



FOR SALE

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11,661 SF MODERN OFFICE  
AND INDUSTRIAL SPACE  
101-103 1625 DILWORTH DRIVE

STEVE LAURSEN

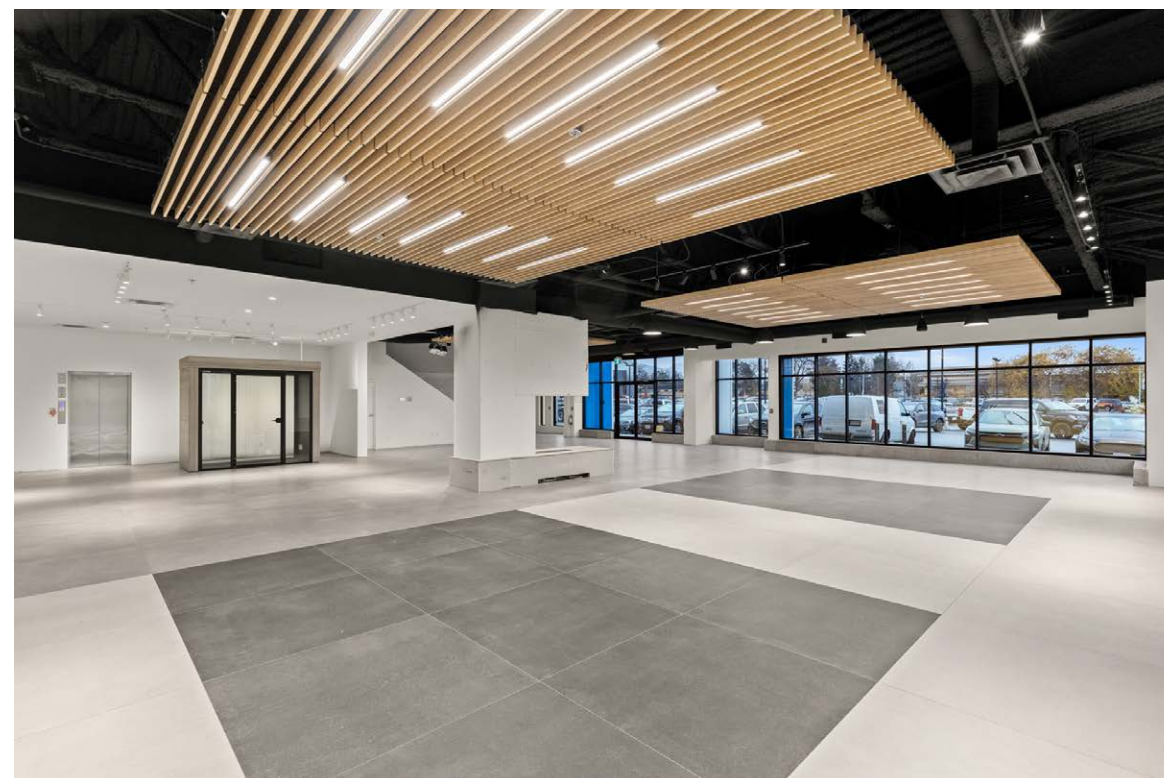
PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

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# PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
101-103 1625 Dilworth Drive

-  **FEATURES**
- 24' clear height in the warehouse
  - 1 - 10' x 12' grade load door
  - 600 AMP 3-phase electrical service
  - 13'6" clear height on the main floor
  - 8 offices
  - 2 boardrooms
  - 1 completed washroom
  - 1 accessible washroom
  - 3 kitchenette
  - 1 elevator
  - 12 parking stalls

 **SIZE**

Main Floor:	6,422 SF
	(1,183 SF warehouse)
Second Floor	5,239 SF
Total	11,661 SF

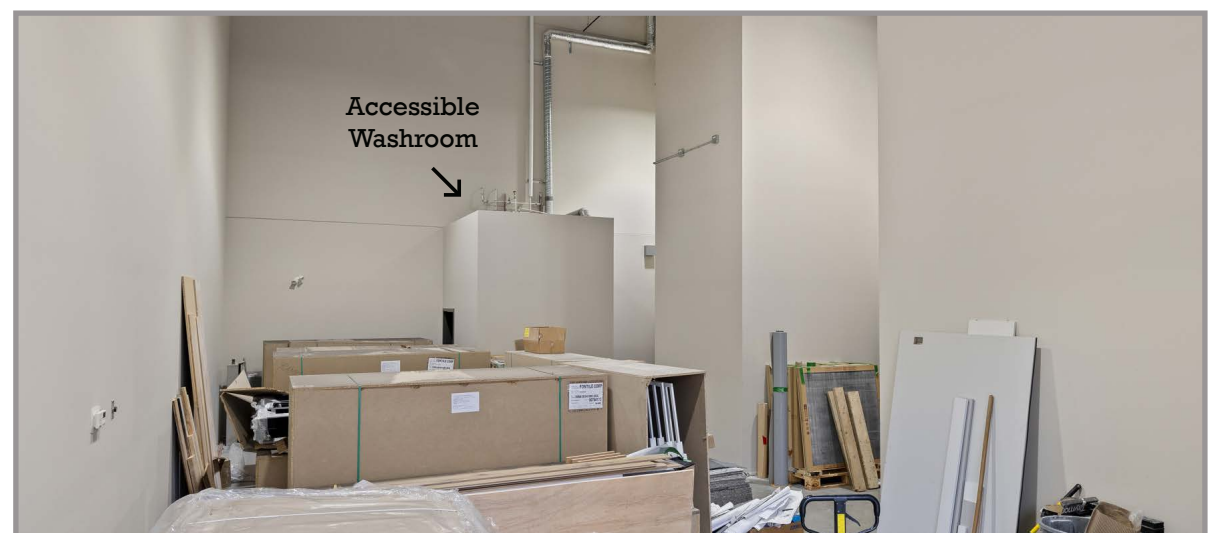
 **PRICE**  
\$6,238,575 (\$535/sf)

## OVERVIEW

For the first time to market since completion of IntraUrban Enterprise, units 101 to 103 offer a 95% complete office showroom with warehouse. The showcase corner unit with frontage to Dilworth Drive and Enterprise Way combined provides 11,661 square feet of modern designed space. This unit was being built for a home goods design, showroom and warehouse sales business who no longer needs the excess space for their business.

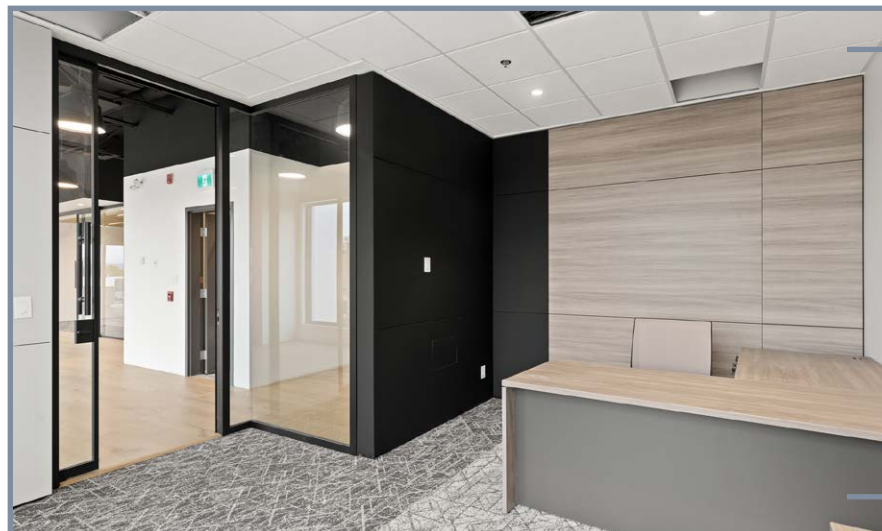
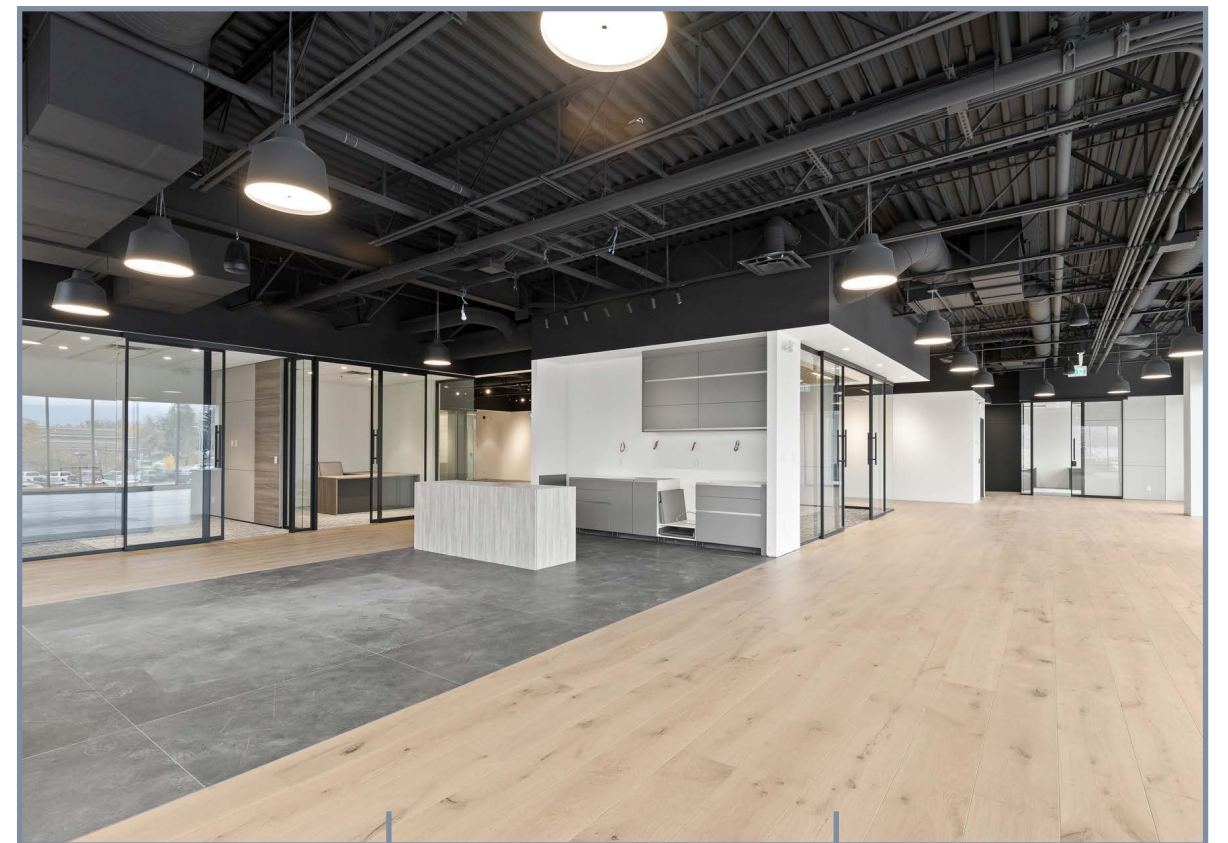
# LOWER LEVEL

95% FINISHED



# UPPER LEVEL

95% FINISHED



## FINISHINGS BRANDS

- Cabinets: Porcelanosa
- Flooring: Milliken Carpet Tile, Porcelanosa Porcelain Tile
- Elevator: Orion
- Kitchenette cabinets: Porcelanosa
- Glass Office Qalls: FalkBuilt

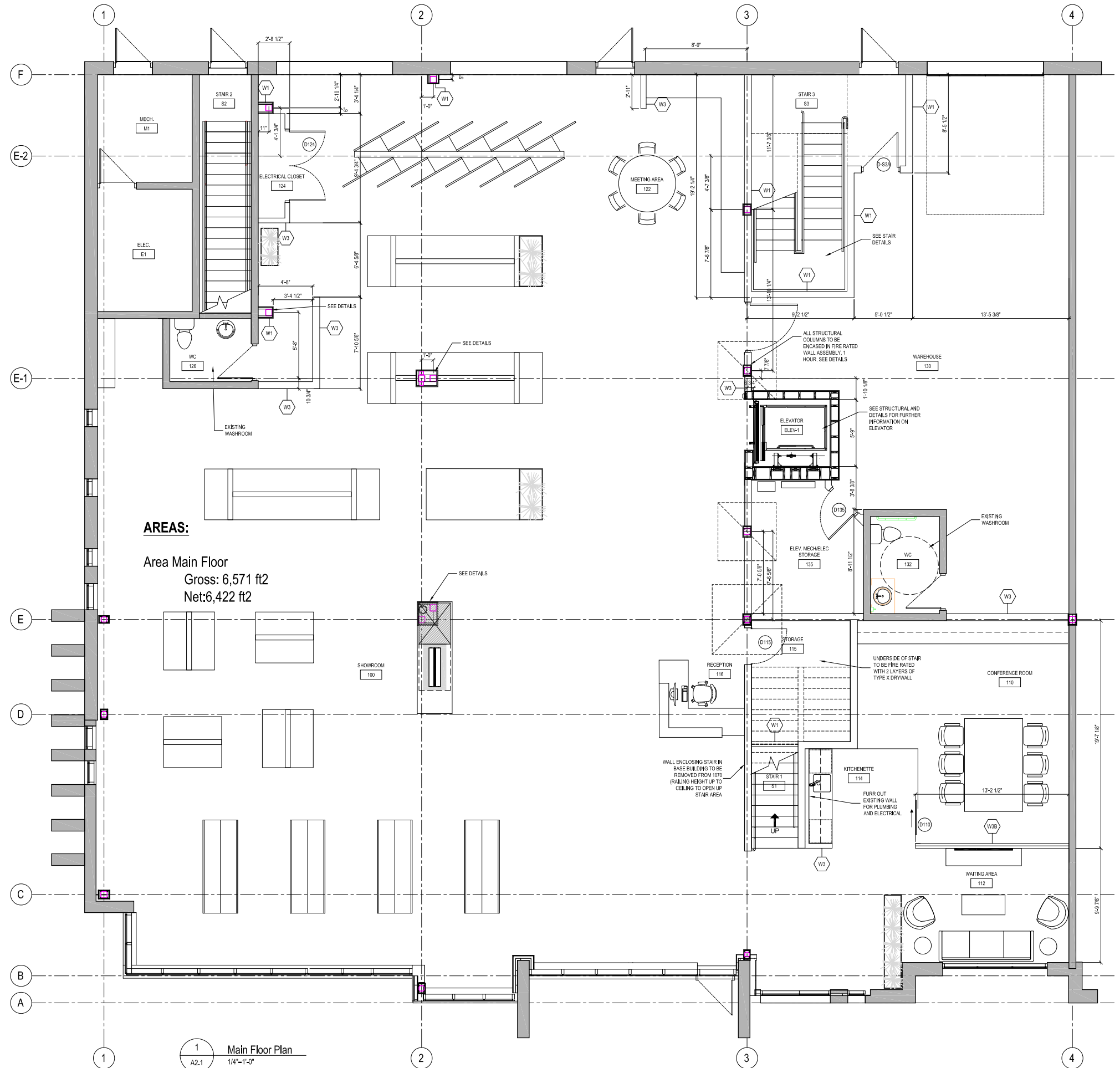


# FLOOR PLAN

## LOWER LEVEL

GROSS: 6,571 SF

NET: 6,422 SF



### AREAS:

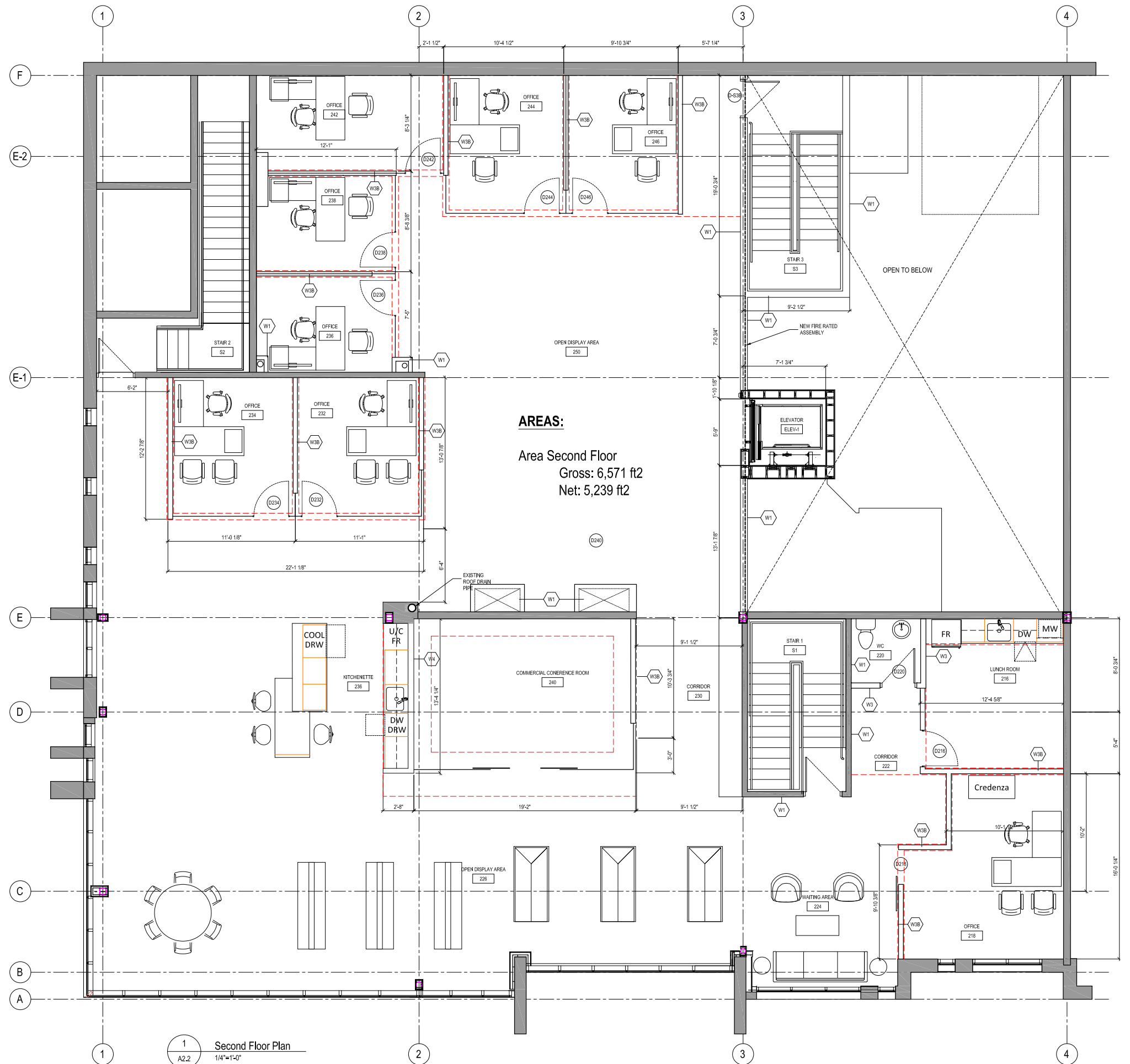
Area Main Floor  
Gross: 6,571 ft<sup>2</sup>  
Net: 6,422 ft<sup>2</sup>

# FLOOR PLAN

## UPPER LEVEL

GROSS: 6,571 SF

NET: 5,239 SF



1 Second Floor Plan  
A2.2  
1/4"=1'-0"



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