



275 LAWRENCE AVENUE

CIVIC ADDRESS:

275 Lawrence Avenue, Kelowna, BC

ZONING:

UC-1 Central Business District

LOCATION:

Located downtown virtually at the corner of Lawrence Ave and Water Street, and, directly adjacent to the Historic Downtown Kelowna Fire Hall. The location offers great visibility and an abundance of parking with the Chapman Parkade located directly across Water Street.

LAND SIZE:

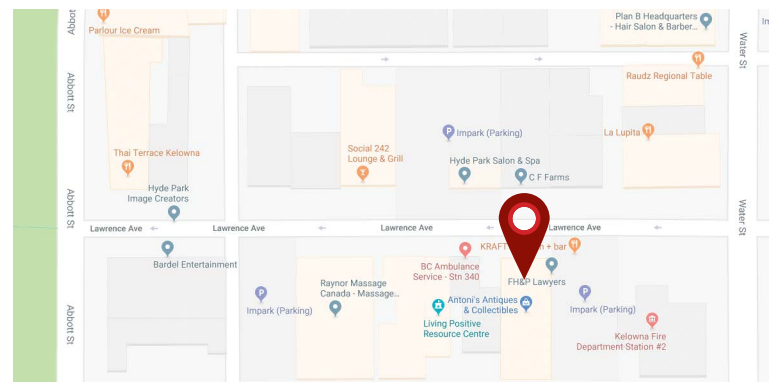
10,471 (+/-) sq. ft.

PARKING:

14 on-site parking stalls

LISTING AGENT:

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



PROPERTY HIGHLIGHTS:

- High exposure location in Kelowna's downtown area
- UC-1 Zoning allowing retail, office and professional users
- Abundance of glass on all elevations
- Outstanding architecture
- Elevator access
- Excellent parking with parkade adjacent to Water Street
- Built by Worman Commercial



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Lawrence 281	2,100	2,153	Leased
Lawrence 271	869	891	Leased
Lawrence 265	1,704	1,747	Leased

Main Building address for all upper floors is 275 Lawrence Avenue

**Available Jan. 1, 2024*

Second Floor	Usable Area	Rentable Area	Rent
Unit 202	963	1,105	Leased
Unit 203	836	959	Leased
Unit 204	1,910	2,192	Leased

Third Floor	Usable Area	Rentable Area	Rent
Unit 300	4,224	4,330	\$27*

Third Floor - Alternate Layout	Usable Area	Rentable Area	Rent
Unit 302	1,799	2,064	\$28*
Unit 301	917	1,052	\$29*
Unit 304	993	1,140	\$29*

Fourth Floor	Usable Area	Rentable Area	Rent
Unit 400	3,281	3,364	Leased

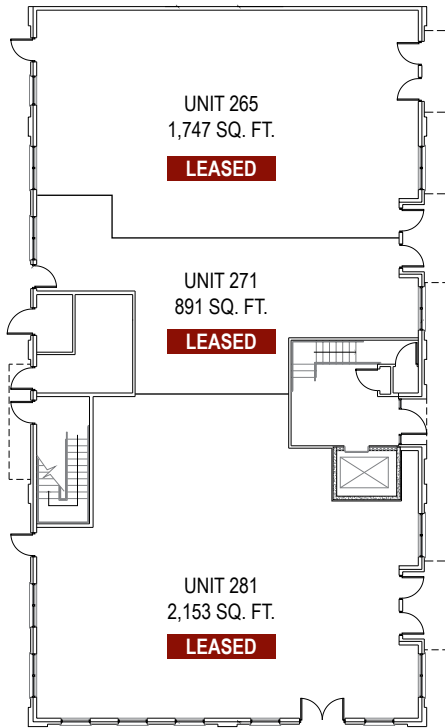
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



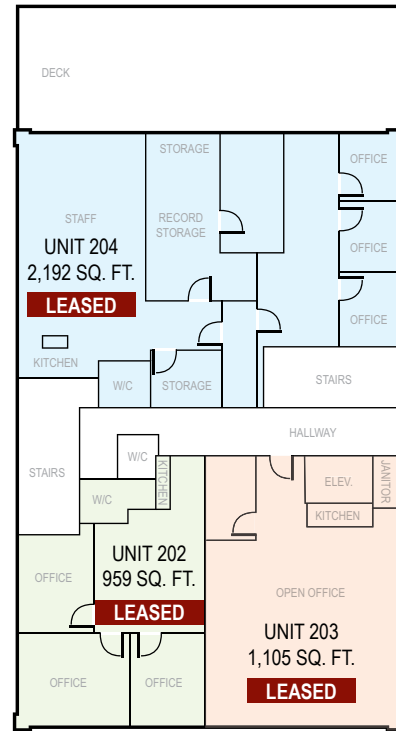
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FLOOR PLANS

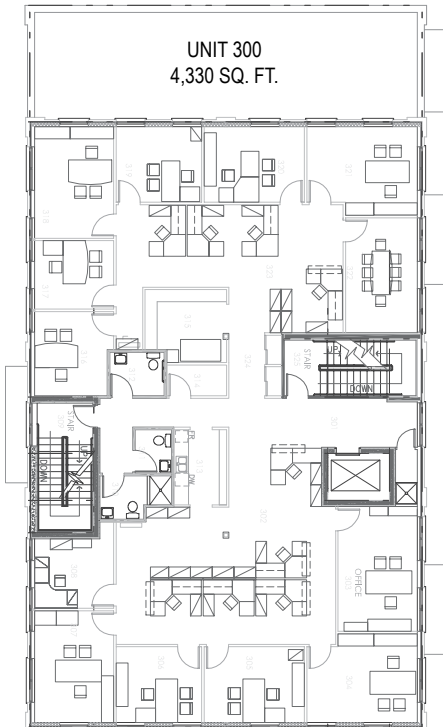
MAIN FLOOR



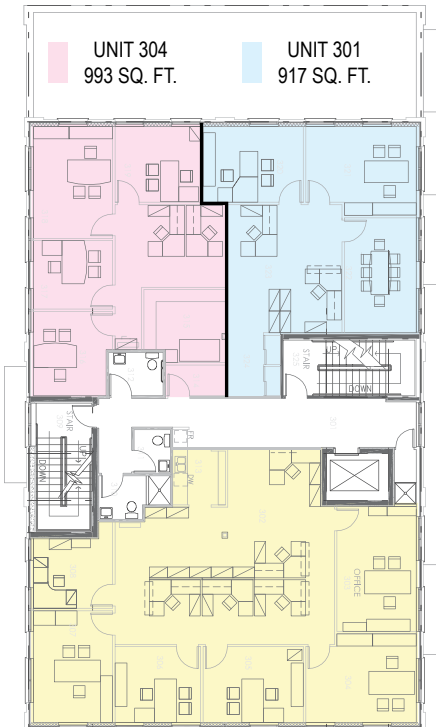
SECOND FLOOR



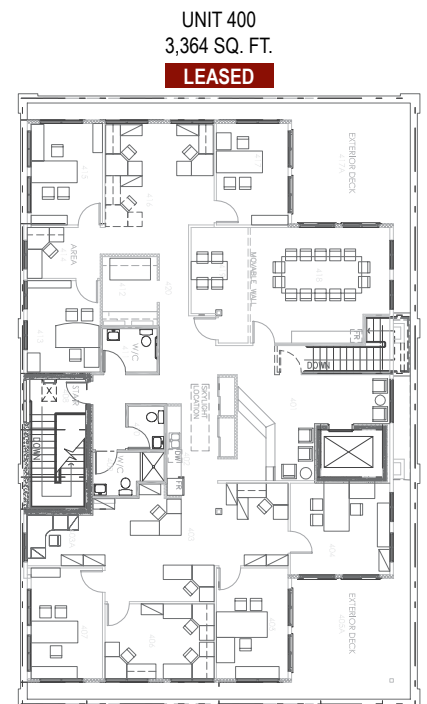
THIRD FLOOR



THIRD FLOOR - ALTERNATE



FOURTH FLOOR





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LOCATION

