



FOR SUBLEASE

**BRAND NEW GROUND LEVEL SPACE
DOWNTOWN KELOWNA**

750 VAUGHAN AVENUE, KELOWNA BC

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OVERVIEW

Up to 5,674 sf available for sublease in 'The Exchange' located in downtown Kelowna's north end. Recently completed in 2024, this property features a mix of modern flex commercial, professional, and retail spaces. Located on the main floor, the space offers unique features such as mass timber construction and exposed wooden beam ceilings. The Exchange is home to a Fortis BC head office, Rustic Reel Brewing Co, Gneiss Climbing Gym, and other notable professional occupants. With a high walkability score and onsite parking available, this opportunity provides convenience for both employees and customers. A substantial tenant improvement allowance is available for build-out, or the opportunity to pursue the space on a headlease basis.

PROPERTY DETAILS



MUNICIPAL ADDRESS

750 Vaughan Avenue
Kelowna BC, V1Y 7E4



ZONED

I2 | General Industrial

*Note: Zoning Bylaw Section 14.15 -
Site Specific Regulations Text Amendment Granted
(see pg. 5)



SQUARE FEET

Up to 5,674 sf



PARKING

10 stalls



PRICE / BASE RENT

CONTACT LISTING AGENT



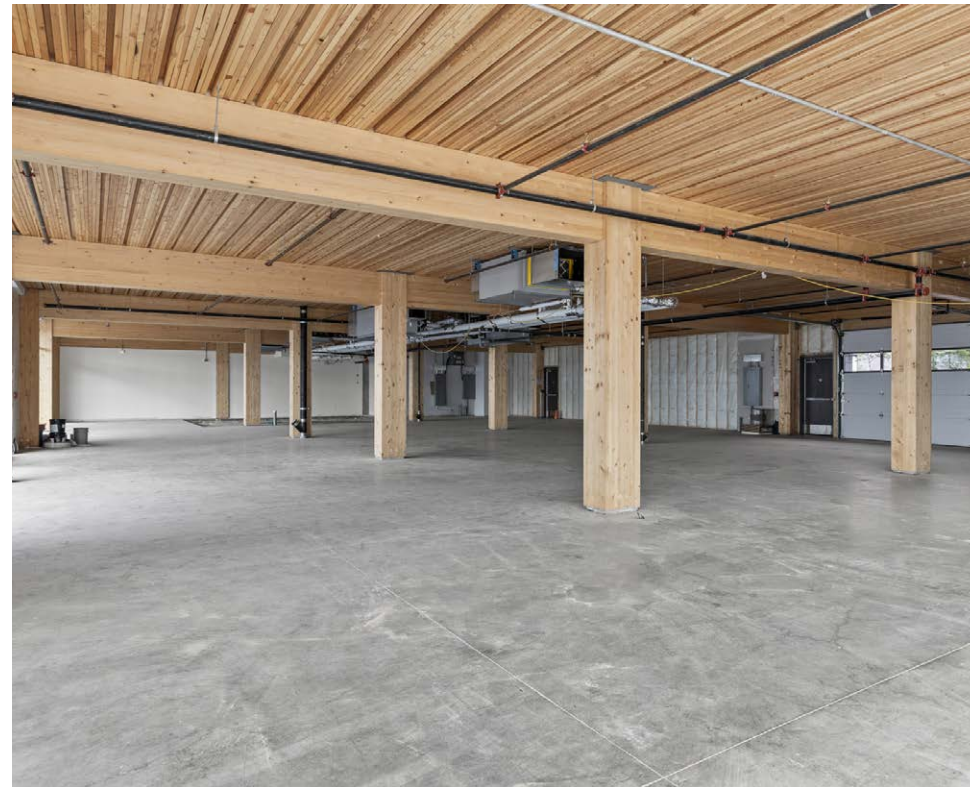
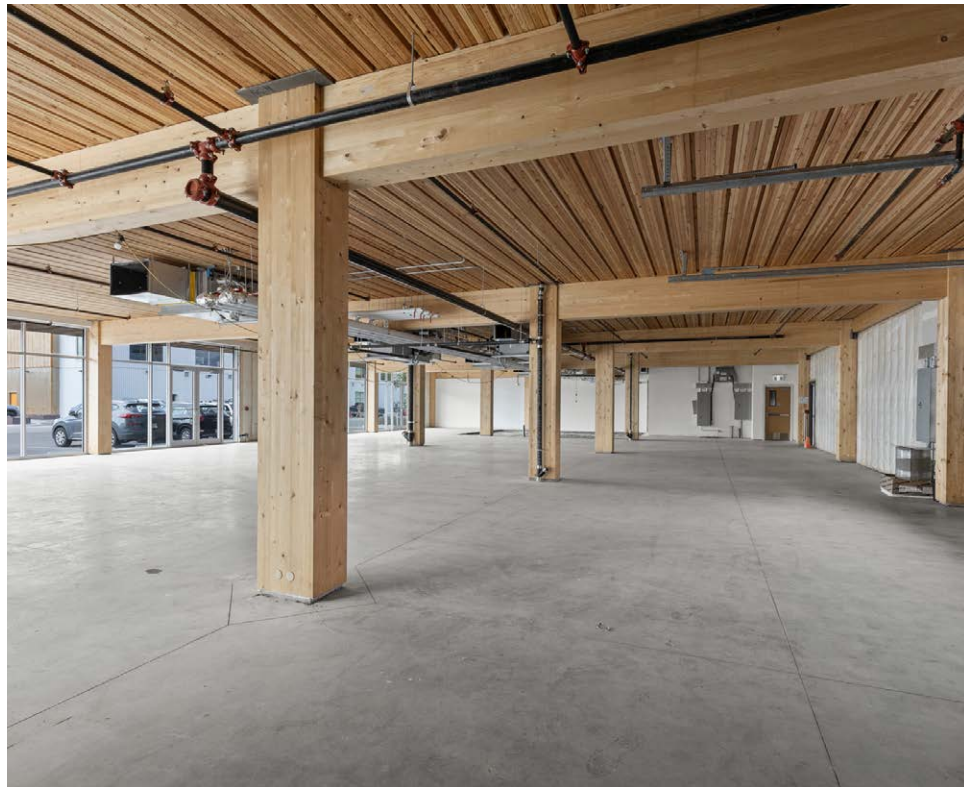
TRIPLE NET

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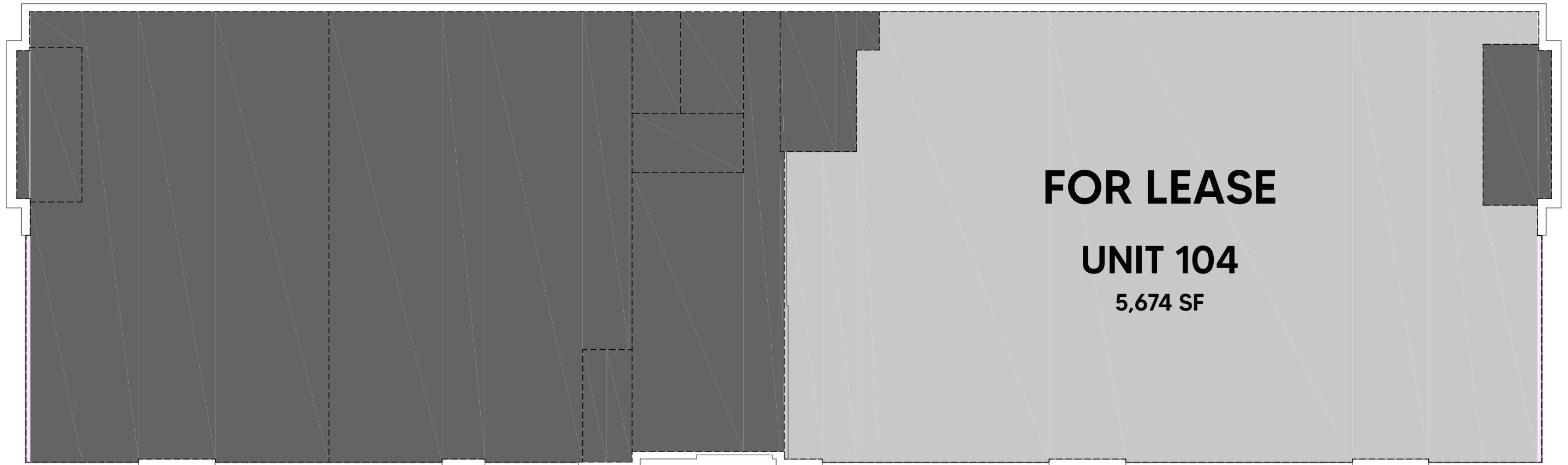


LEASE EXPIRY DATE

MARCH 29, 2033



FLOOR PLAN



ZONING BYLAW SECTION 14.15

14.15 Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18 metres.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices; • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses within Area 'A' shown in Map 14.15a in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services as permitted Principal Uses within Area 'B' shown in Map 14.15a in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use in addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd	The maximum permitted height is 15 storeys and 50 metres.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60 metres.

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



LOCATION OVERVIEW

Located in a developing area, just north of the main downtown core, bordered by Clement Avenue to the south and the rail trail corridor to the north. Situated in a transitional zone between residential and industrial uses and within walking distance to some of Kelowna's key downtown attractions, such as Tugboat beach, Prospera Place, and various restaurants, cafe's, craft breweries and other professional services.





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