

FINAL REMAINING
OPPORTUNITIES
AVAILABLE

THE / *Hive*
DOWNTOWN
KAMLOOPS



FOR SALE / LEASE

121 5TH AVENUE, KAMLOOPS BC

MEGHAN CORTESE

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ROYAL LEPAGE KELOWNA
COMMERCIAL



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 SIZE
1,325 SF



TRIPLE NET:
\$10.50 (approx)



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



POSSESSION
Immediate

THE / *Hive*
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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

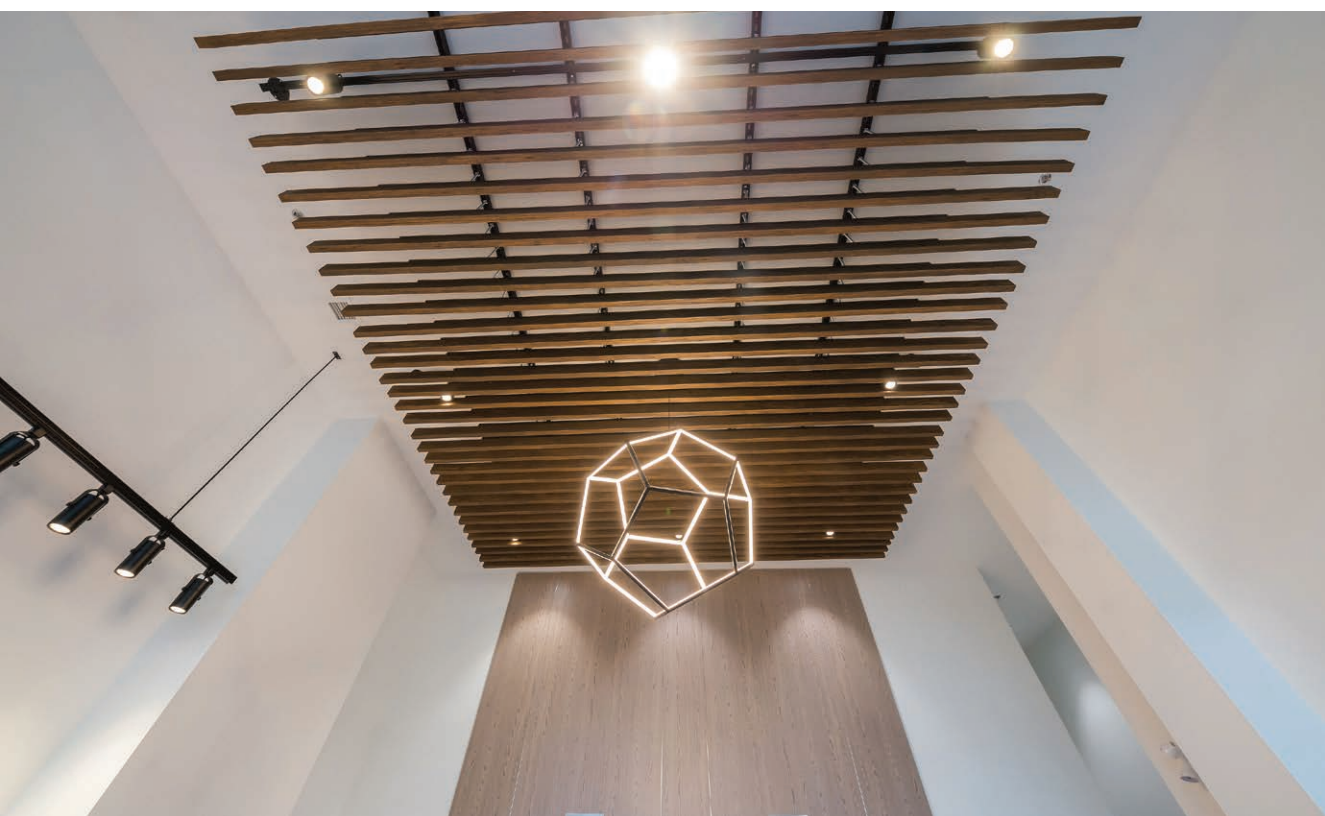


The HIVE features an unbeatable location in the heart of Downtown Kamloops, just steps from the City's main transit exchange, in addition to local culinary, entertainment, arts, and recreation. It is positioned just a few blocks from Riverside Park and the Thompson River, and benefits from Kamloops'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



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UNIT 403



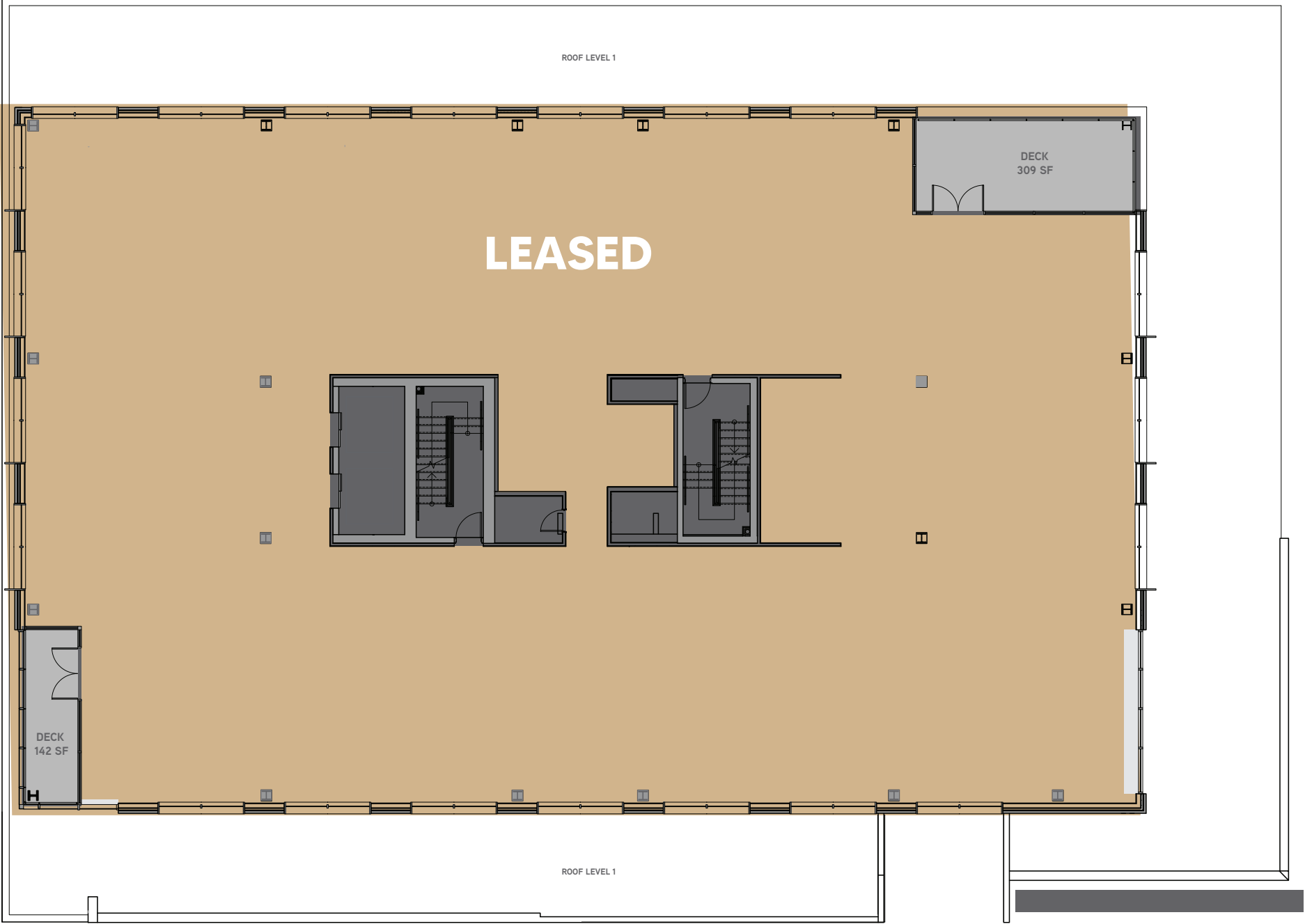
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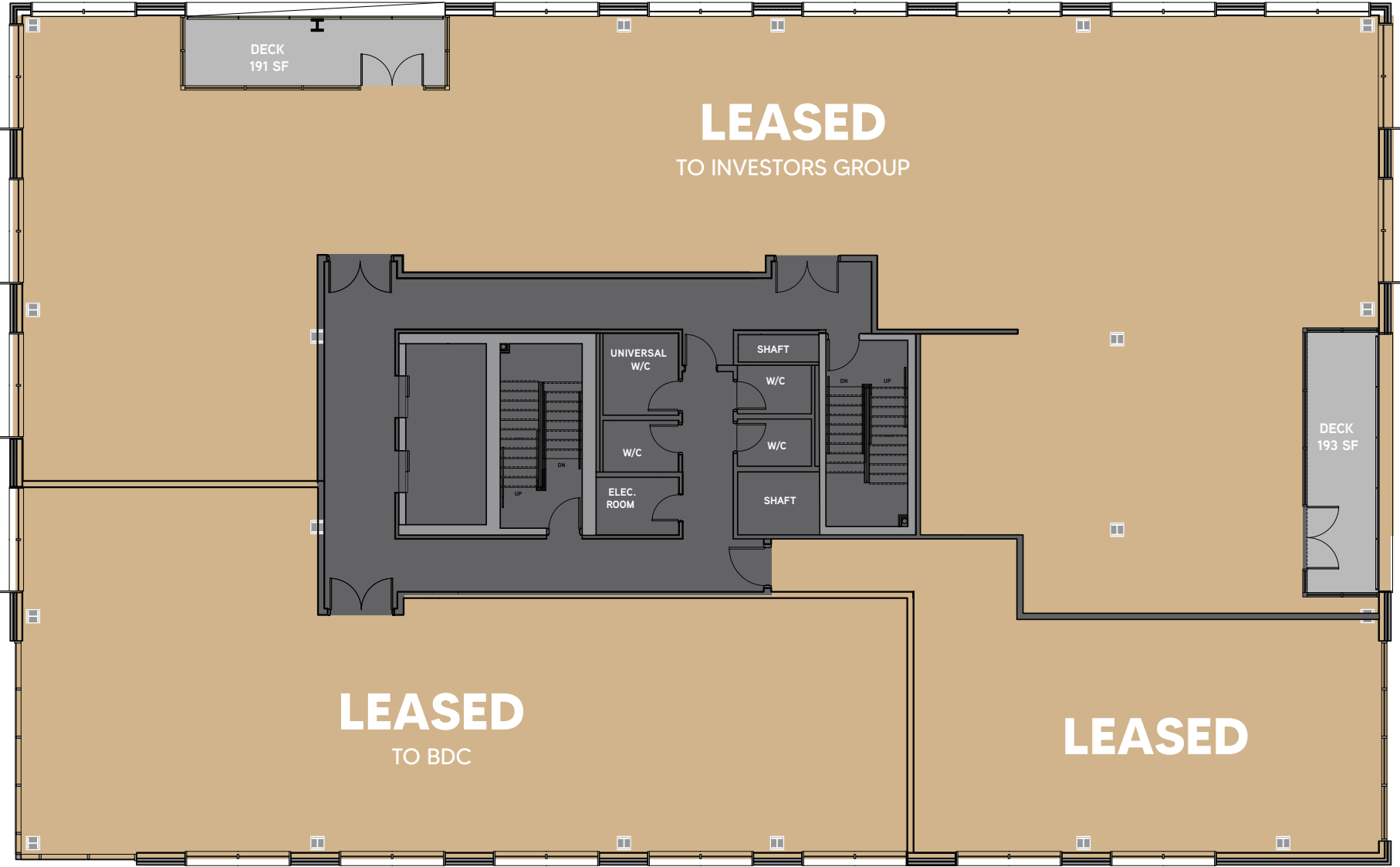
FLOOR PLAN - LEVEL 1 - GROUND FLOOR



FLOOR PLAN - LEVEL 2



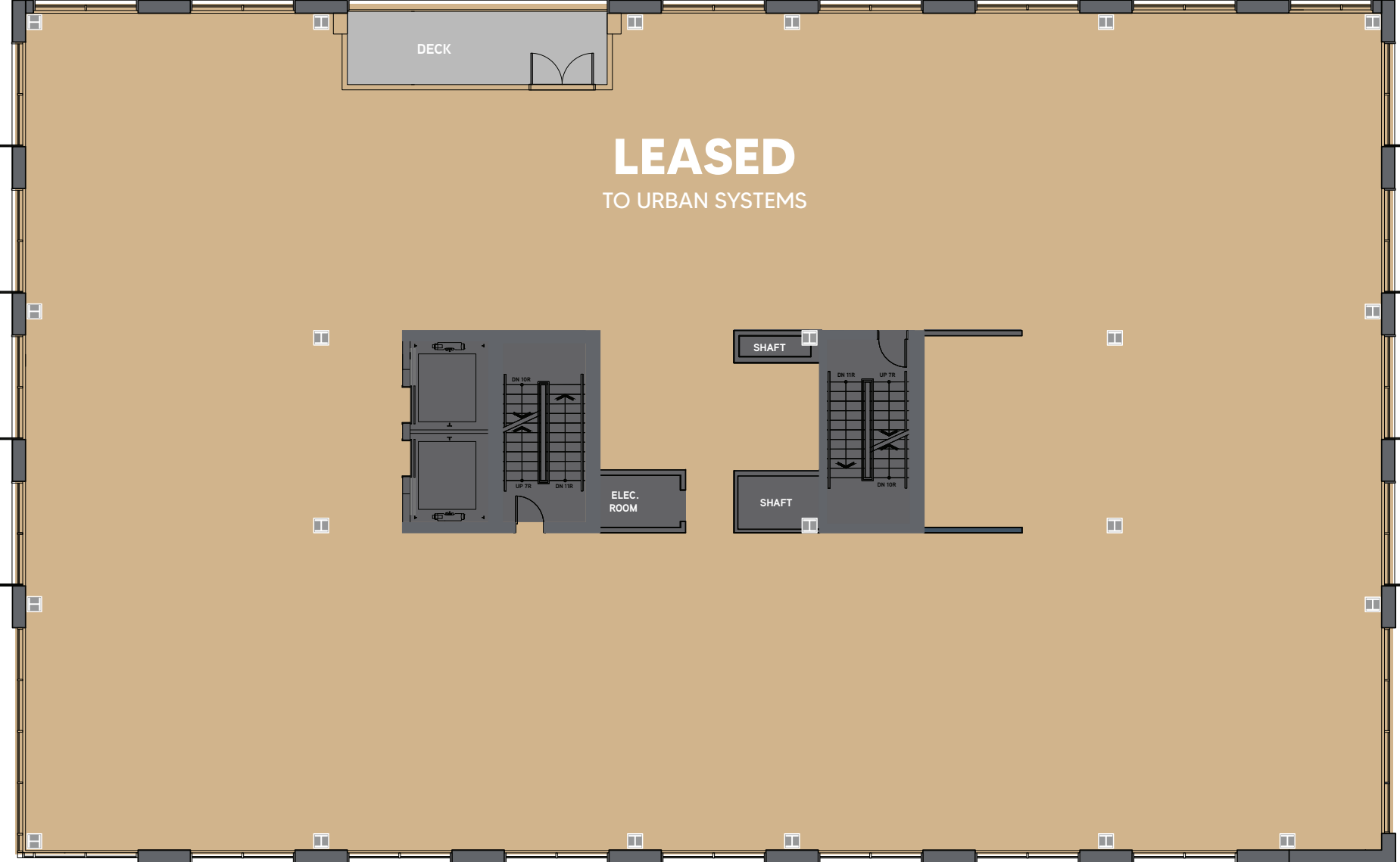
FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4



FLOOR PLAN - LEVEL 5



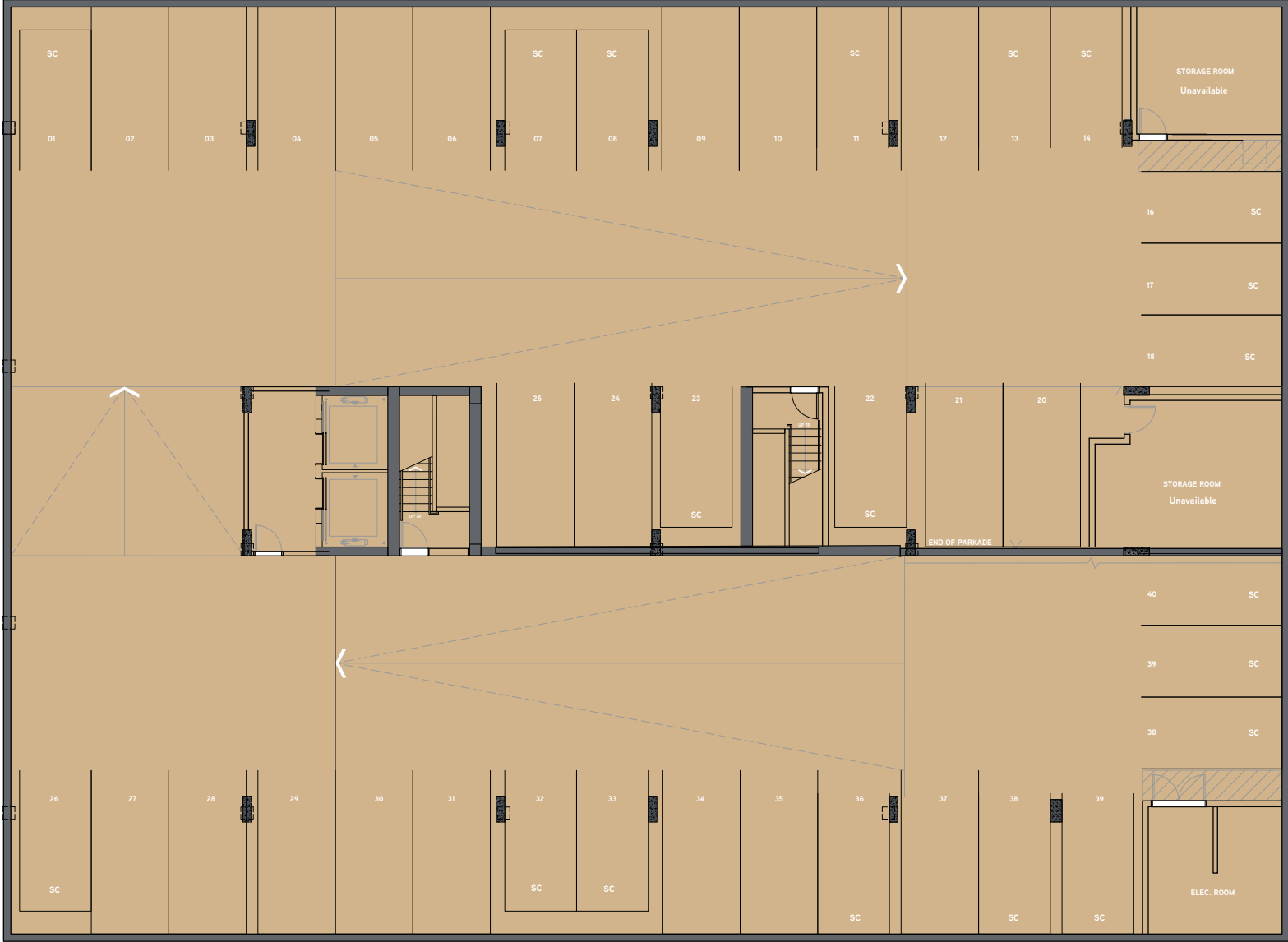
FLOOR PLAN - LEVEL 6



FLOOR PLAN - PARKING LEVEL 1



FLOOR PLAN - PARKING LEVEL 2



CONTACT

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