



## 3110 LAKESHORE ROAD

**CIVIC ADDRESS:**

3110 Lakeshore Drive, Kelowna, BC

**ZONING:**

UC-5 Central Business District

**LOCATION:**

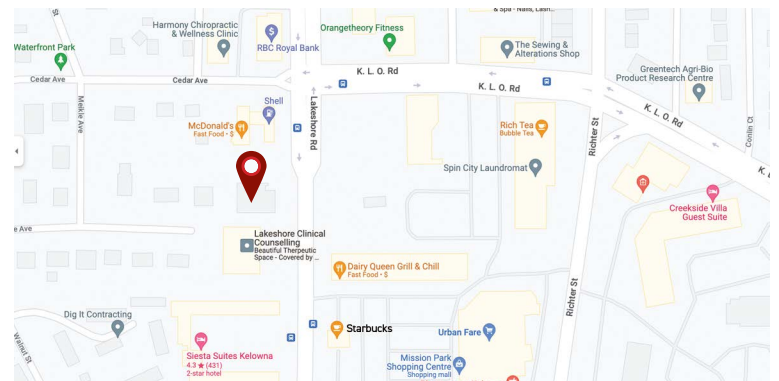
Located in the center of Pandosy Village, the location offers great visibility right on Lakeshore Road ensuring thousands of people passing by each day.

**PARKING:**

40 on-site parking stalls

**LISTING AGENT:**

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



**PROPERTY HIGHLIGHTS:**

- *High exposure location in South Pandosy Neighbourhood*
- *UC-5 Zoning allowing retail, office and professional users*
- *Excellent on-site parking*
- *Built by Worman Commercial*



# 3110 LAKESHORE ROAD

## RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	1,082	1,140	LEASED
Unit 103	1,094	1,152	LEASED
Unit 105	1,331	1,402	LEASED
Unit 107	2,582	2,720	LEASED

Second Floor	Usable Area	Rentable Area	Rent
Second Floor	1,198	1,212	\$25

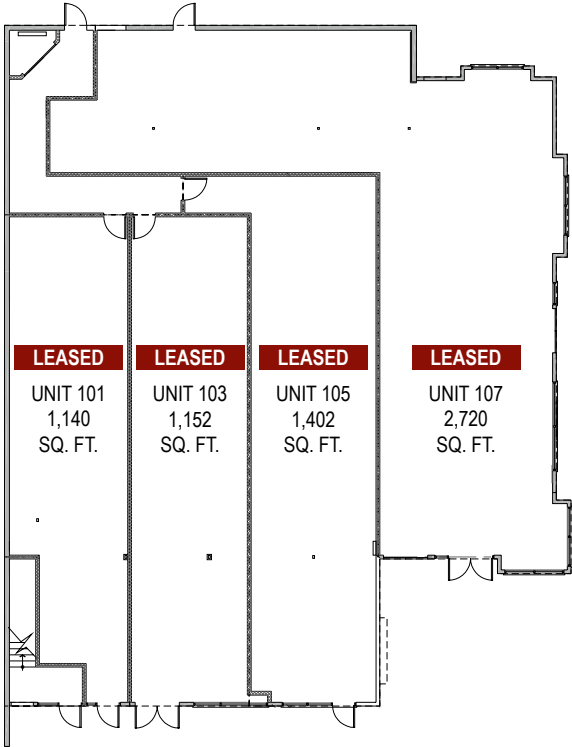
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



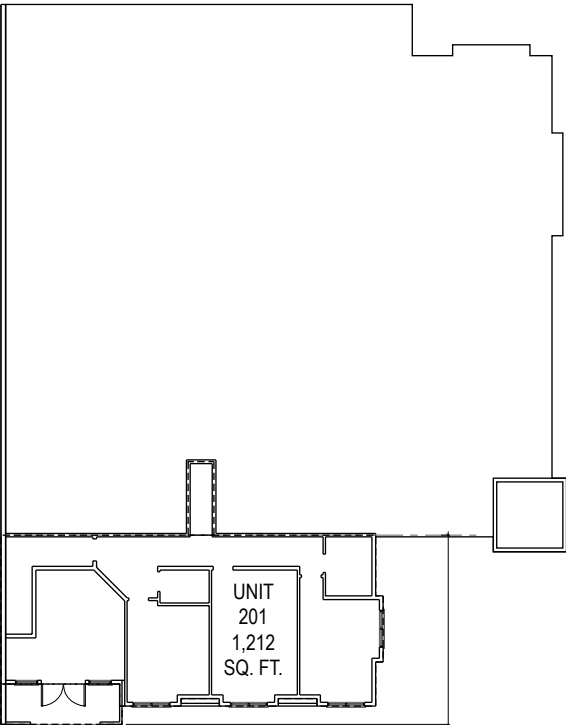
# 3110 LAKESHORE ROAD

## FLOOR PLANS

### MAIN FLOOR



### SECOND FLOOR





# 3110 LAKESHORE ROAD

## LOCATION

