



# ELEVATED COMMERCIAL FLEX SPACE FOR LEASE

2.99 ACRES WITH 227' OF FRONTAGE ON ENTERPRISE WAY  
2540 & 2544 ENTERPRISE WAY, KELOWNA BC

PROJECT BY:



WORMAN

STEVE LAURSEN  
PERSONAL REAL ESTATE CORPORATION  
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

ROYAL LEPAGE KELOWNA  
COMMERCIAL



# THE OPPORTUNITY

## Stunning Industrial-Style Office Suites in High-Traffic Location.

2540 Enterprise Way, a brand-new development by Worman Commercial with available office suites from 939 square feet. Each office includes large windows with views of the Okanagan valley allowing for plenty of natural light in a space with 14' ceilings.

2540 Enterprise Way is home to a variety of business' including the new Iron Nation gym and is situated in the retail centre of the Okanagan which will allow for plenty of nearby amenities for your business' and employee needs.



WORMAN

**TIMELESS DESIGN. MODERN INNOVATION.**  
**WORMAN DEVELOPMENT.**

Unless a building has a story to tell, it's not worth building. Since 1992, we have been working tirelessly to set a new standard for modern construction with enduring features that you won't usually find in similar buildings. Everything we do is designed to enhance our community, our neighborhoods, and provide a meaningful experience for those who spend time in our buildings. Worman buildings have a distinct character that is readily recognized and admired. From the overall concept to the finest detail, we approach all of our projects with the same level of purpose and drive for perfection.

ILLUSTRATION BY THE ARTS ALLIANCE

# PROPERTY DETAILS



## THE OPPORTUNITY

17 commercial units available



## MUNICIPAL ADDRESS

Building 1: 2544 Enterprise Way  
Building 2: 2540 Enterprise Way  
Kelowna BC



## SITE SIZE

2.99 Acres



## BUILDING SIZE

Building 1: 44,231 SF (Leaseable)  
Building 2: 24,905 SF



## ZONING

C2



## PARKING

162 Stalls, Semi Loading



## POSSESSION

Building 1: Available Immediately  
Building 2: Fully Leased



# BUILDING 1 FEATURES

## CEILING HEIGHTS

Ground Floor - 25' (13' under mezzanine)

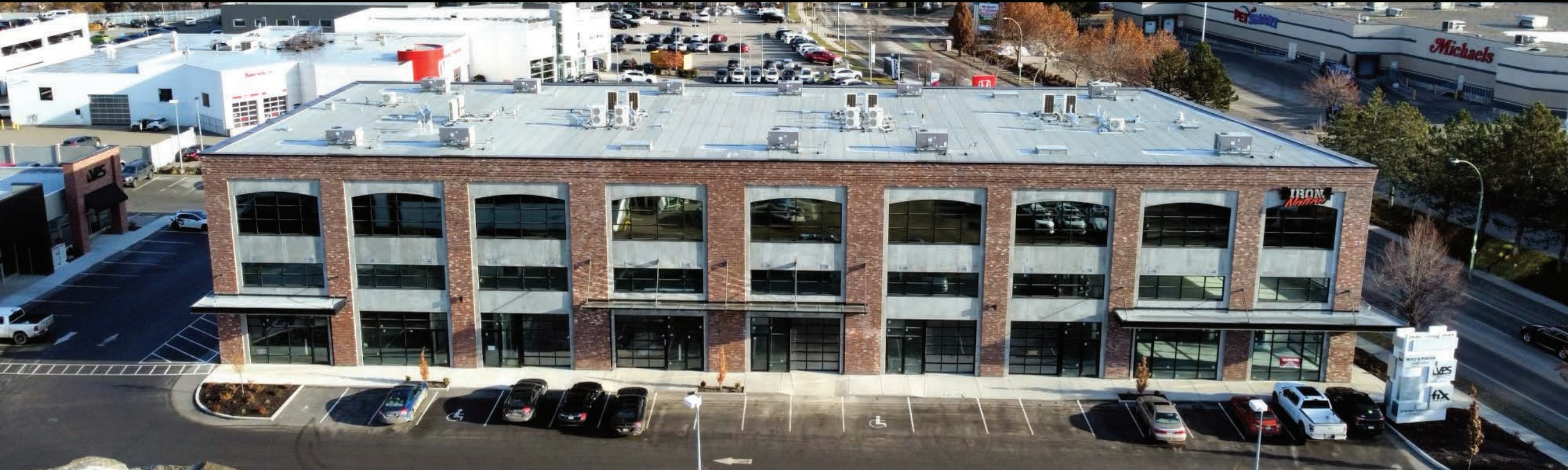
Second Floor - 8' 11"

Third Floor - 15' 6"

## PARKING

2.5 Stalls per 1000 SF

- Abundance of glazing for ample natural light
- Excellent Signage
- Front lobby and customer elevator providing access to third floor
- 277' of frontage along Enterprise Way





# TURNING IDEAS..INTO REALITY





# BUILDING 1 SITE PLAN

## MAIN FLOOR & MEZZANINE

UNIT	LEASEABLE AREA			LEASE RATE
	Main Floor	Mezzanine	Total	
101/116	6,775 SF	3,914 SF	10,669 SF	LEASED
104	1,169 SF	658 SF	1,827 SF	LEASED
105	2,213 SF	1,169 SF	3,382 SF	LEASED
108	1,837 SF	1,156 SF	2,993 SF	LEASED
109	2,618 SF	1,869 SF	4,487 SF	LEASED
112	2,294 SF	1,326 SF	3,620 SF	LEASED
STORAGE/ GARAGE			285 SF	LEASED

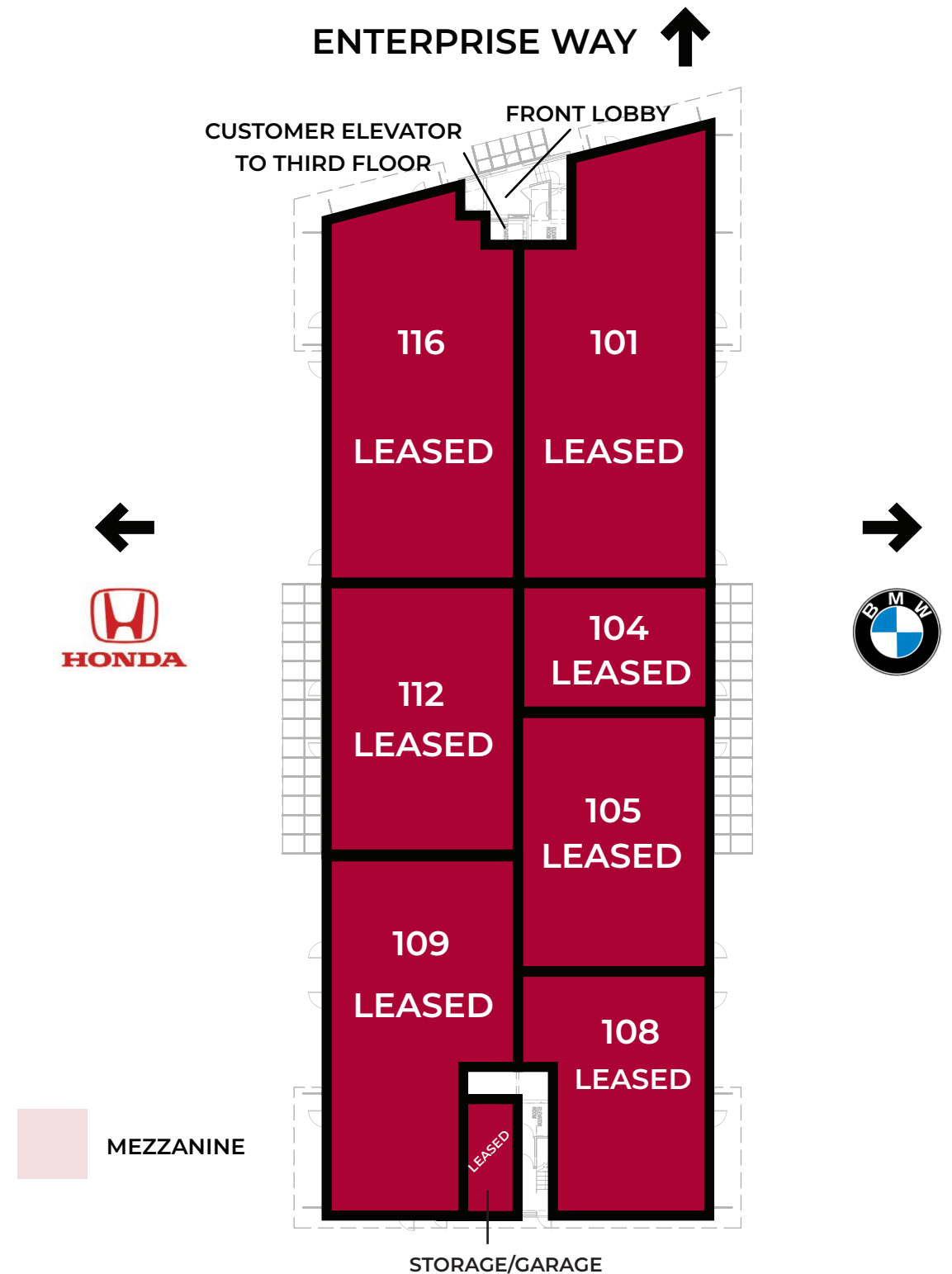
### LOAD CAPACITY:

Ground floor slab = 500 psf  
Mezzanine floor = 100 psf

Mezzanines can be enclosed if desired.

Suites are combinable for more square footage

Updated July 5, 2023



# BUILDING 1 SITE PLAN

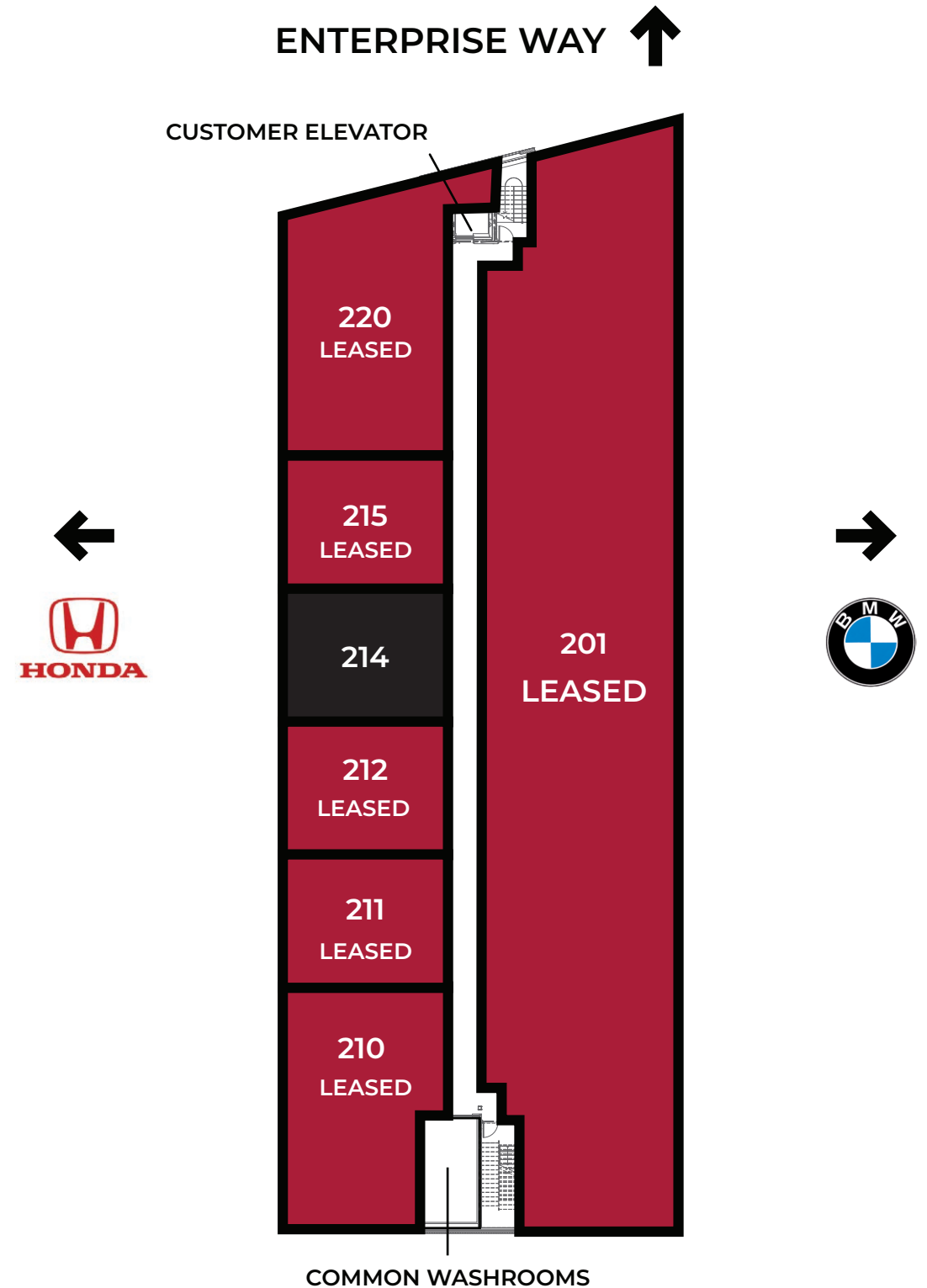
## THIRD FLOOR

UNIT	LEASEABLE AREA	LEASE RATE
201	9,395 SF	LEASED
210	1,763 SF	LEASED
211	939 SF	LEASED
212	1,052 SF	LEASED
214	1,052 SF	\$20
215	939 SF	LEASED
220	2,113 SF	LEASED

LOAD CAPACITY: 3rd floor = 100 psf

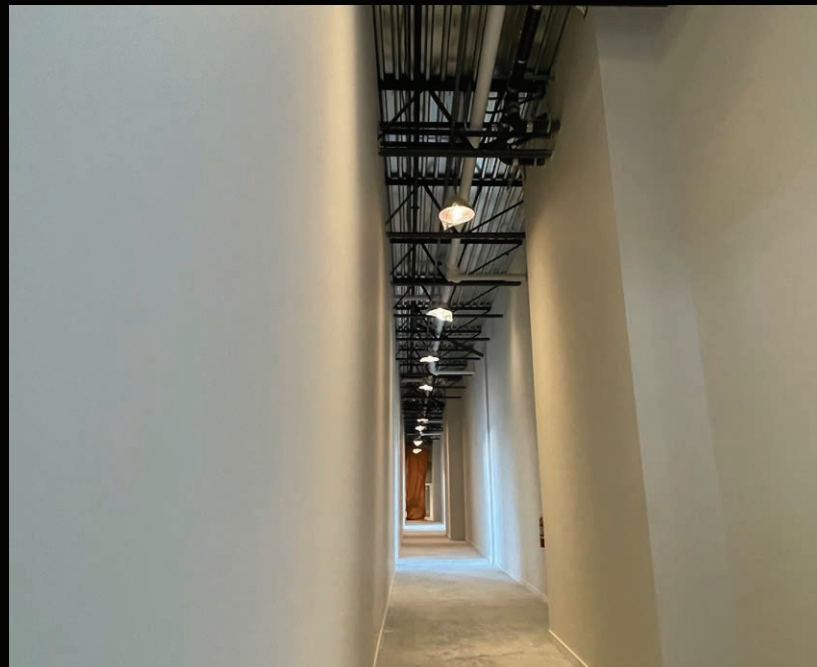
Customer elevator to 3rd floor located at front of the building

Access to third floor common washrooms





# BUILDING 1





# BUILDING 1

THIRD FLOOR

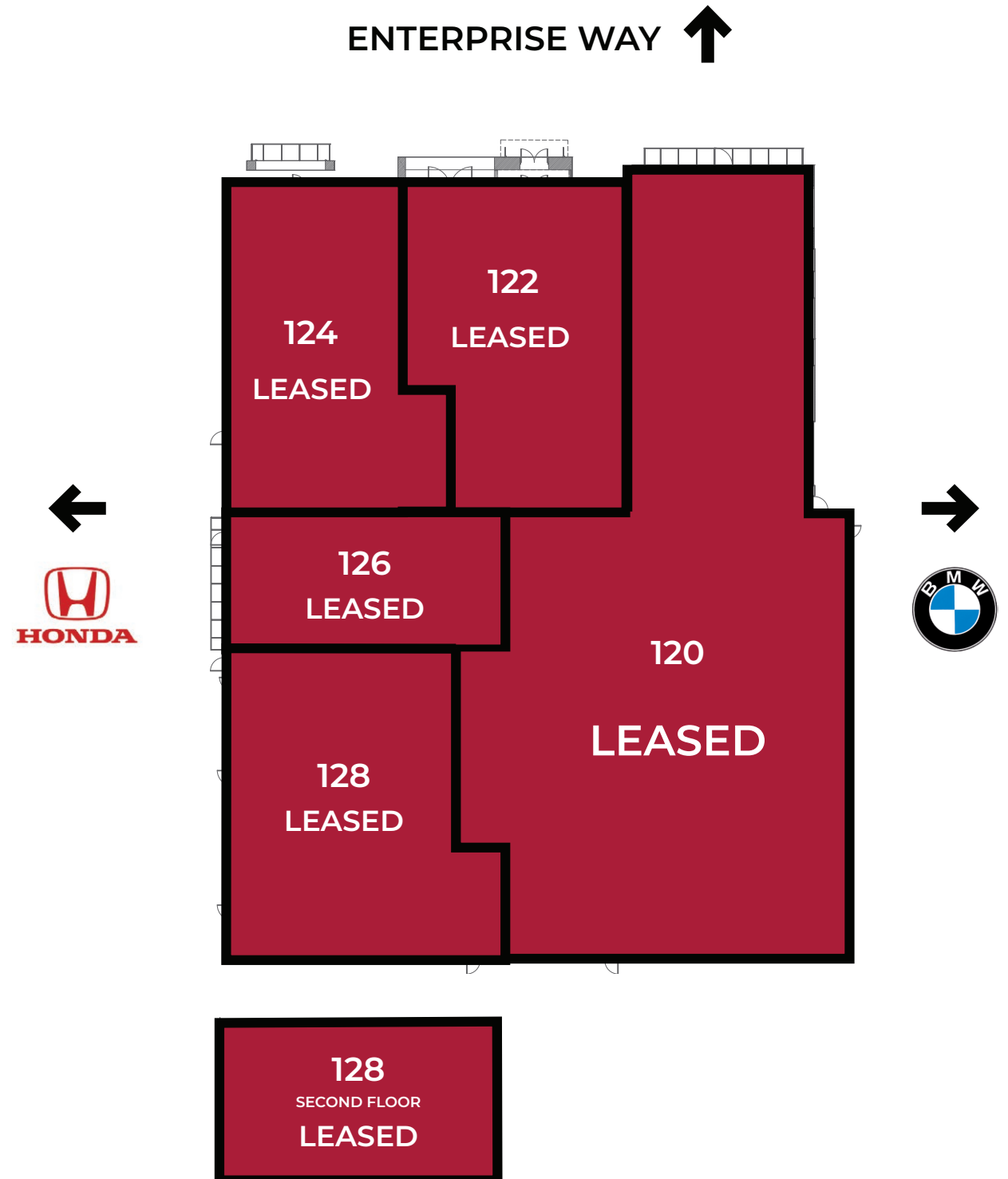




# BUILDING 2 SITE PLAN

UNIT	LEASEABLE AREA	LEASE RATE
120	10,671 SF	LEASED
122	3,485 SF	LEASED
124	3,176 SF	LEASED
126	1,898 SF	LEASED
128	3,954 SF - 1st Floor 2,232 SF - 2nd Floor 6,186 SF Total	LEASED

\*Suites are combinable for more square footage



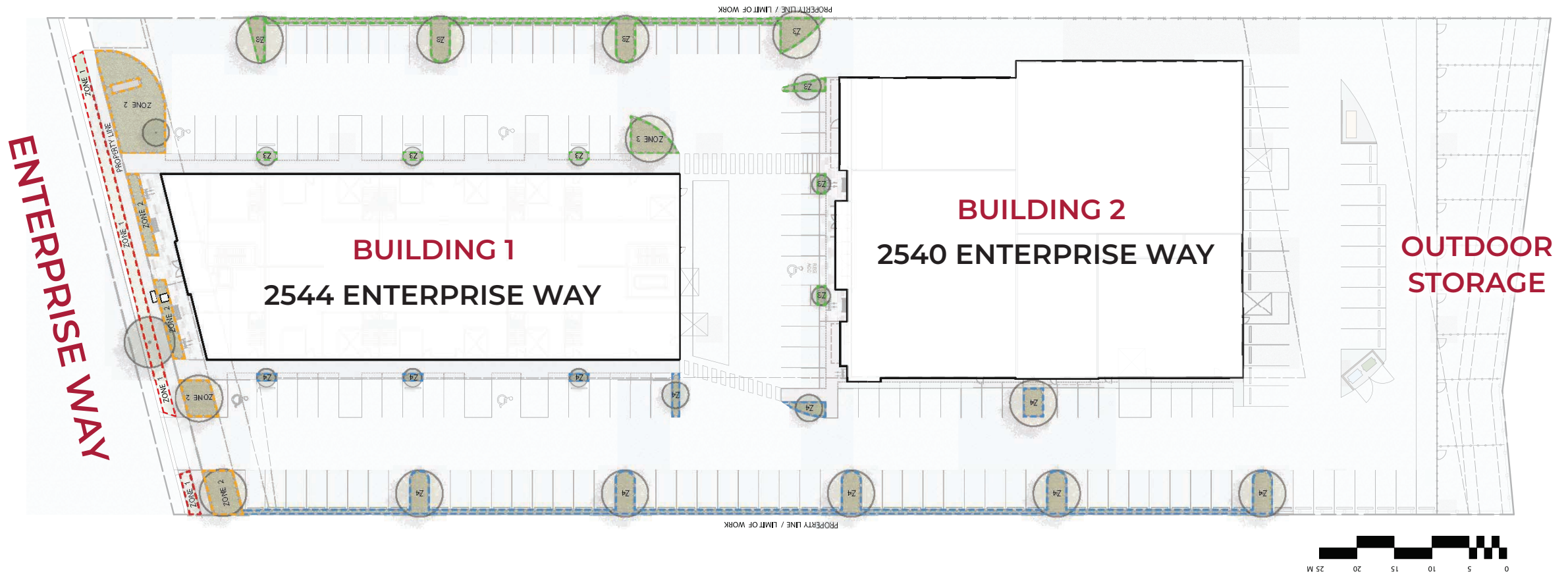






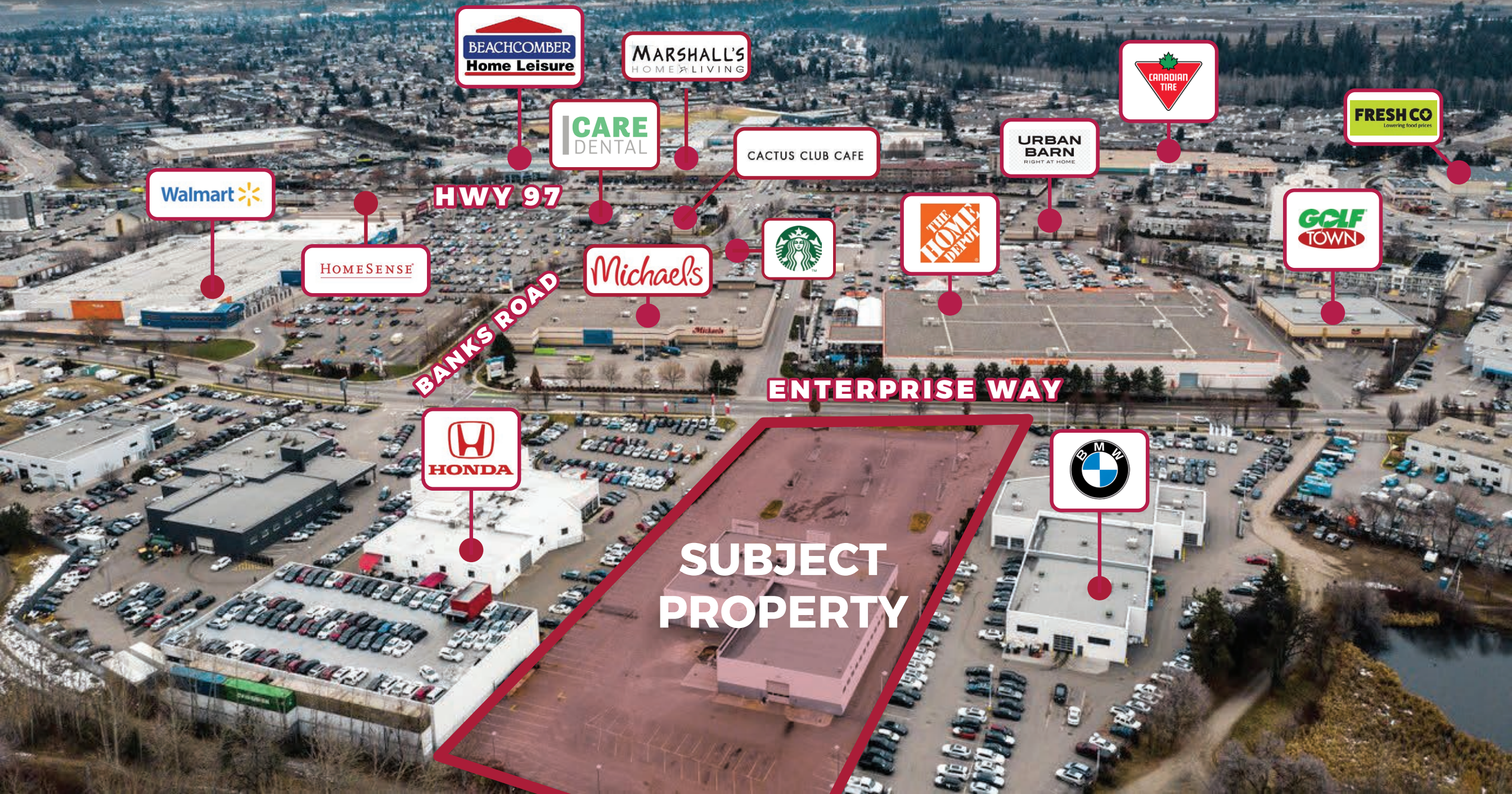
# PROPERTY OVERVIEW

# 2540 & 2544 ENTERPRISE





# KELOWNA'S RETAIL DISTRICT



BEACHCOMBER  
Home Leisure

MARSHALL'S  
HOME LIVING

CANADIAN  
TIRE

FRESH CO  
Lowering food prices

CARE  
DENTAL

CACTUS CLUB CAFE

URBAN  
BARN  
RIGHT AT HOME

Walmart

HWY 97

HOMESENSE

Michaels

Starbucks

THE HOME  
DEPOT

GOLF  
TOWN

BANKS ROAD

ENTERPRISE WAY

HONDA

BMW

SUBJECT  
PROPERTY





# LOCATION

2540 Enterprise Way is situated in the centre of the largest and busiest retail centers in the Okanagan. Neighbouring noteworthy businesses such as Walmart, Home Depot, HomeSense, Starbucks, Cactus Club, and a wide variety of automotive dealerships, brings a remarkable amount of exposure for any business coming to the area.

# DEMOGRAPHICS

 **POPULATION**  
3 KM - 36,462  
5 KM - 88,146

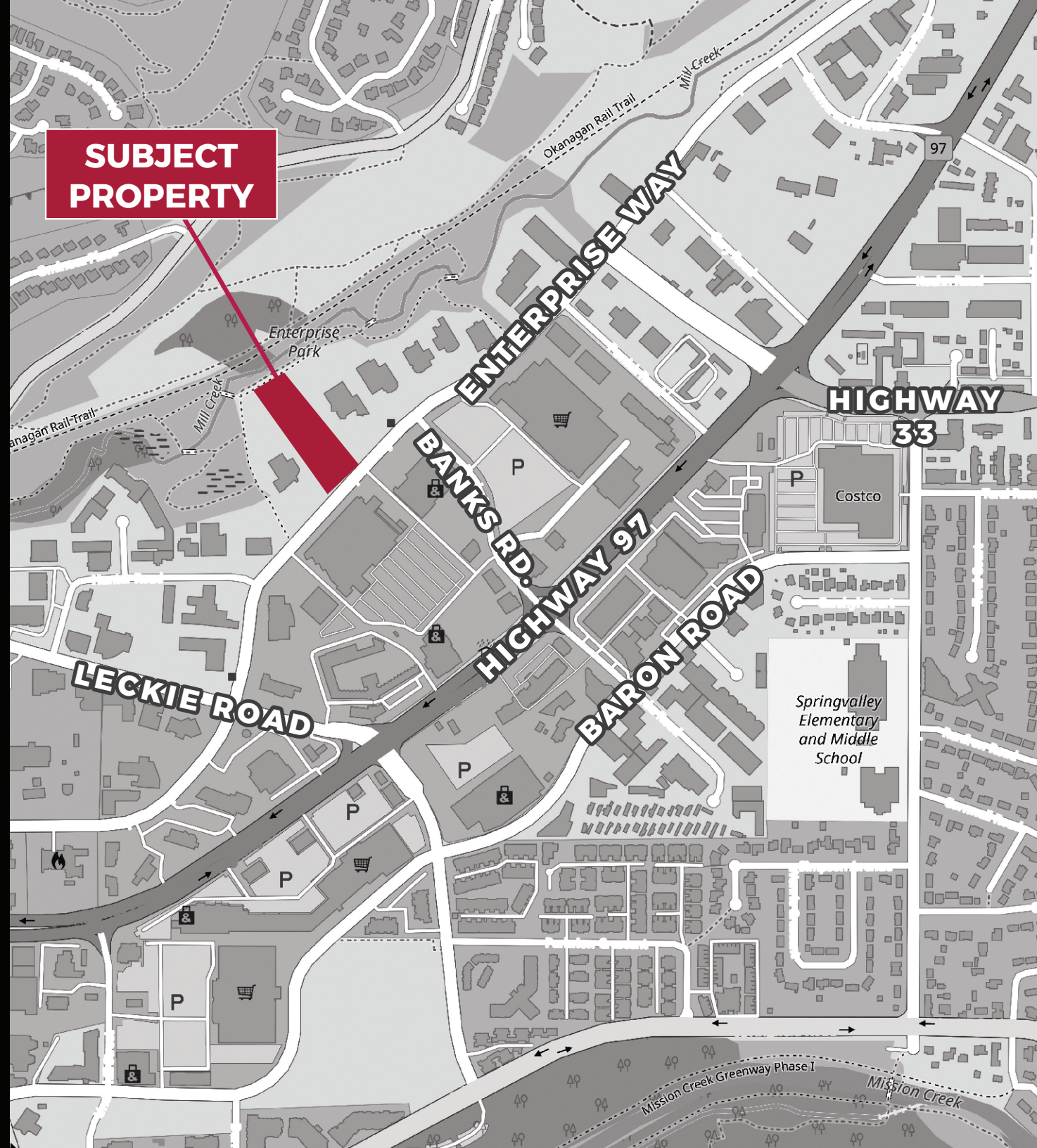
 **HOUSEHOLDS**  
3 KM - 16,017  
5 KM - 38,705

 **AVG. HOUSEHOLD INCOME**  
3 KM - \$83,200  
5 KM - \$85,407

 **AVERAGE AGE**  
3 KM - 42.6  
5 KM - 42.8

# TRAFFIC COUNT

 **19,000+ VEHICLES PER DAY**  
(2018 TRAFFIC RECORDS)





# CONTACT

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ROYAL LEPAGE KELOWNA

## COMMERCIAL

# 2540 & 2544 ENTERPRISE

Developed by  
Worman Commercial



## WORMAN

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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