



FOR LEASE
FINAL REMAINING RETAIL OPPORTUNITIES
AT ONE WATER STREET

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Opportunity to lease the final remaining retail spaces at ONE Water Street, downtown Kelowna. ONE Water Street features 36- and 29-storey high-rises with 30,000 sq. ft. of retail space. Confirmed tenants include Erica Jane Restaurant, Tiffin India's Fresh Kitchen, Soul de Cuba Cafe, Analog Coffee, One Dental, Cruzwear, Johnston Meier Insurance, External Affairs Medical Spa, and OKGN Market.

Two units remain on the east side facing Ellis Street: Unit 1172 (1,140 sq. ft.) and Unit 1168 (1,282 sq. ft.). Units are in shell condition and ready for tenant improvements.

PROPERTY DETAILS



MUNICIPAL ADDRESS

1172 Ellis Street, Kelowna BC
1168 Ellis Street, Kelowna BC



ZONED

UCI - Urban Centre Commercial



AVAILABLE AREAS

1172 Ellis Street - 1140 SF
1168 Ellis Street - 1282 SF



PARKING

One on-site stall allocated per unit for 1168 and 1172 Ellis Street. Abundant street parking and city parking lot nearby.



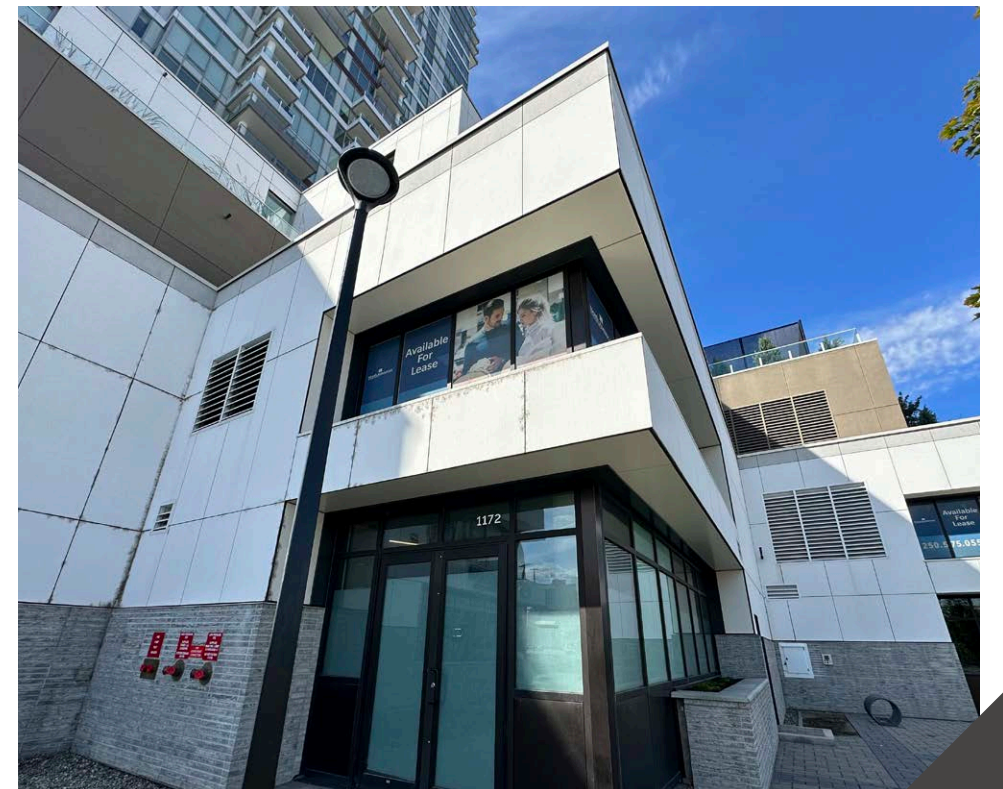
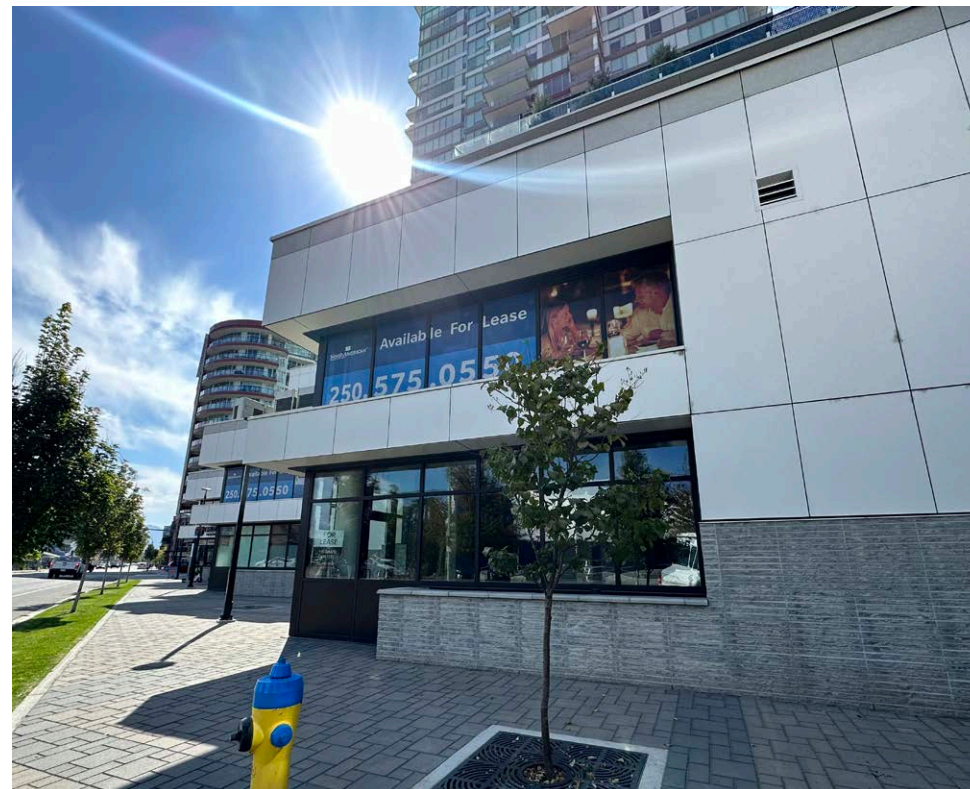
BASE RENT

Starting at \$32 PSF



1172 ELLIS STREET

1168 ELLIS STREET



ONE WATER STREET

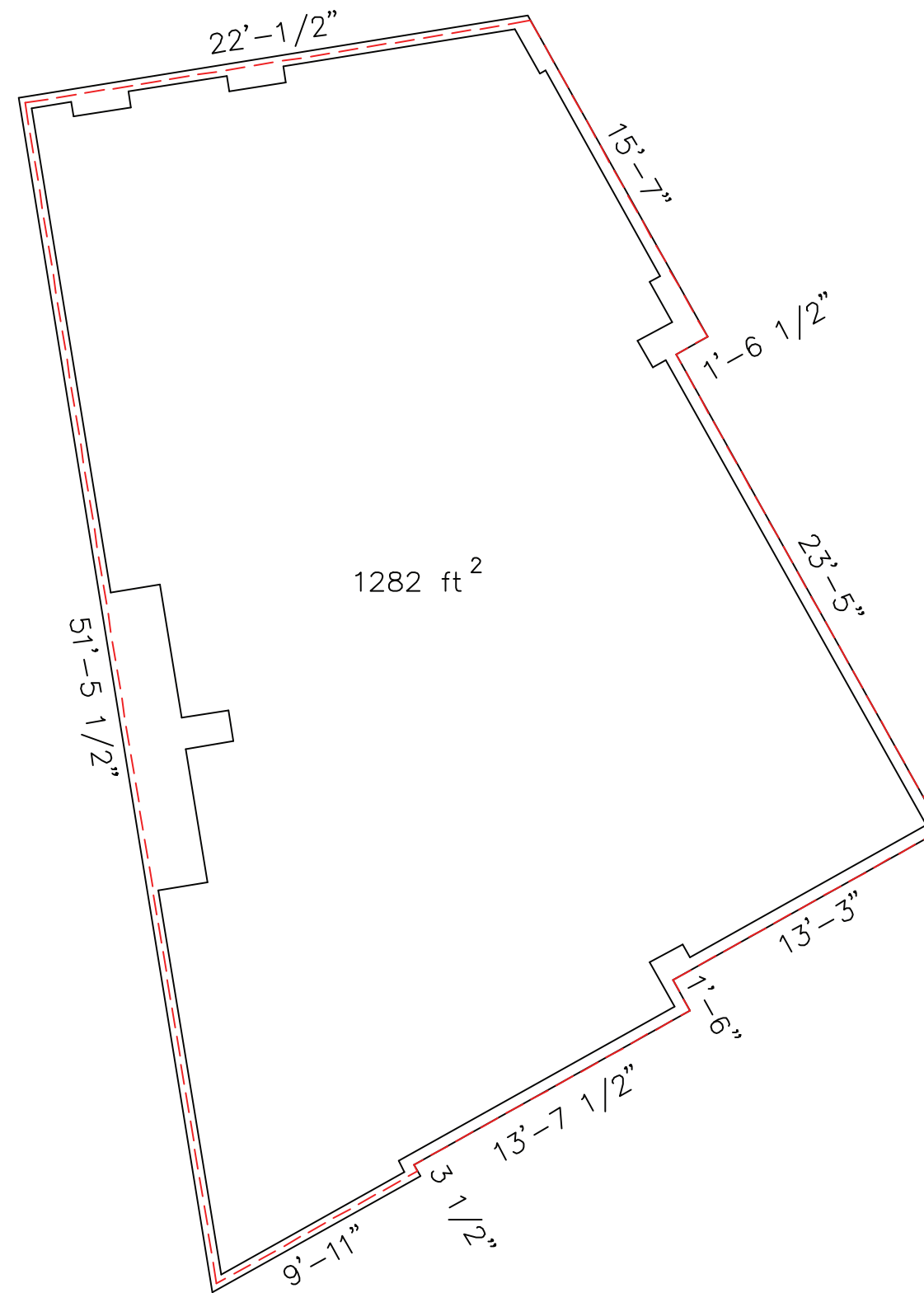
THE SHOPPES AT ONE WATER

UNIT(S)	SIZE	BASE RENT
1172 Ellis Street	1140 SF	\$32 PSF
1168 Ellis Street,	1282 SF	\$32 PSF



ONE WATER STREET

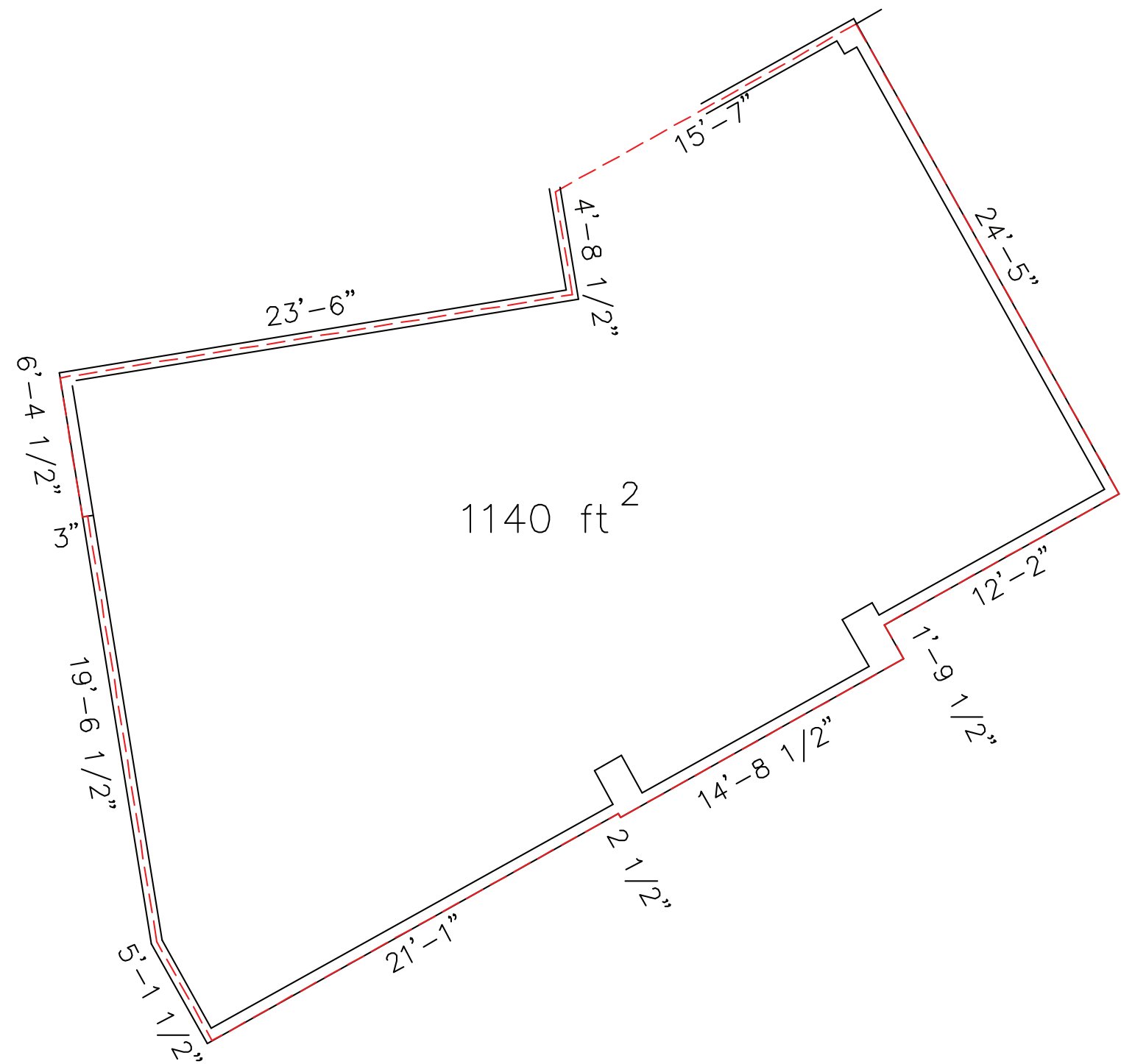
1168 ELLIS STREET



All measurements are to be verified by the Buyer

ONE WATER STREET

1172 ELLIS STREET



All measurements are to be verified by the Buyer

LOCATION OVERVIEW

Located at the junction of Sunset Drive and Clement Avenue. ONE Water Street is nestled between Kelowna's lively, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive, just steps from Waterfront Park, beaches, craft breweries, boutiques, and more.





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