



FOR LEASE
FINAL REMAINING RETAIL OPPORTUNITIES
AT ONE WATER STREET

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Opportunity to lease final remaining retail opportunities at ONE Water Street, downtown Kelowna. ONE Water Street consists of 36 & 29 storey highrises and 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.

Remaining units include Unit 1196, a 2,953 sq. ft. space on the corner of Sunset and Water Street, and two units on the east side facing Ellis Street: Unit 1172 at 1,140 sq. ft. and Unit 1168 at 1,282 sq. ft.

PROPERTY DETAILS



MUNICIPAL ADDRESS
1196 Sunset Drive, Kelowna BC
1172 Ellis Street, Kelowna BC
1168 Ellis Street, Kelowna BC



ZONED
UCI - Urban Centre Commercial



AVAILABLE AREAS
196 Sunset Drive - 2953 SF
*potential for mezzanine
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

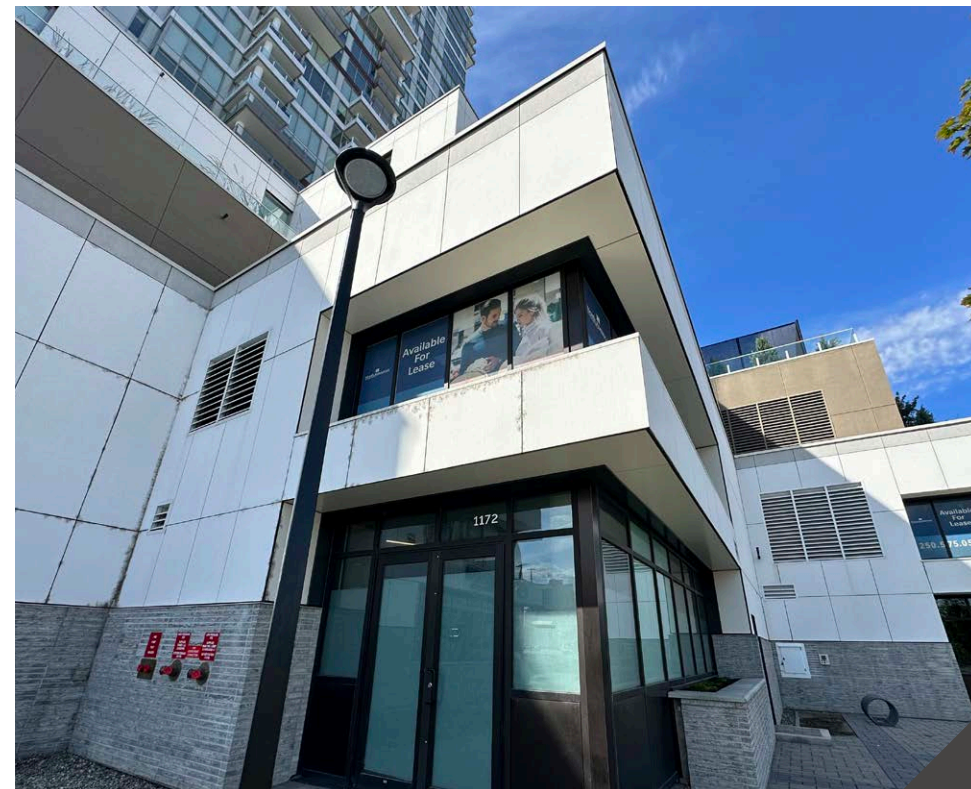
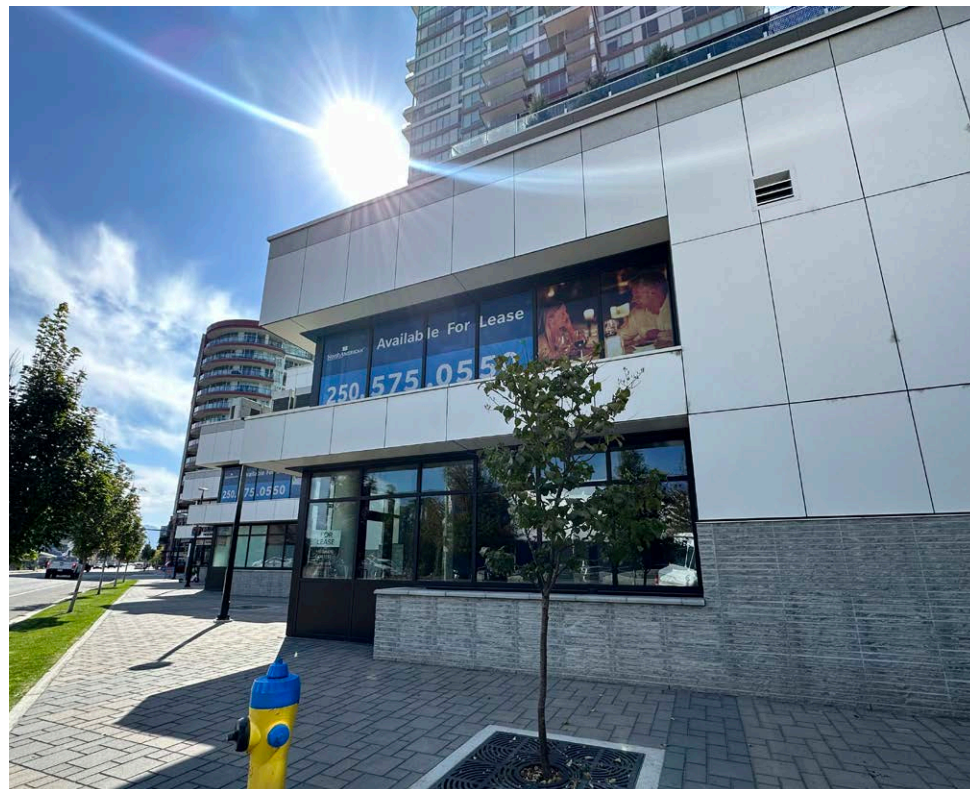
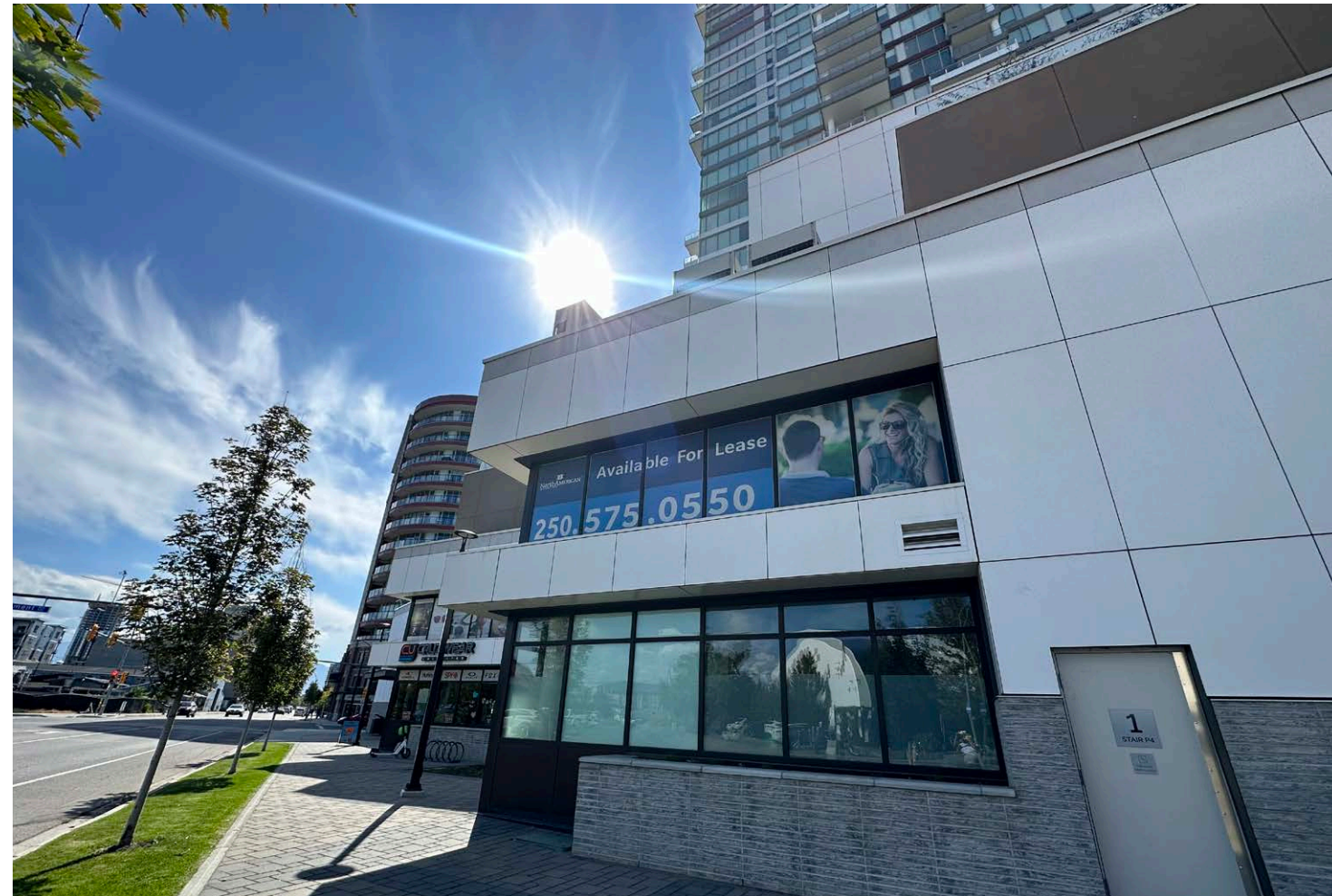


**1196 SUNSET
DRIVE**



1172 ELLIS STREET

1168 ELLIS STREET



ONE WATER STREET

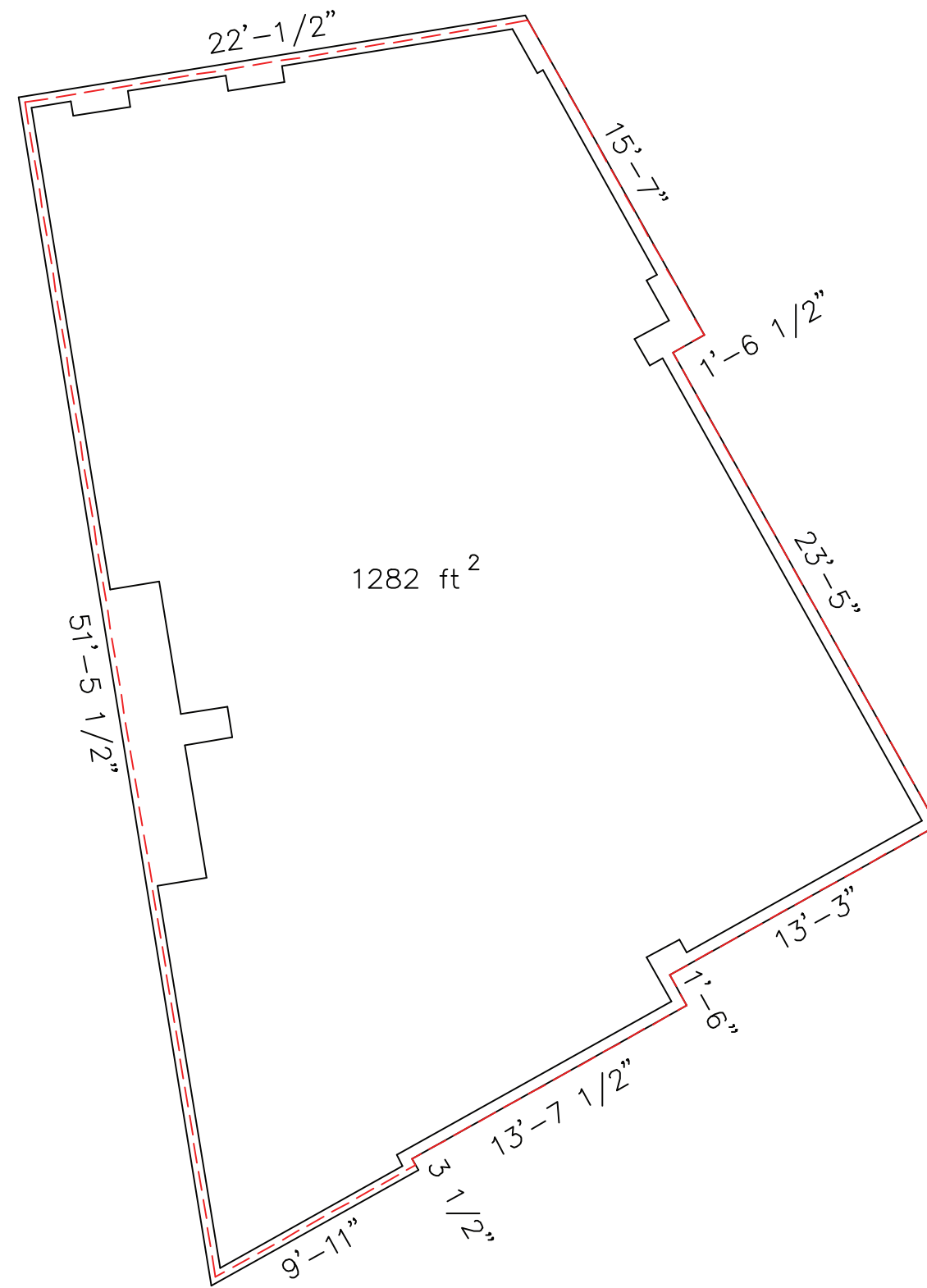
THE SHOPPES AT ONE WATER

UNIT(S)	SIZE	BASE RENT
1196 Sunset Drive *potential for mezzanine	2953 SF	\$40 PSF
1172 Ellis Street	1140 SF	\$32 PSF
1168 Ellis Street,	1282 SF	\$32 PSF



ONE WATER STREET

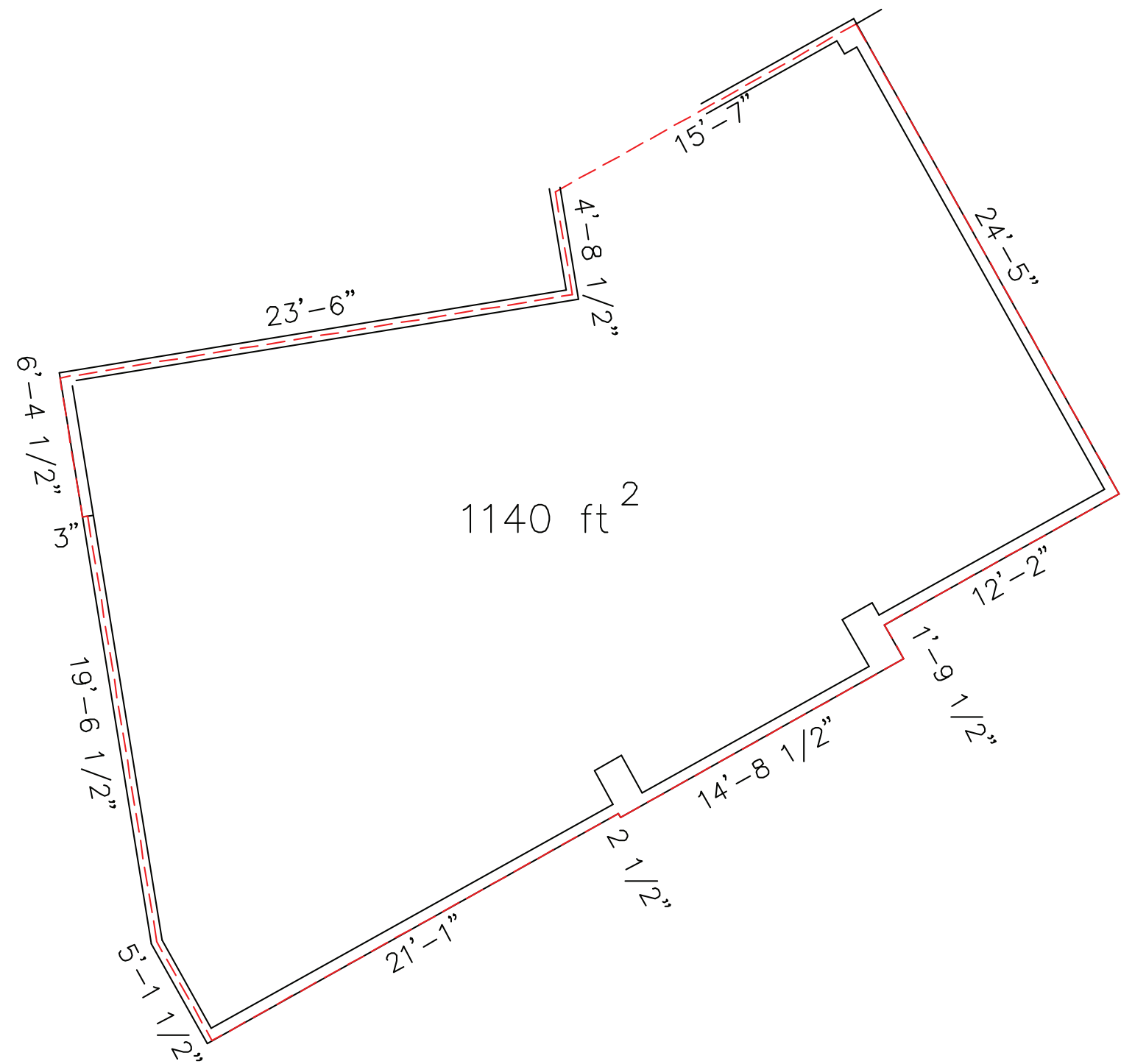
1168 ELLIS STREET



All measurements are to be verified by the Buyer

ONE WATER STREET

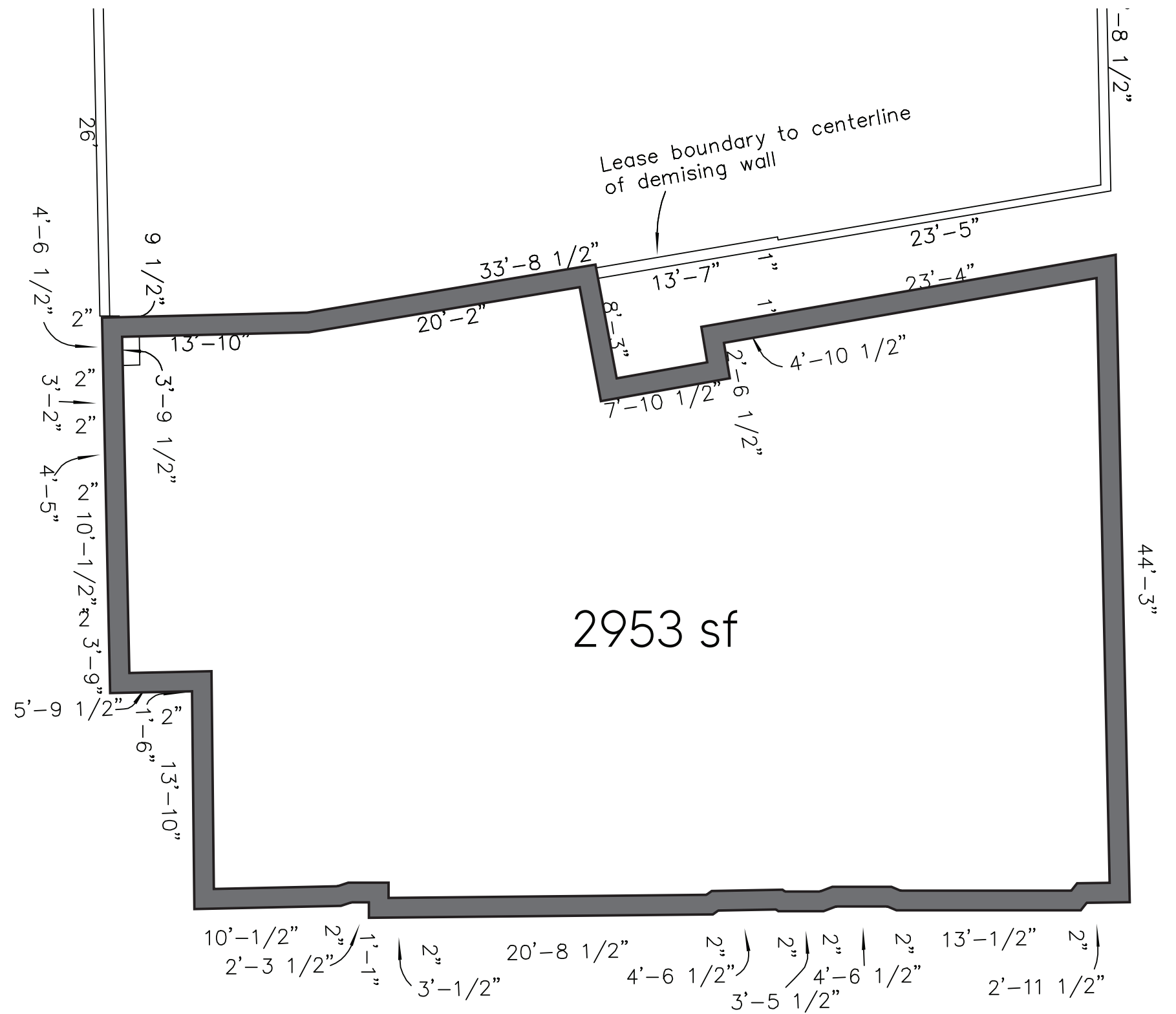
1172 ELLIS STREET



All measurements are to be verified by the Buyer

ONE WATER STREET

1196 SUNSET DR



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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