

— EXISTING PROPERTY

— FOR LEASE

203 – 1912 Enterprise Way

Kelowna, BC

±1,851 SF Second-Floor Office

\$21.00 PSF
Asking Base Rent

Royal LePage Kelowna
Commercial
Modern Commercial
MILL CREEK CROSSING



EXISTING CONDITION

— THE OPPORTUNITY

Flexible office space in central Kelowna

A bright ±1,851 SF second-floor office opportunity offering substantial natural light, reserved parking and flexibility for qualified tenants to shape a layout around their operations.

SIZE	±1,851 SF Second Floor
PARKING	2 Reserved Stalls
ZONING	CA1 Core Area Mixed-Use
BASE RENT	\$21.00 PSF
ADDITIONAL RENT	Approx. \$9.84 PSF Triple Net

Existing condition photography

A closer look inside



— EXISTING FLOOR PLAN



±1,851 SF | EXISTING LAYOUT

— FLEXIBLE SPACE PLANNING

A strong baseline, ready to be reshaped

For qualified tenants, the Landlord is open to exploring modifications to the existing layout to better accommodate **specific operational requirements**, subject to Landlord approval and mutually acceptable lease terms.

Floor plan and dimensions are approximate and provided for marketing purposes only. Prospective tenants should independently verify all measurements and requirements.

— CONCEPTUAL TEST FIT

One space. Many possibilities.

Three illustrative test fits demonstrate just a few of the ways the space could be reimaged to suit different users and operational requirements.

A Executive Professional Suite

3 Private Offices · Boardroom · Reception & Waiting · Staff Café · Kitchenette · Closet



B Wellness & Allied Health Clinic

4 Treatment Rooms · Staff/Admin · Reception & Waiting · Staff Break Area · Kitchenette · Closet



C Collaborative / Creative Studio

10 Workstations · Conference Room · Focus Room · Phone Booth · Collaboration Lounge · Welcome & Reception · Kitchenette · Closet



CONCEPTUAL TEST FITS — FOR INSPIRATION AND ILLUSTRATIVE PURPOSES ONLY

Concepts shown represent examples only and are not intended to limit potential configurations. Final space planning and improvements are subject to Landlord approval, field verification, existing building conditions, applicable code requirements and mutually acceptable lease terms.



CONCEPTUAL RENDERING

Concept C · Collaborative / Creative Studio

203 – 1912 ENTERPRISE WAY | KELOWNA, BC



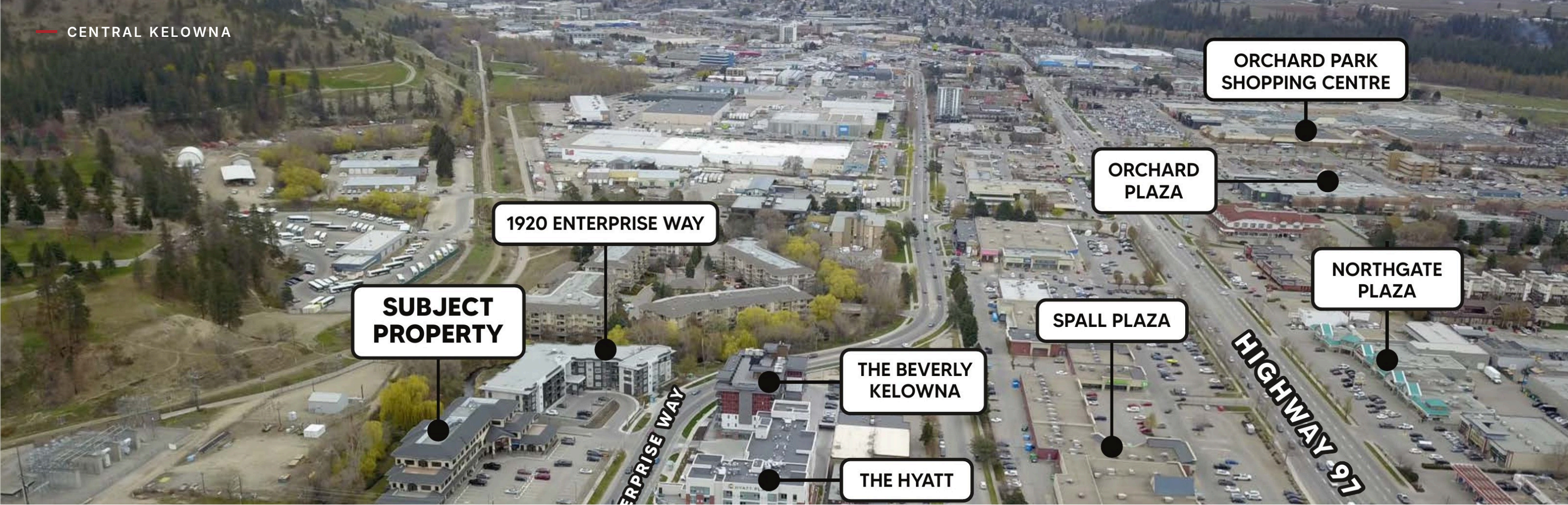
CONCEPT B

Wellness & Allied Health

Four treatment rooms across two rows make the most of the window wall, with reception, waiting and a combined staff/admin room along the entry side of the suite.

CONCEPTUAL RENDERINGS

For illustrative purposes only. Final configuration, finishes and improvements are subject to Landlord approval, existing building conditions and mutually acceptable lease terms.



FOR LEASE

203 – 1912 Enterprise Way

Enterprise Way + Spall Road · Kelowna, BC

LEASABLE AREA	BASE RENT	ADDITIONAL RENT	PARKING
±1,851 SF	\$21.00 PSF	Approx. \$9.84 PSF Triple Net	2 Reserved Stalls

Second Floor · CA1 Core Area Mixed-Use · Quick Access to Highway 97 · Near Orchard Park Shopping Centre

CONTACT

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Royal LePage Kelowna Commercial
Modern Commercial

Arrange a tour or request additional leasing information.

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