, premium office space that will take their businesses to the next level. Just steps away from The Delta Marriott Hotel and Centrepont, The Hives prime downtown location offers exceedingly high visibility from vehicle and pedestrian traffic alike. Now over 95% sold/leased, the opportunity to lease or buy remaining office units in Phase 1 is limited. Take advantage of this rare and exclusive opportunity to purchase or lease in Kamloops' premier business district and join established anchor tenants such as BDC, Urban Systems, McMillan Dubo Law Group and William Wright Commercial Real Estate Services. Invest in the future of your business by controlling future expenses, benefiting from capital appreciation, and building equity in your assets. Purchase opportunities available for a limited time.

PROPERTY DETAILS



MUNICIPAL ADDRESS

121 5th Avenue, Kamloops BC



LEGAL DESCRIPTION

Lot A Plan KAP39339 District Lot 232 Land District 25



ZONED

CBD, Central Business District



TOTAL LEASABLE AREA

~60,000 SF



AVAILABLE UNIT SIZES

Starting at 731 SF



PARKING

66 underground parking stalls on site, available for lease, or purchase



POSSESSION

Immediate

THE / *Hive*
DOWNTOWN
KAMLOOPS



MODERN BUILDING AMENITIES

CONSTRUCTION

- Fully steel and concrete structure creating large open office spans
- Modern building envelope constructed to newly adopted 2018 BC Building Code
- Curtainwall glazing and oversized windows to meet strict energy efficiency requirements
- Durable, high quality building cladding elements including brick and architectural concrete
- Foundation structure with reinforced concrete and insulated foundation walls
- Modern mechanical system with shared systems for efficient energy use

AMENITIES

- Common EV charging station
- Common bike storage and end of trip facilities
- Grand lobby with modern digital directory
- 2 level, underground, secure parking
- Dual 3500lb capacity elevators
- Food and beverage providers on-site



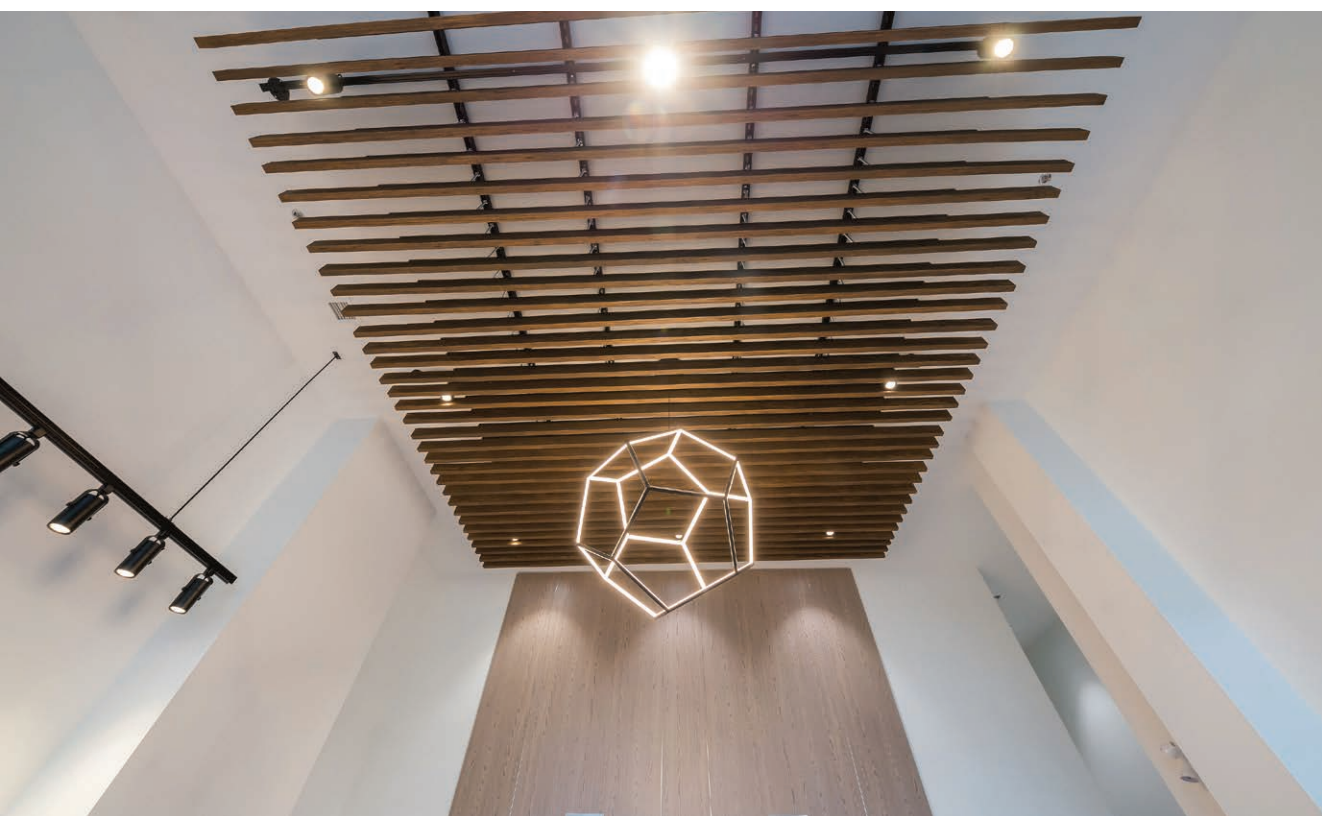
LOCATION OVERVIEW

The HIVE features an unbeatable location in the heart of Downtown Kamloops, just steps from the City's main transit exchange, in addition to local culinary, entertainment, arts, and recreation. It is positioned just a few blocks from Riverside Park and the Thompson River, and benefits from Kamloops' location at the intersection of 3 major highways, in addition to the CP and CN railway lines.



THE / *Hive*
DOWNTOWN
KAMLOOPS





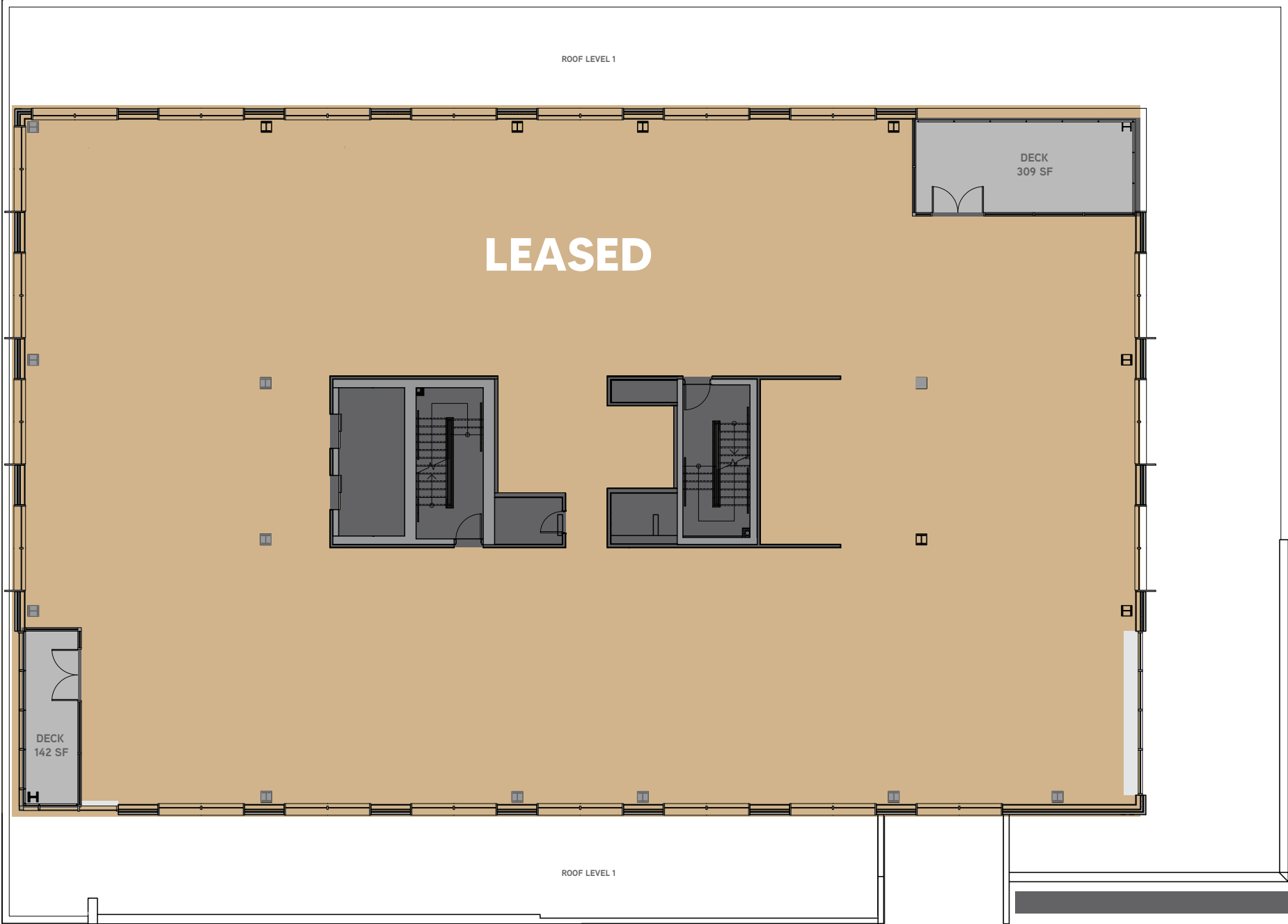
THE / *Hive*
DOWNTOWN
KAMLOOPS



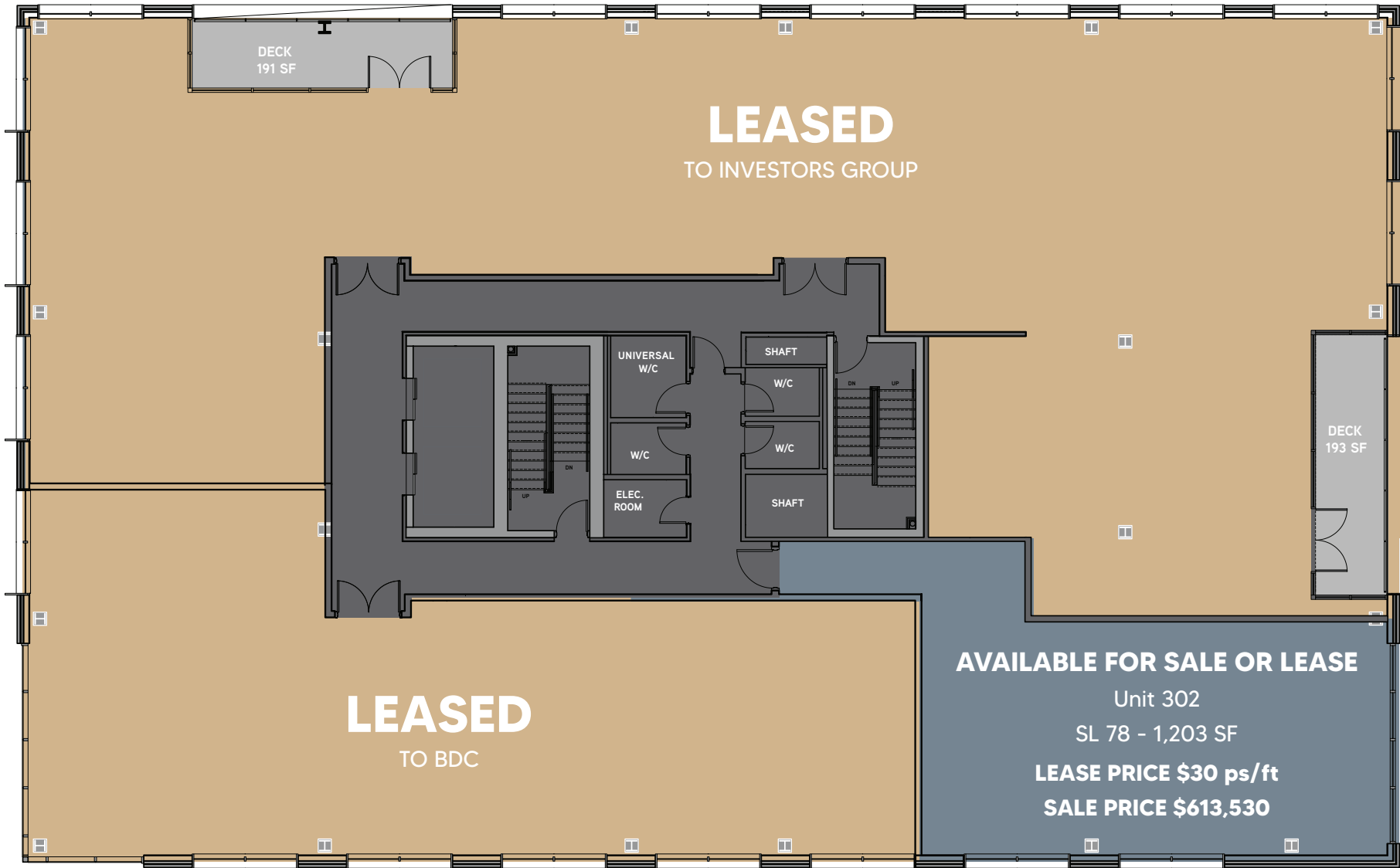
FLOOR PLAN - LEVEL 1 - GROUND FLOOR



FLOOR PLAN - LEVEL 2

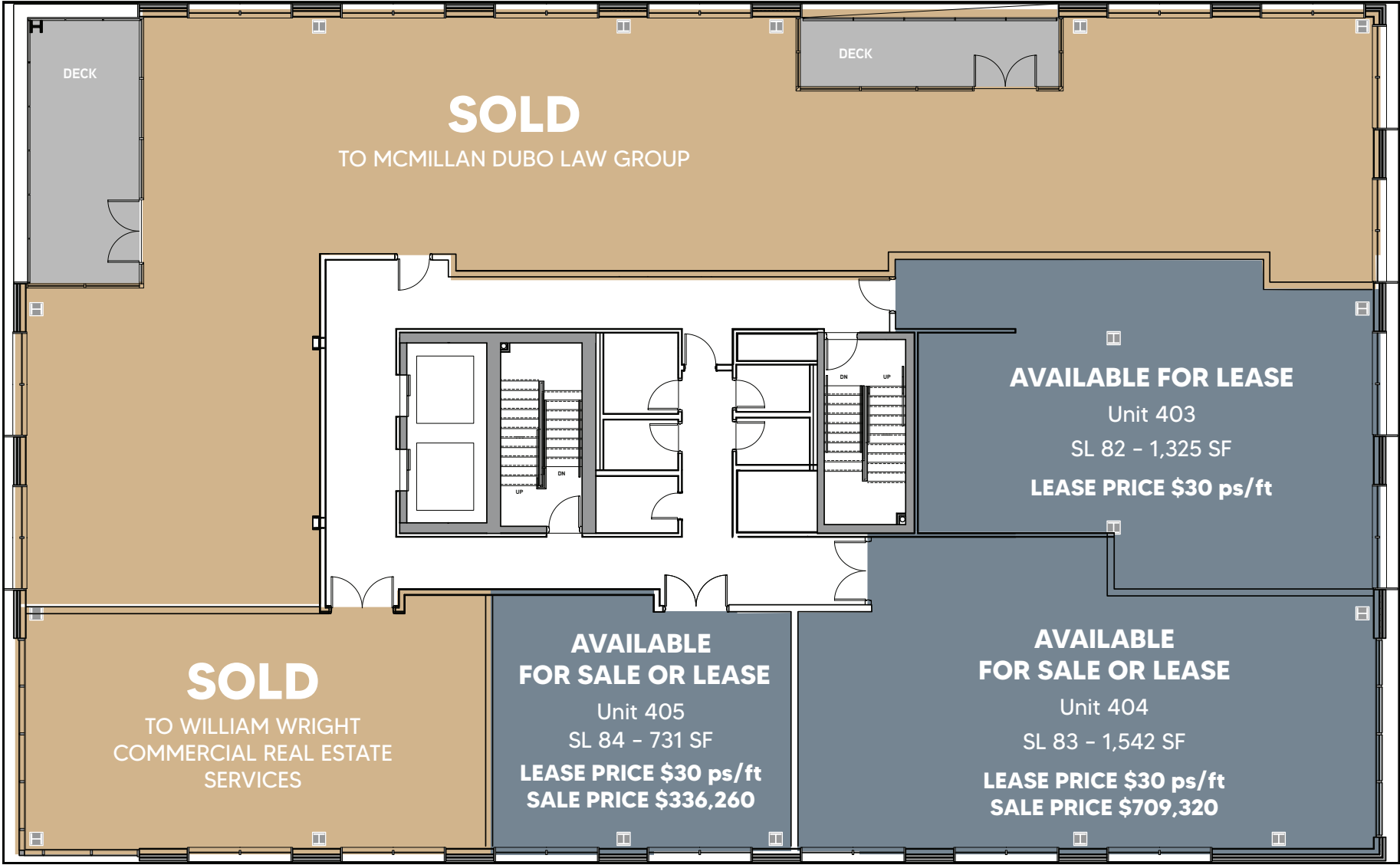


FLOOR PLAN - LEVEL 3

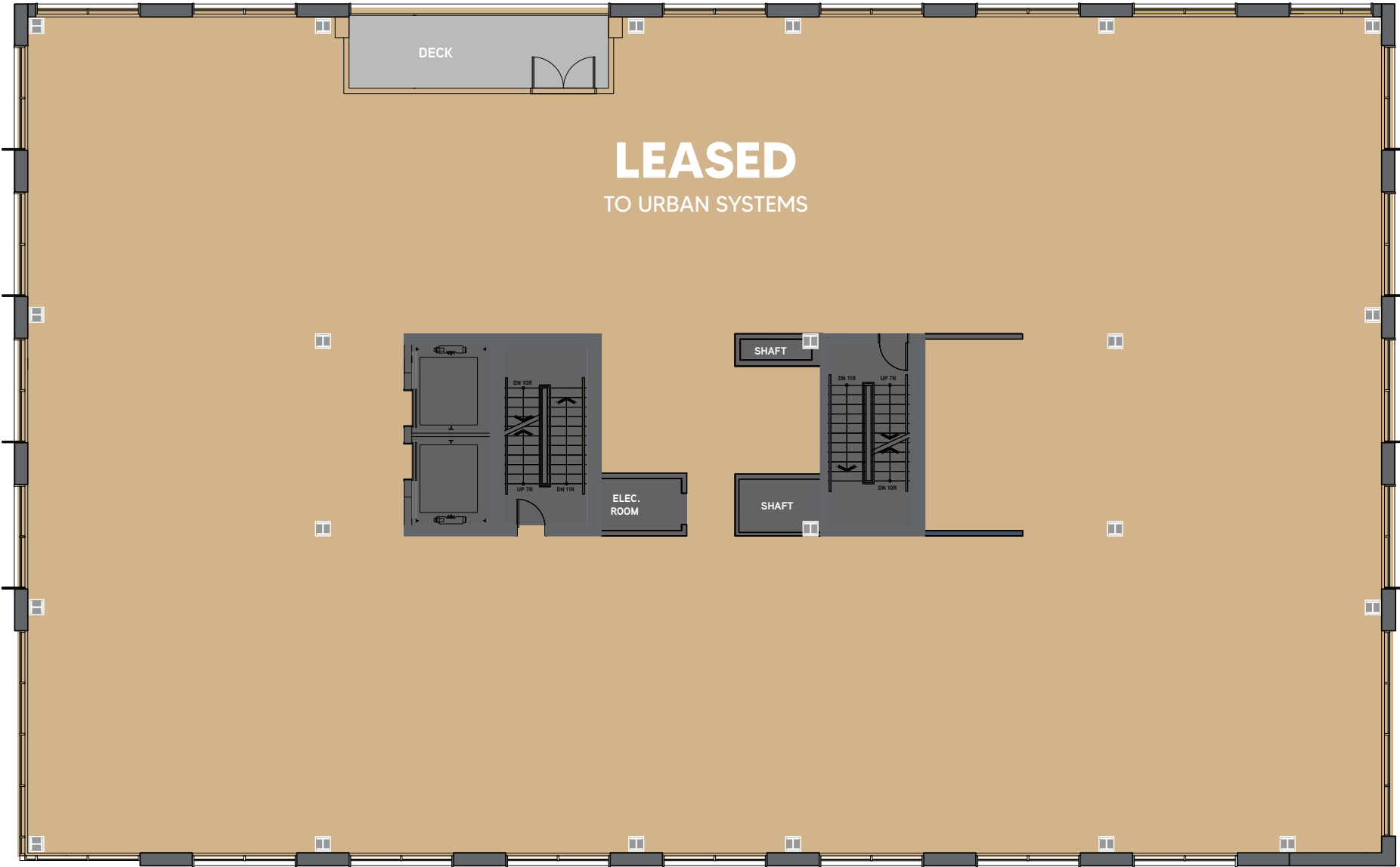


Unit 302 is finished and features an open concept floor plan

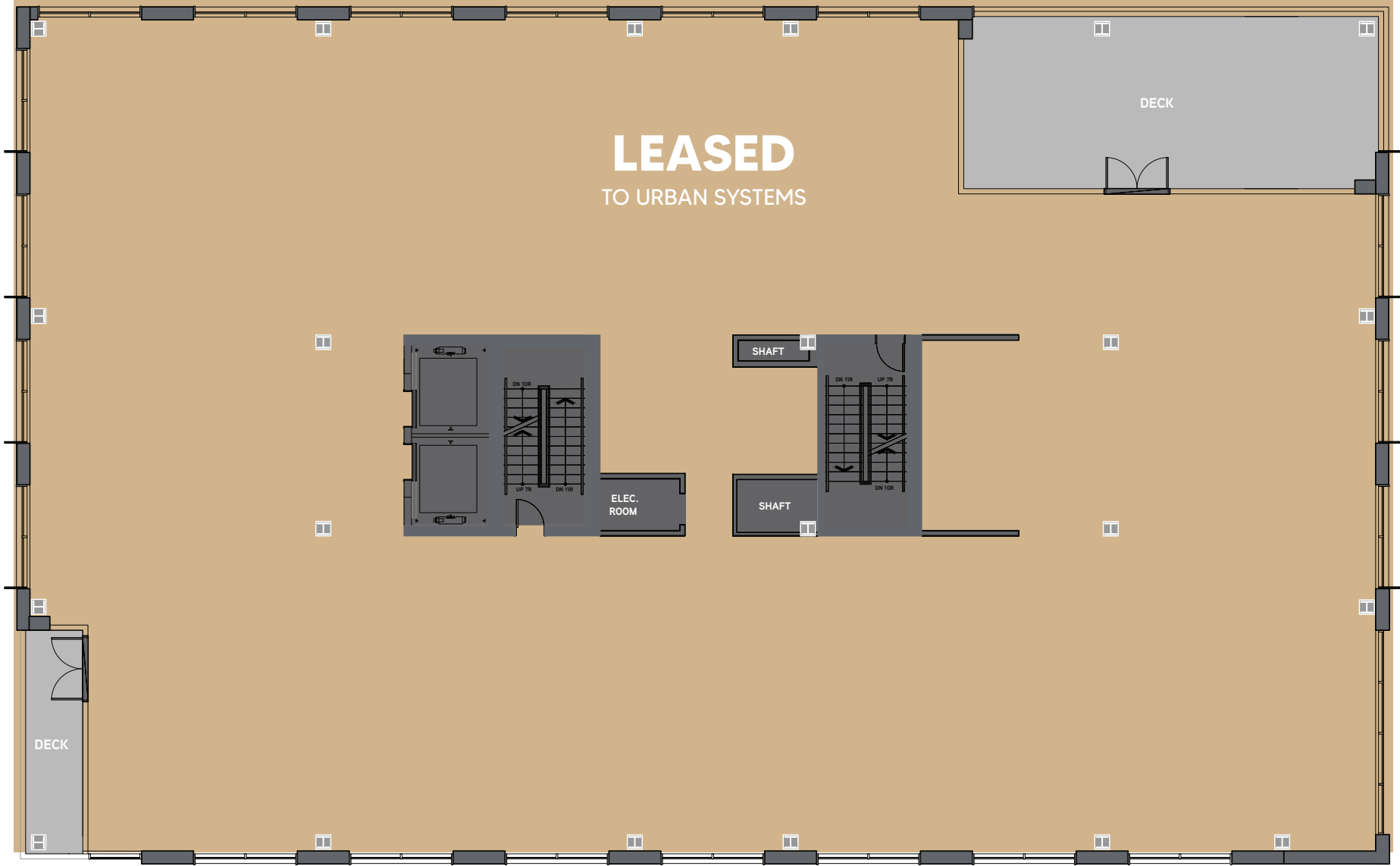
FLOOR PLAN - LEVEL 4



FLOOR PLAN - LEVEL 5



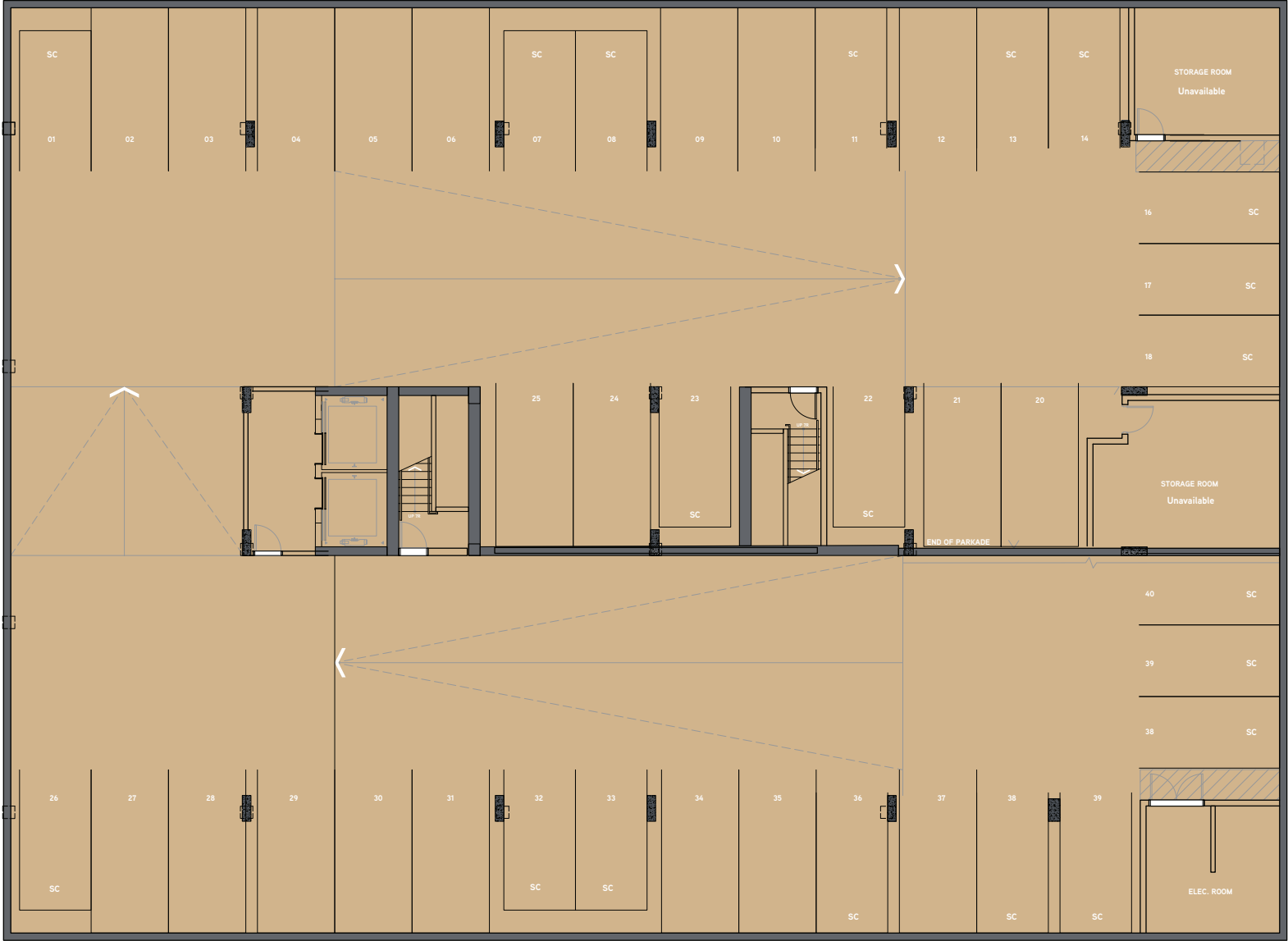
FLOOR PLAN - LEVEL 6



FLOOR PLAN - PARKING LEVEL 1



FLOOR PLAN - PARKING LEVEL 2



CONTACT

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

LINDSEY TERMUL

REAL ESTATE PROFESSIONAL

250.712.3130

www.hmcommercial.com



HM COMMERCIAL REALTY

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and 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.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial 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 Royal LePage Kelowna Commercial and /or its licensor(s).

