590 KLO ROAD

CIVIC ADDRESS:
590 KLO Road, Kelowna, BC

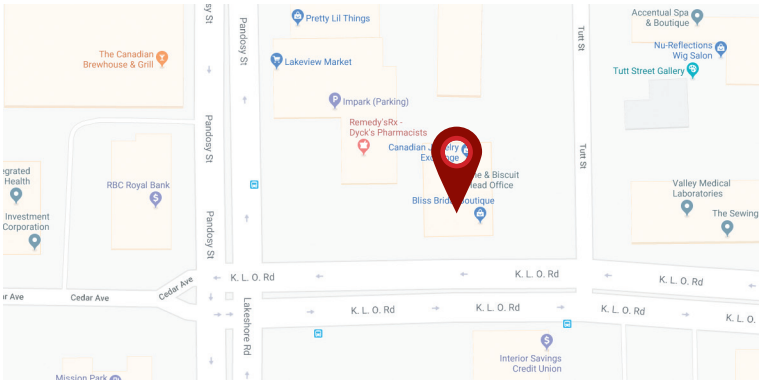
ZONING:
C-4 Urban Center Commercial

LOCATION:
The building is located in the heart of South Pandosy Village, the central business district for South Kelowna and the Upper and Lower Okanagan Mission. The building is surrounded by streets on 3 sides and a lane on the other and offers great exposure and excellent access from all sides.

LAND SIZE:
0.45 Acres (+/-), 19,375 (+/-) sq. ft.

PARKING:
36 on-site designated parking stalls

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



PROPERTY HIGHLIGHTS:

- *C-4 Zoning allowing virtually all retail, office and professional users*
- *Main Floor units complete with mezzanine areas available from 1,554 sq. ft. (including mezzanine)*
- *3rd and 4th floor spaces complete with exterior terraces*
- *Windows on all elevations and sides on the building offer fantastic views of Kelowna*
- *High exposure corner location on KLO Road and Tutt Street in the beautiful South Pandosy Area*
- *36 on-site designated parking stalls with excellent access*
- *Great access from KLO Rd. as well as Tutt Street and lane access*
- *Elevator access*
- *Project by Worman Commercial*

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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	1,064	1,148	Leased
Unit 107	2,972	3,207	Leased
Unit 109	1,380	1,489	Leased
Unit 111	2,395	2,584	Leased

Second Floor	Usable Area	Rentable Area	Rent
Unit 201	357	385	Leased
Unit 207	927	1,000	Leased
Unit 209	593	640	Leased
Unit 211	611	659	Leased

Third Floor	Usable Area	Rentable Area	Rent
Unit 302	2,675	2,960	Leased
Unit 303	1,085	1,201	Leased
Unit 304	2,653	2,916	Leased

Fourth Floor	Usable Area	Rentable Area	Rent
Unit 401	1,288	1,453	Leased
Unit 402	472	532	Leased
Unit 403	696	785	Leased
Unit 404	578	652	Leased
Unit 405	1,379	1,555	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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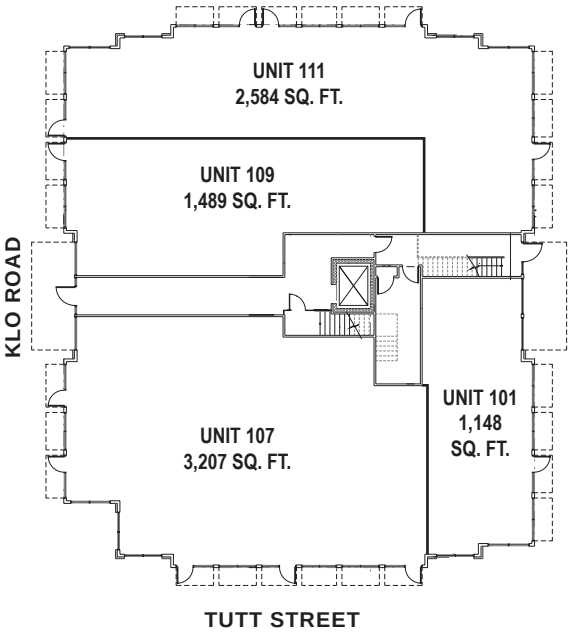
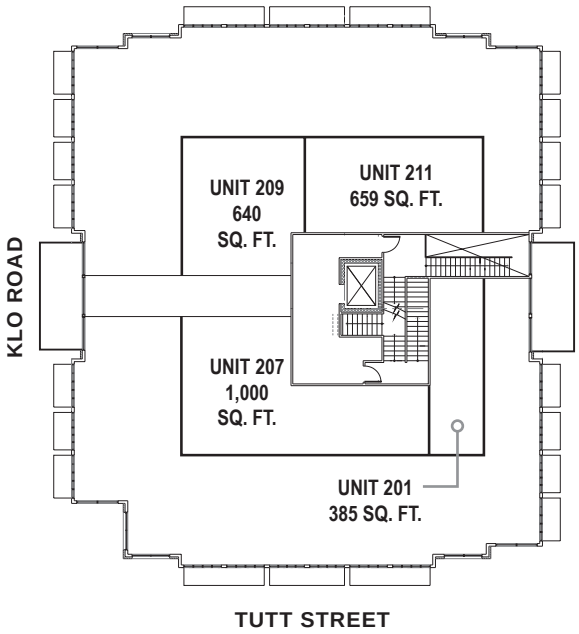
FLOOR PLANS

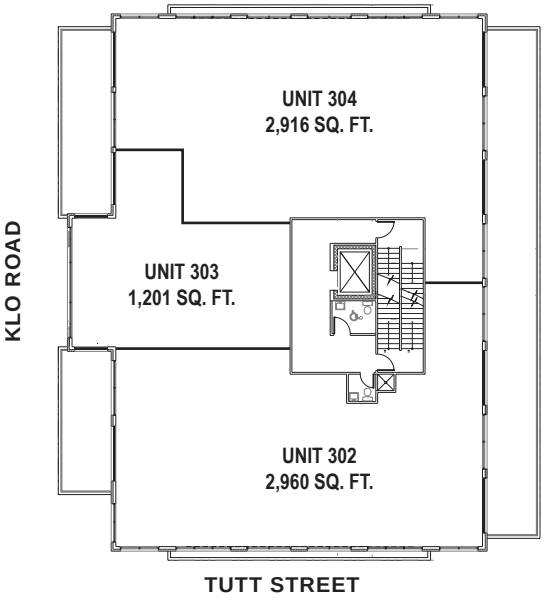
MAIN FLOOR



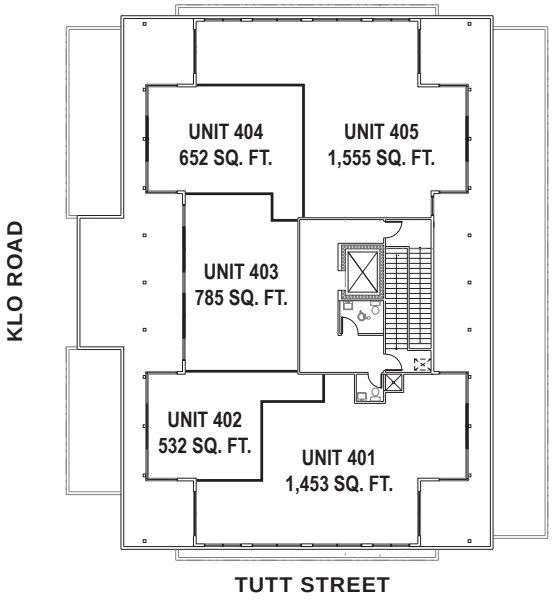
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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LOCATION

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