# 2544/2540 ENTERPRISE WAY

**CIVIC ADDRESS:** 2540/2544 Enterprise Way, Kelowna

**ZONING:** C2 Vehicle Oriented Commercial

**LOCATION:** At this high profile location Worman brings the same keen eye to the architectural design as we do to our other projects. This means expanding and refacing the existing structure to increase its aesthetic appeal and a thoughtfully detailed new building. The new building features high bay, plus mezzanine, spaces and a full upper floor of office space.

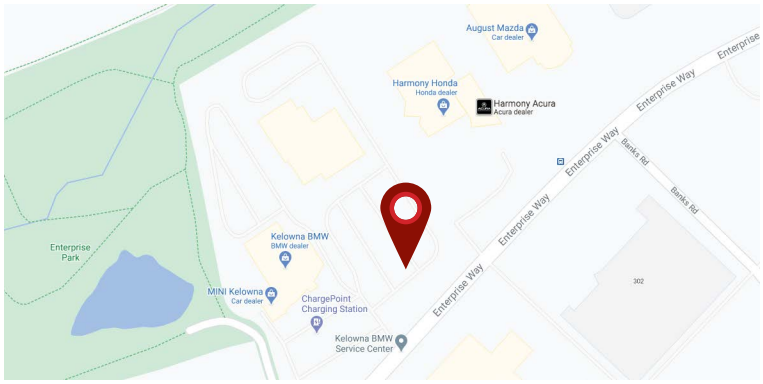
**LAND SIZE:** 2.99 Acres – 12,100 $m^2$

**PARKING:** 162 stalls, semi loading

**LISTING AGENT:**

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

Steve Laursen
Phone: (250) 808.801
Email: stevelaursen@royallepage.ca



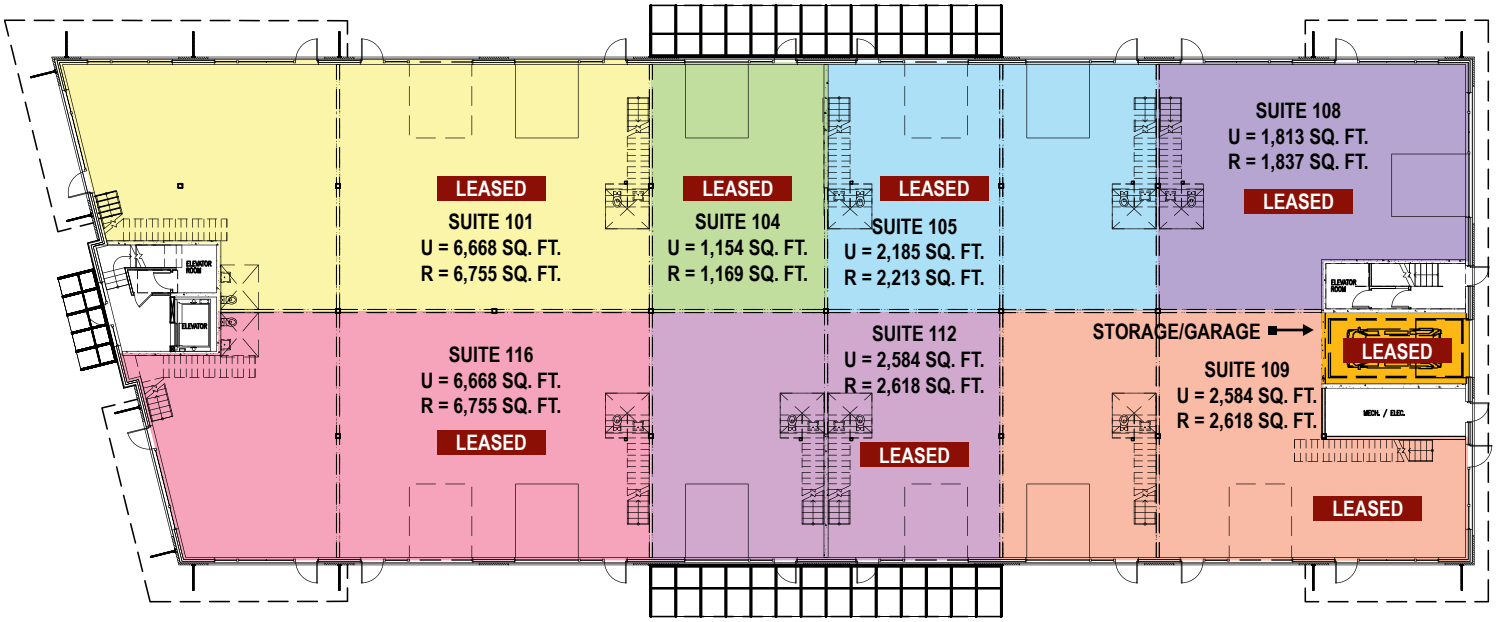

**PROPERTY HIGHLIGHTS:**

- *High exposure location*
- *C2 Zoning allowing diverse uses*
- *High ceilings with mezzanines*
- *Elevator to 3rd floor*
- *Abundance of on-site parking*
- *Outstanding architecture including new and remodel of existing*
- *Project by Worman Commercial*

# 2544 ENTERPRISE WAY

## MAIN FLOOR

| New Building | Usable Main | Usable Upper | Rentable Main | Rentable Upper | Total Rentable | Rent |
|---|---|---|---|---|---|---|
| Suite 101/116 | 6,668 | 3,864 | 6,755 | 3,914 | 10,669 | LEASED |
| Suite 104 | 1,154 | 650 | 1,169 | 658 | 1,827 | LEASED |
| Suite 105 | 2,185 | 1,154 | 2,213 | 1,169 | 3,382 | LEASED |
| Suite 108 | 1,813 | 1,141 | 1,837 | 1,156 | 2,993 | LEASED |
| Suite 109 | 2,584 | 1,845 | 2,618 | 1,869 | 4,487 | LEASED |
| Suite 112 | 2,264 | 1,309 | 2,294 | 1,326 | 3,620 | LEASED |
| Storage/Garage | 281 | - | 285 | - | 285 | LEASED |




**MAIN FLOOR**

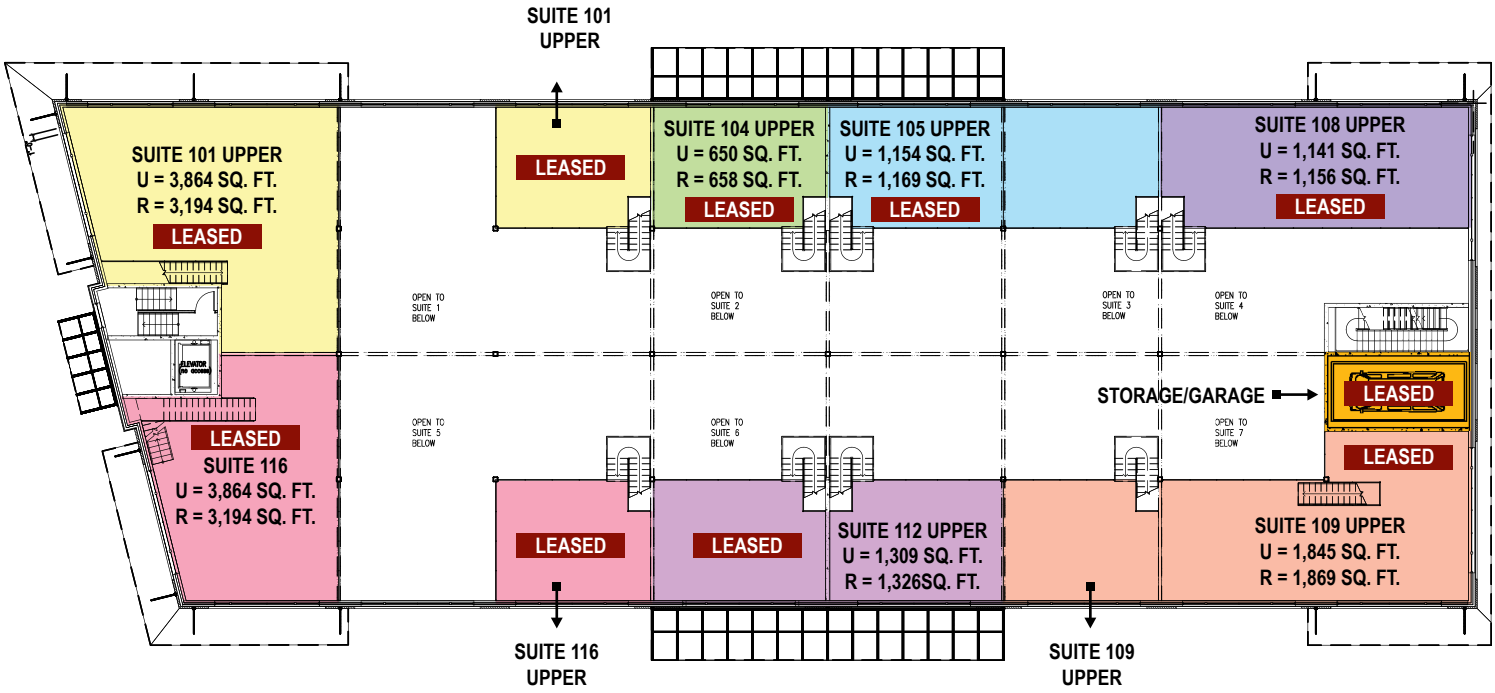
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

info@worman.ca | 250.762.0040

# 2544 ENTERPRISE WAY

## MEZZANINE LEVEL

| New Building | Usable Main | Usable Upper | Rentable Main | Rentable Upper | Total Rentable | Rent |
|---|---|---|---|---|---|---|
| Suite 101/116 | 6,668 | 3,864 | 6,755 | 3,914 | 10,669 | LEASED |
| Suite 104 | 1,154 | 650 | 1,169 | 658 | 1,827 | LEASED |
| Suite 105 | 2,185 | 1,154 | 2,213 | 1,169 | 3,382 | LEASED |
| Suite 108 | 1,813 | 1,141 | 1,837 | 1,156 | 2,993 | LEASED |
| Suite 109 | 2,584 | 1,845 | 2,618 | 1,869 | 4,487 | LEASED |
| Suite 112 | 2,264 | 1,309 | 2,294 | 1,326 | 3,620 | LEASED |
| Storage/Garage | 281 | - | 285 | - | 285 | LEASED |




## MEZZANINE LEVEL

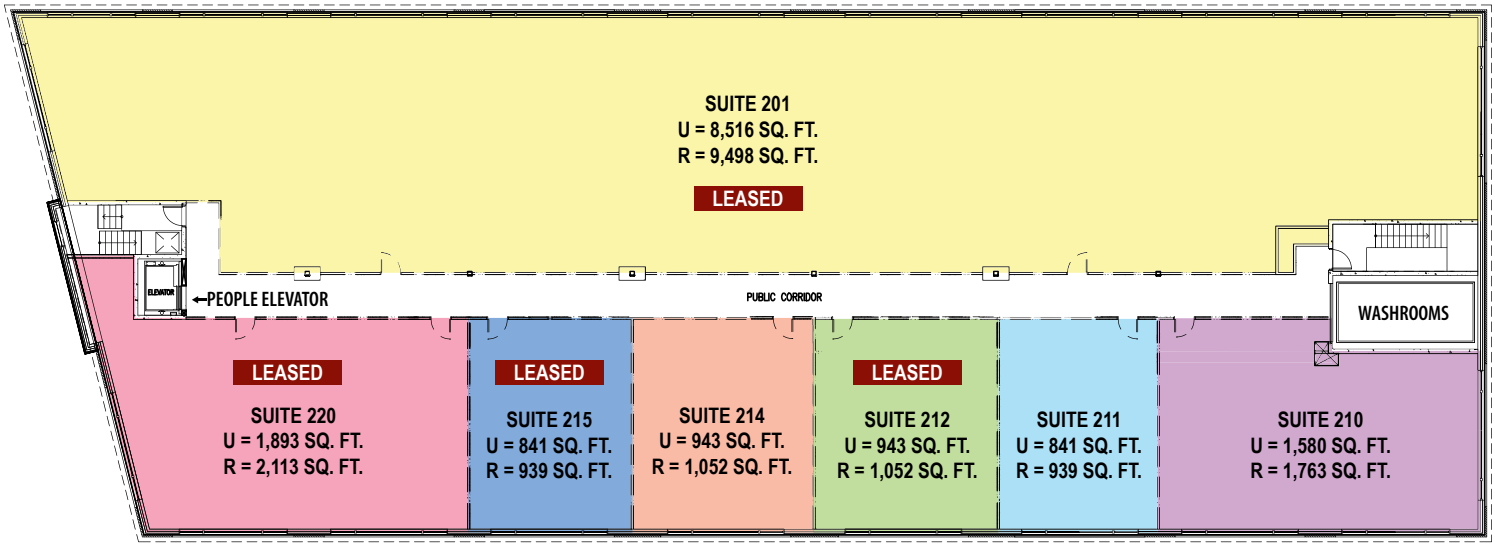
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

info@worman.ca | 250.762.0040

# 2544 ENTERPRISE WAY

## SECOND FLOOR

| New Building | Usable Area | Rentable Area | Rent |
|---|---|---|---|
| Suite 201 | 8,516 | 9,498 | LEASED |
| Suite 210 | 1,580 | 1,763 | $22 |
| Suite 211 | 841 | 939 | $20 |
| Suite 212 | 943 | 1,052 | LEASED |
| Suite 214 | 943 | 1,052 | $20 |
| Suite 215 | 841 | 939 | LEASED |
| Suite 220 | 1,893 | 2,113 | LEASED |




## SECOND FLOOR

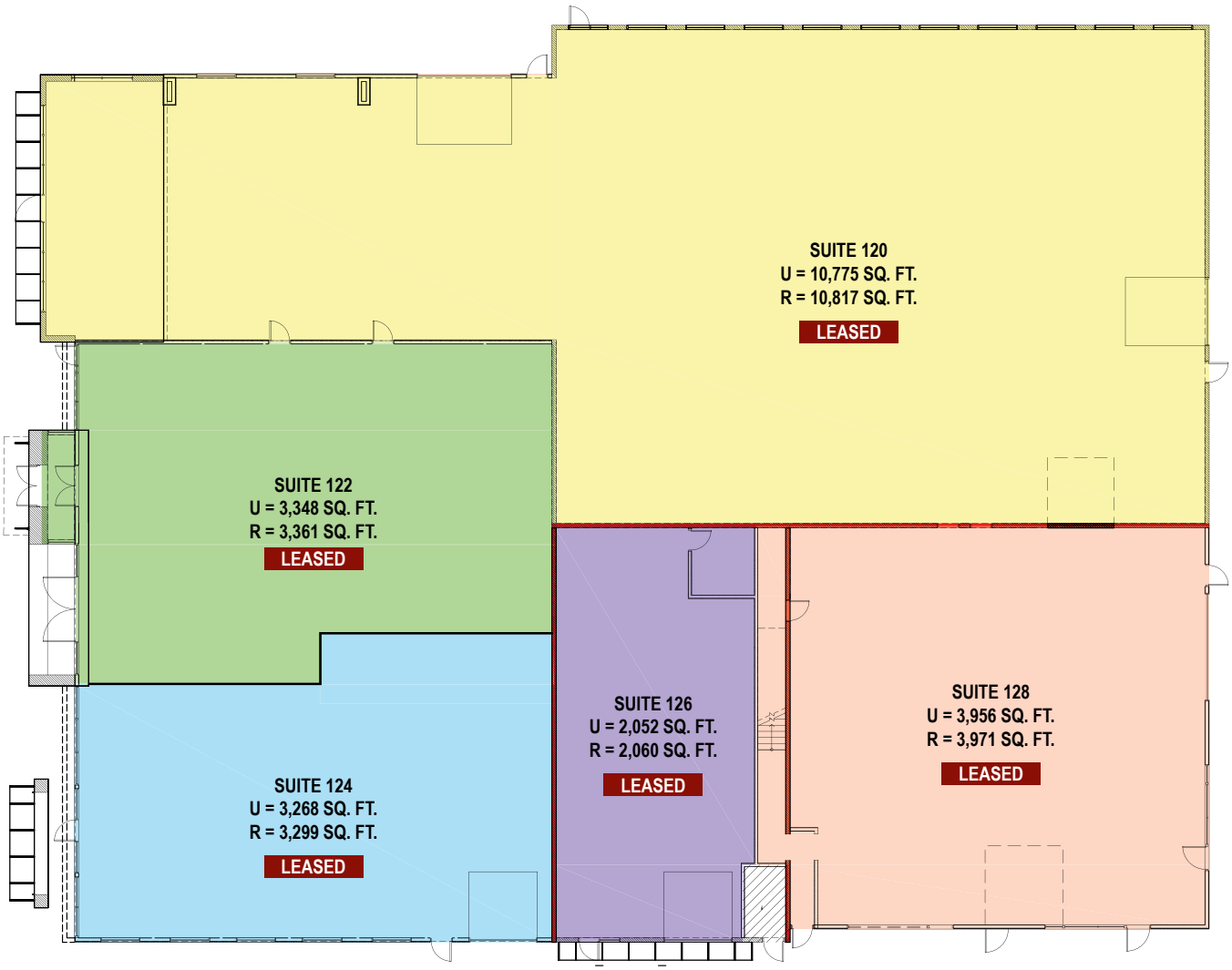
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

info@worman.ca | 250.762.0040

# 2540 ENTERPRISE WAY

## MAIN FLOOR

| New Building | Usable Main | Usable Upper | Rentable Main | Rentable Upper | Total Rentable | Rent |
|---|---|---|---|---|---|---|
| Suite 120 | 10,775 | | 10,817 | | 10,817 | LEASED |
| Suite 122 | 3,348 | | 3,361 | | 3,361 | LEASED |
| Suite 124 | 3,268 | | 3,299 | | 3,299 | LEASED |
| Suite 126 | 2,052 | | 2,060 | | 2,060 | LEASED |
| Suite 128 | 3,956 | 2,287 | 3,971 | 2,296 | 6,267 | LEASED |



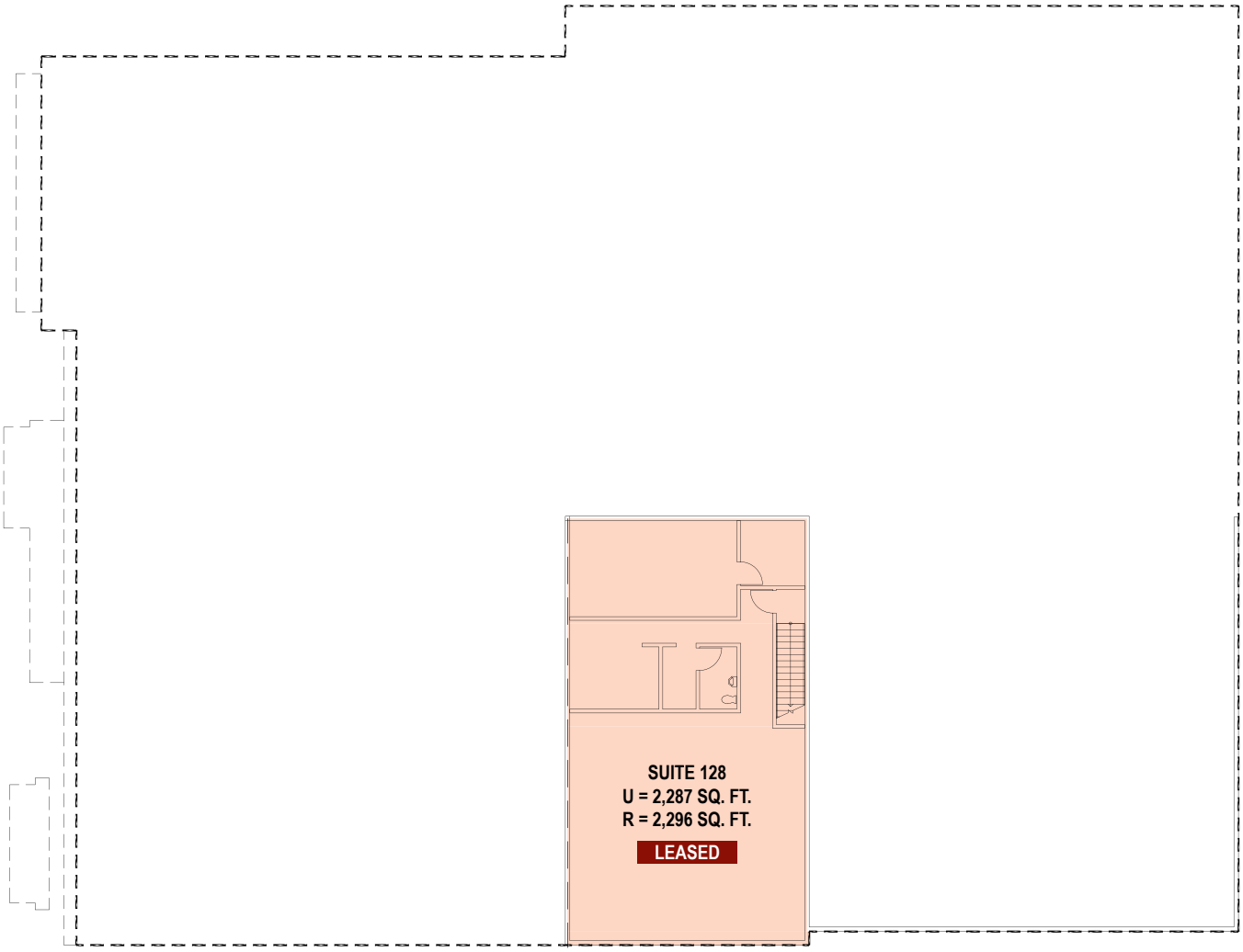

**MAIN FLOOR**

**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.

info@worman.ca | 250.762.0040

# 2540 ENTERPRISE WAY

## SECOND FLOOR




## SECOND FLOOR

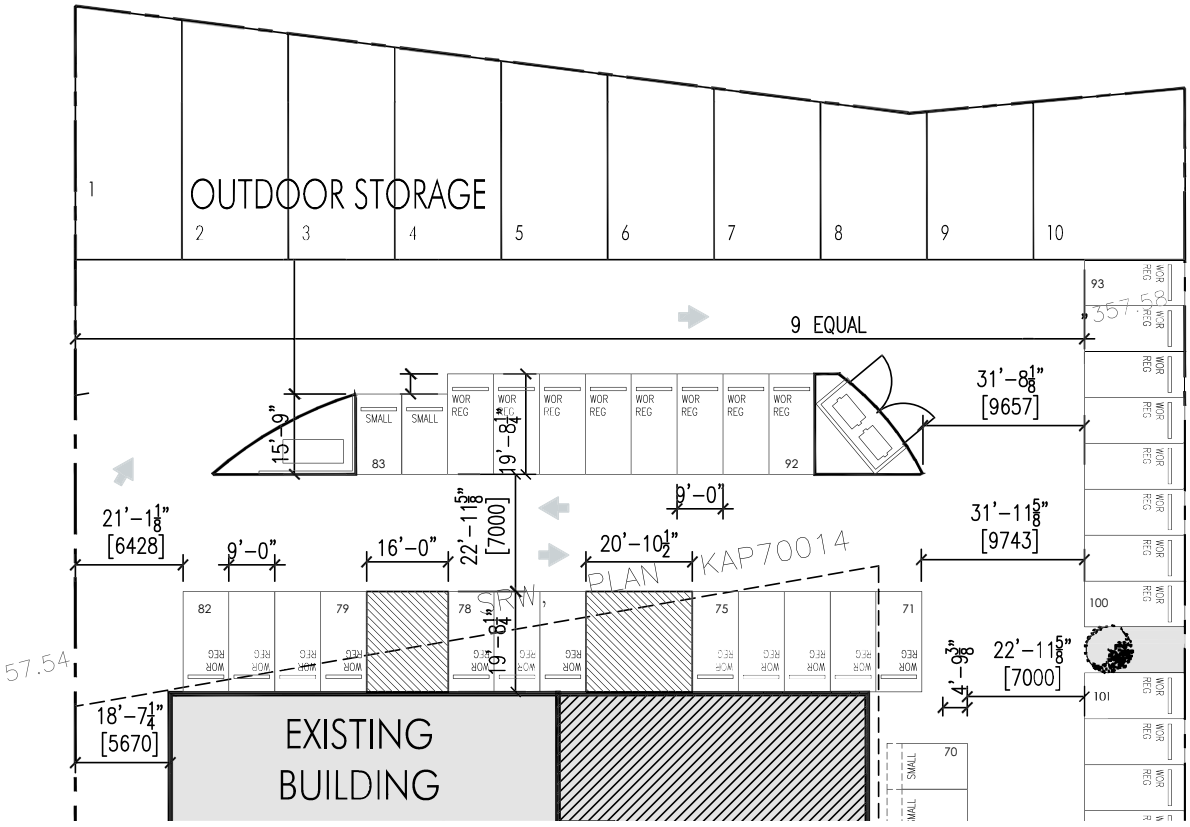
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

info@worman.ca | 250.762.0040

# 2540/2544 ENTERPRISE WAY

## OUTDOOR STORAGE

| Space | Area | Monthly Rent |
|---|---|---|
| Unit 1 | 1,010 | LEASED |
| Unit 2 | 954 | LEASED |
| Unit 3 | 898 | LEASED |
| Unit 4 | 842 | LEASED |
| Unit 5 | 786 | LEASED |
| Unit 6 | 760 | LEASED |
| Unit 7 | 673 | LEASED |
| Unit 8 | 619 | LEASED |
| Unit 9 | 626 | LEASED |
| Unit 10 | 859 | LEASED |

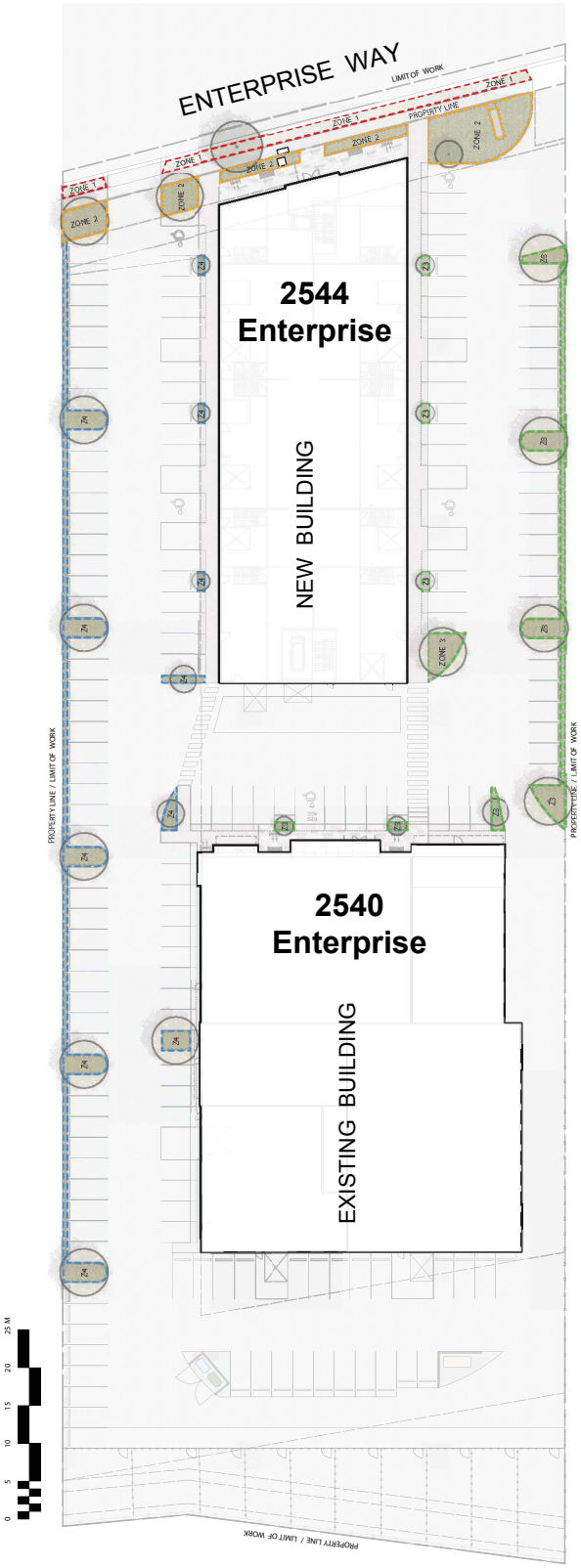



**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.

info@worman.ca | 250.762.0040

# 2540/2544 ENTERPRISE WAY

## SITE PLAN




info@worman.ca | 250.762.0040