



FOR LEASE

**BRAND NEW, FULLY BUILT OUT RESTAURANT IN
NEW MIXED-USE HIVE DEVELOPMENT**

501 & 521 LANSDOWNE STREET, KAMLOOPS BC

MEGHAN CORTESE

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OKANAGAN LIFE COMMERCIAL TEAM



HM COMMERCIAL REALTY



PROPERTY DETAILS



MUNICIPAL ADDRESS

501 & 521 Lansdowne Street,
Kamloops BC



ZONED

CBD | Central Business District



SQUARE FEET

3,299 SF



BASE RENT

\$35 psf



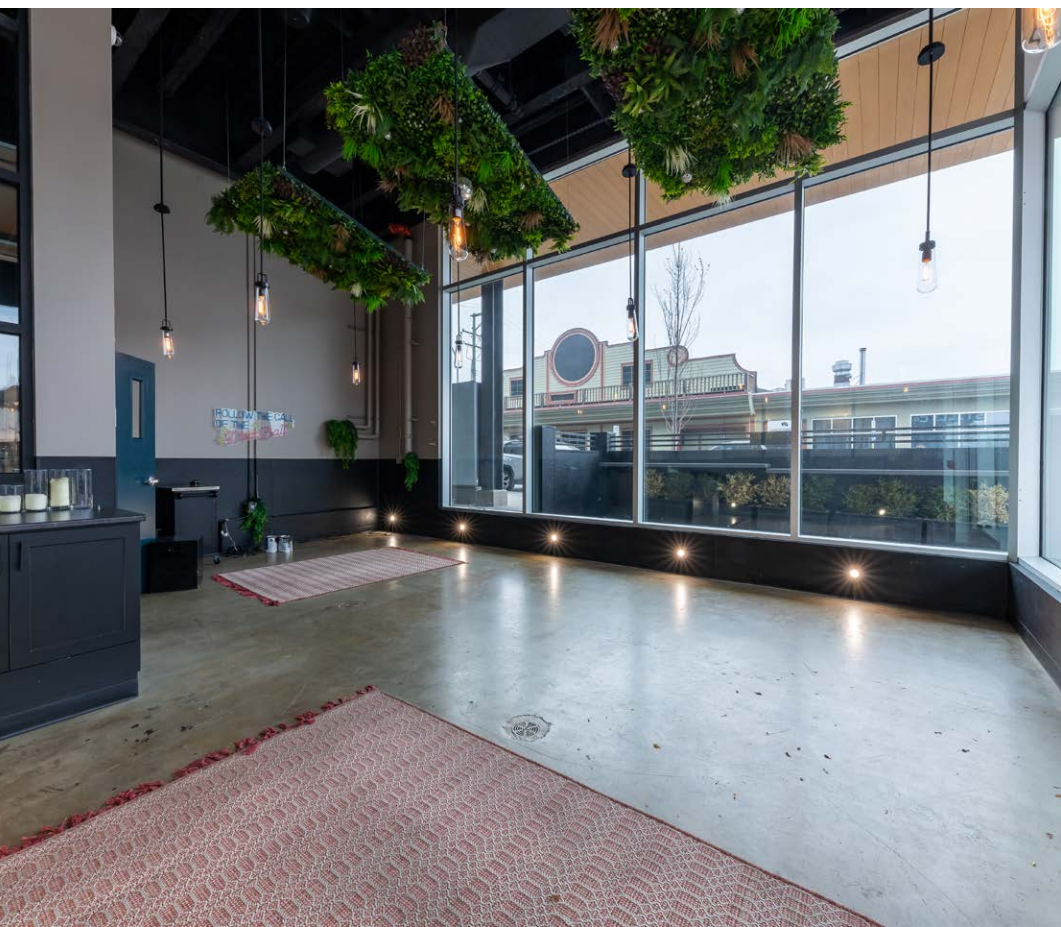
TRIPLE NET

\$10.46

(does not include water, hydro, or gas)

OVERVIEW

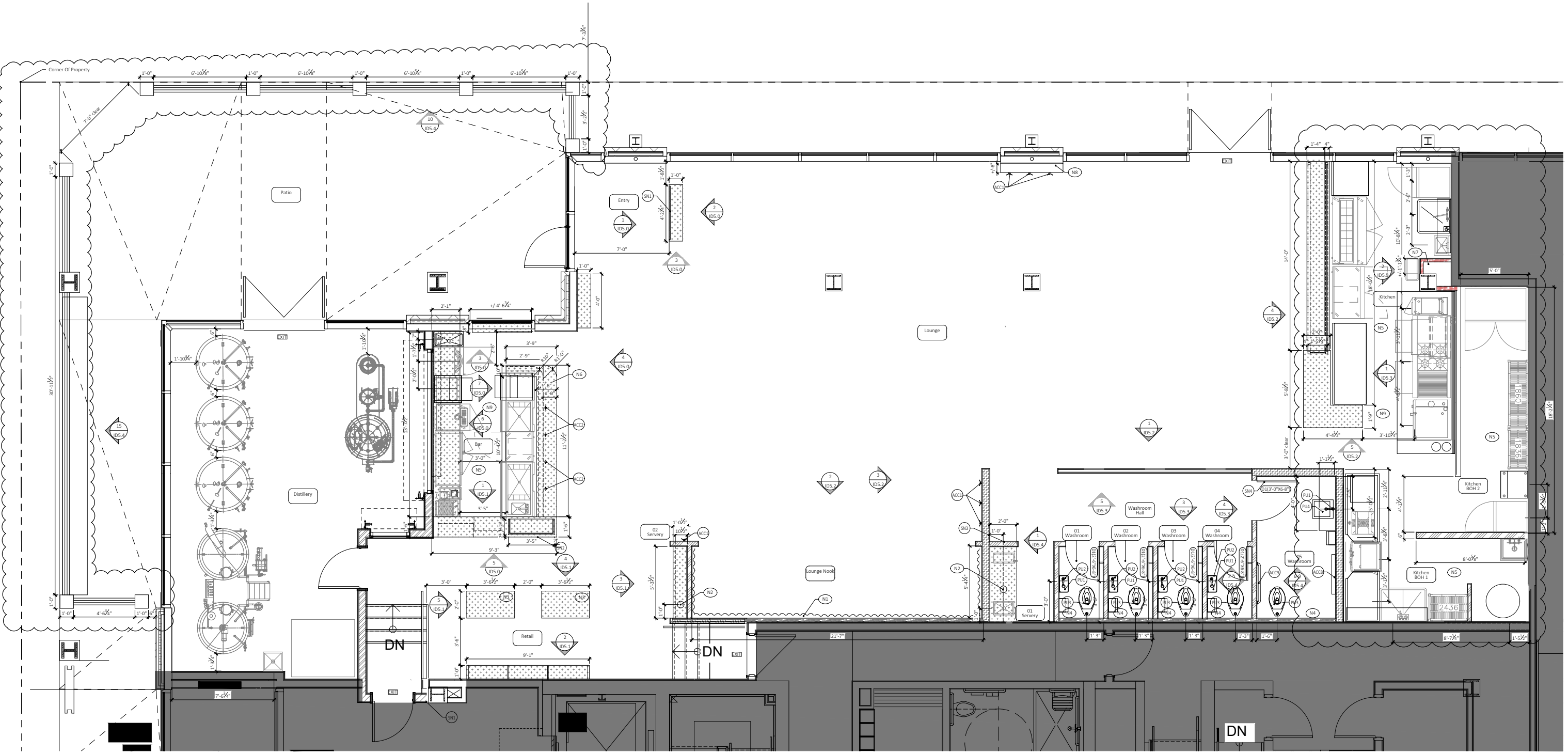
Discover an exceptional opportunity to lease a brand-new, fully built-out restaurant in the new mixed-use HIVE development, located downtown Kamloops. Perfectly positioned in a high-traffic area, this modern space is ready for operation. This premises is ideal for restaurateurs looking to open a full-service dining establishment. With its downtown location and turnkey setup, it offers minimal startup time/capital expenditure and maximized potential. There is a covered patio and furniture/equipment can be negotiated as part of a lease agreement. Available immediately.





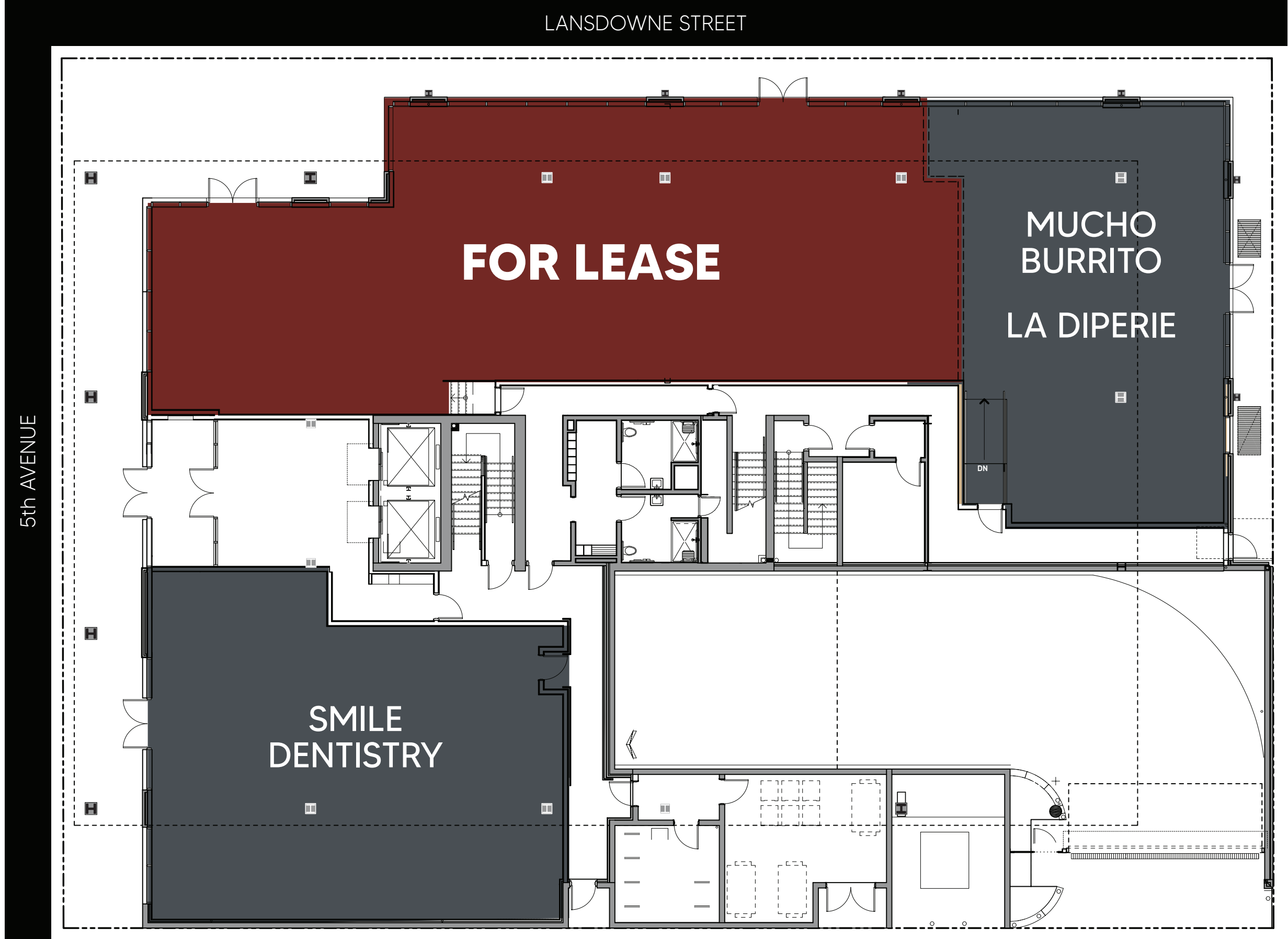


FLOOR PLAN - 501 & 521



1 Floor Plan
ID1.0 SCALE: 1/4"=1'-0"

FLOOR PLAN - GROUND FLOOR



THE / *Hive*

**DOWNTOWN
KAMLOOPS**

CONSTRUCTION

- 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



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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