



## 2900 PANDOSY STREET

### CIVIC ADDRESS:

2900 Pandosy Street, Kelowna, BC

### ZONING:

C-4 Urban Center Commercial

### LOCATION:

The building is ideally located on Pandosy Street in South Kelowna in the heart of the Pandosy Village area. The Pandosy Village Area is the central business district for South Kelowna, the Okanagan Mission Area and the Upper Mission. The building is surrounded by streets on two sides and an open parking lot supporting the building which offers great exposure and excellent access.

### LAND SIZE:

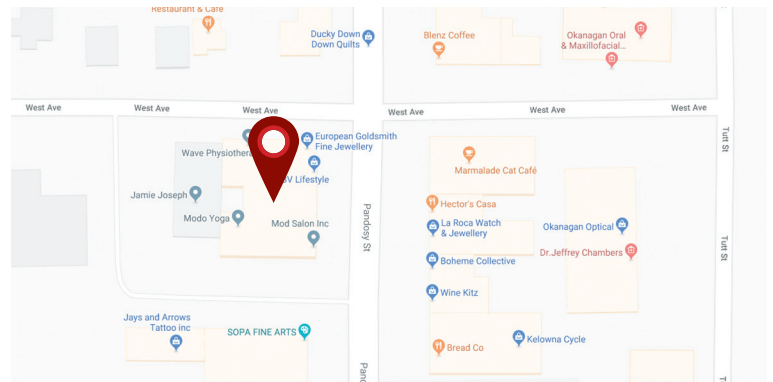
0.60 Acres (+/-), 26,169 (+/-) sq. ft.

### PARKING:

42 on-site parking stalls

### LISTING AGENT:

Worman Commercial  
Phone: (250) 762.0040  
Email: [info@worman.ca](mailto:info@worman.ca)



### PROPERTY HIGHLIGHTS:

- Premium high exposure location on the Corner of Pandosy St. and West Ave
- C-4 Zoning allowing virtually all retail, office and professional users
- Excellent access with designated parking
- Elevator access
- Project by Worman Commercial



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## RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	1,177	1,280	Leased
Unit 102	1,441	1,484	Leased
Unit 105	1,800	2,004	Leased
Unit 107	1,417	1,578	Leased
Unit 109	2,115	2,300	Leased
Unit 110	1,491	1,622	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 202	1,711	1,900	Leased
Unit 208	4,993	5,454	Leased
Unit 210	969	1,076	Leased
Unit 212	1,095	1,216	Leased
Unit 214	365	405	Leased

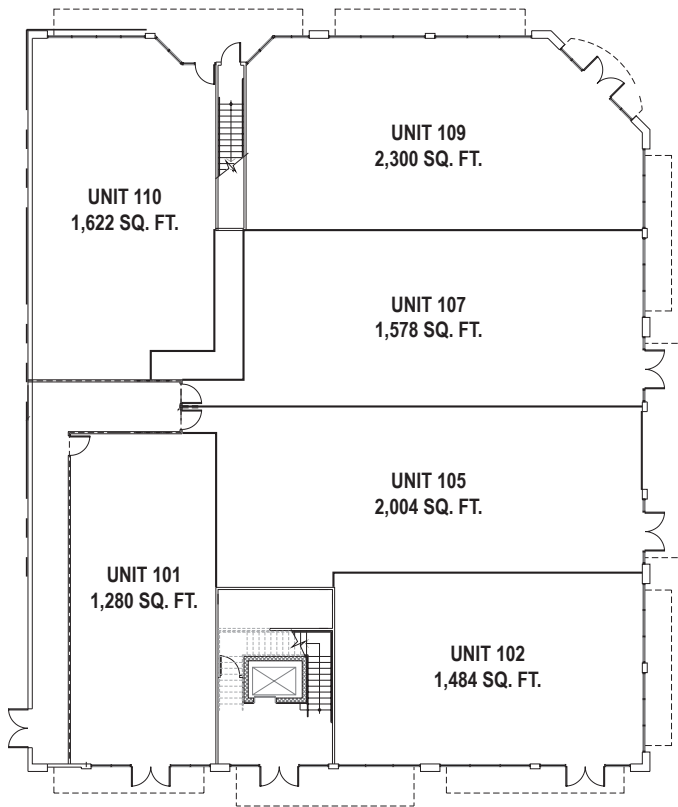
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



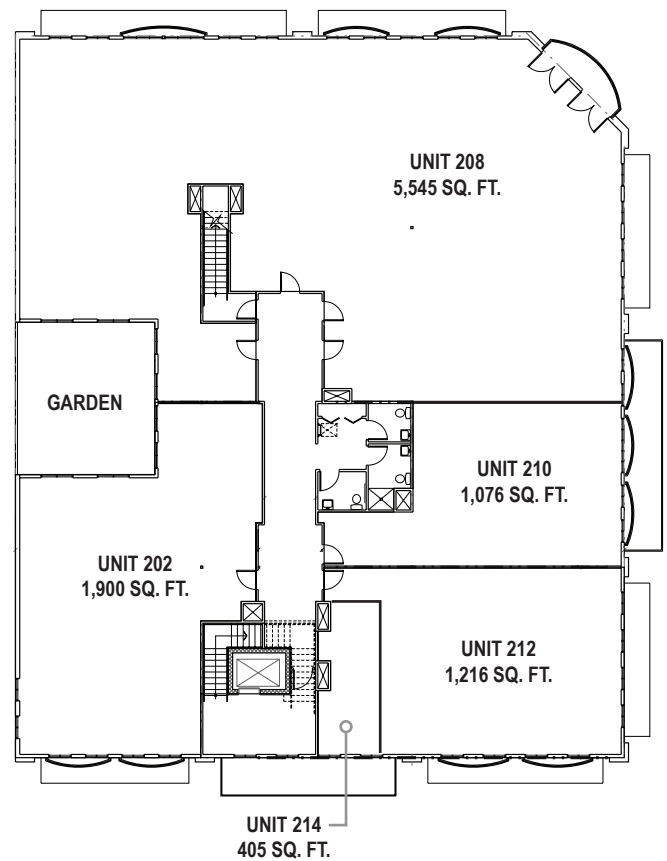
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## FLOOR PLANS

### MAIN FLOOR



### SECOND FLOOR







# 2900 PANDOSY STREET

## LOCATION

