



FOR SALE

11,661 SF MODERN OFFICE
AND INDUSTRIAL SPACE
101-103 1645 DILWORTH DRIVE

STEVE LAURSEN

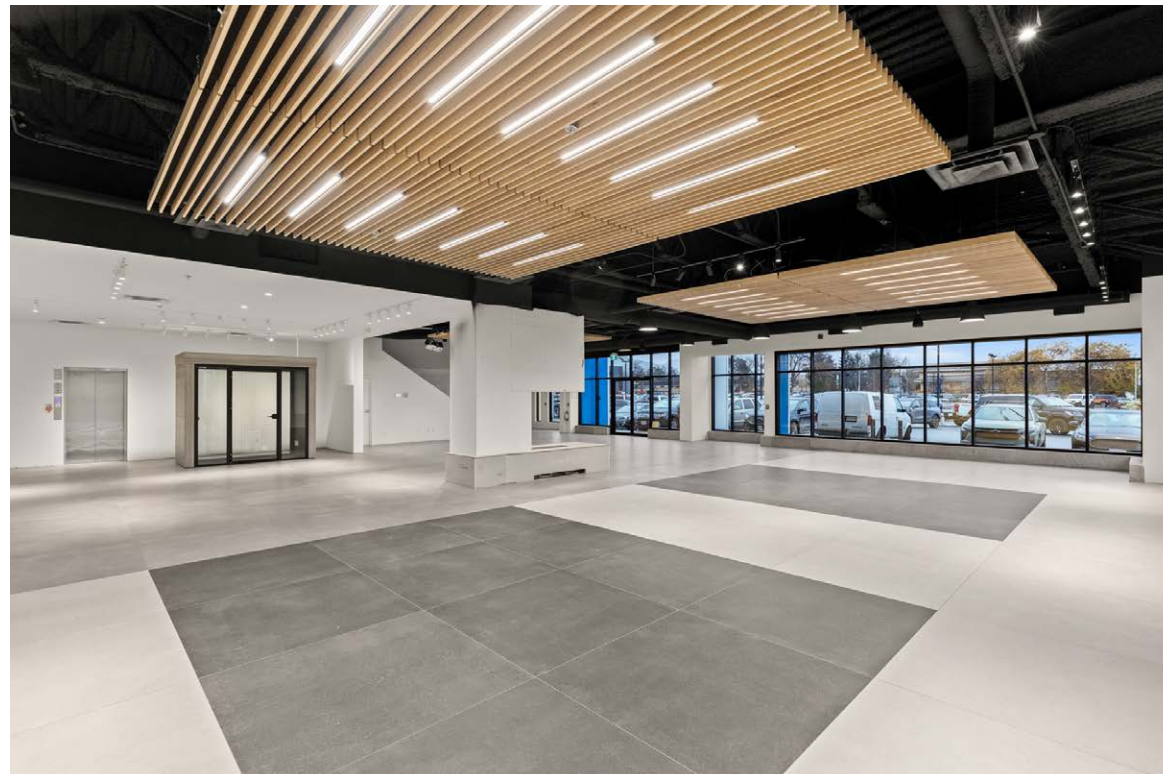
PERSONAL REAL ESTATE CORPORATION

250.808.8101

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ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
101-103 1645 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

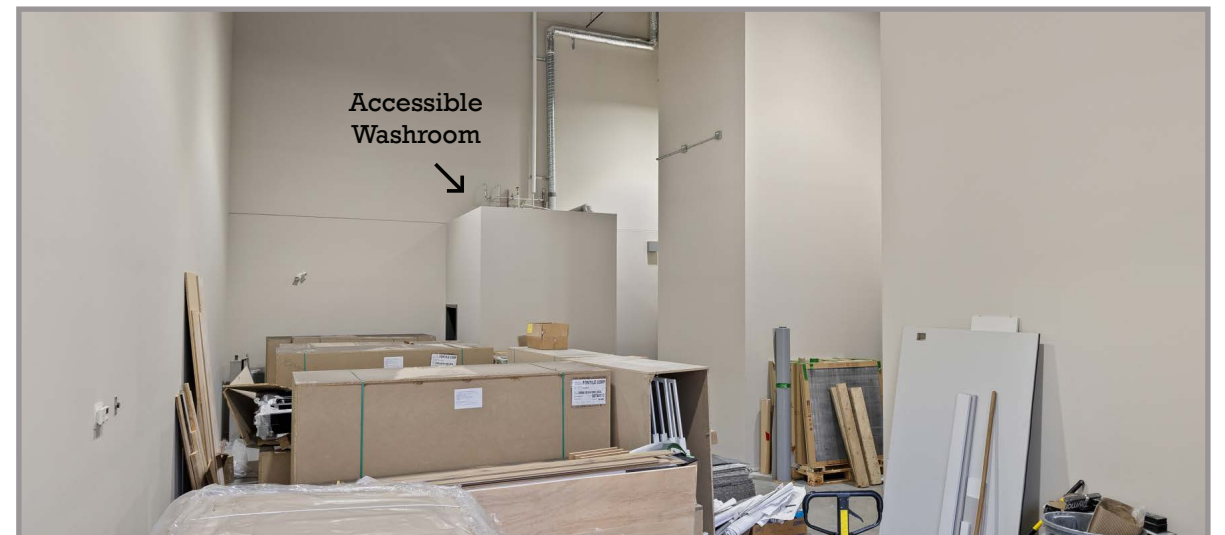
 **PRICE**
~~-\$6,238,575 (\$535/SF)~~
\$5,900,000 (\$505/SF)

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.

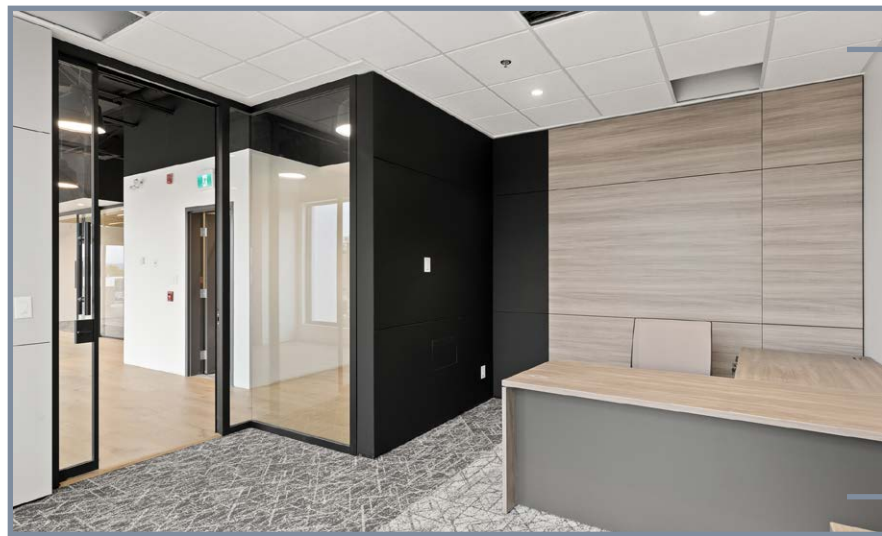
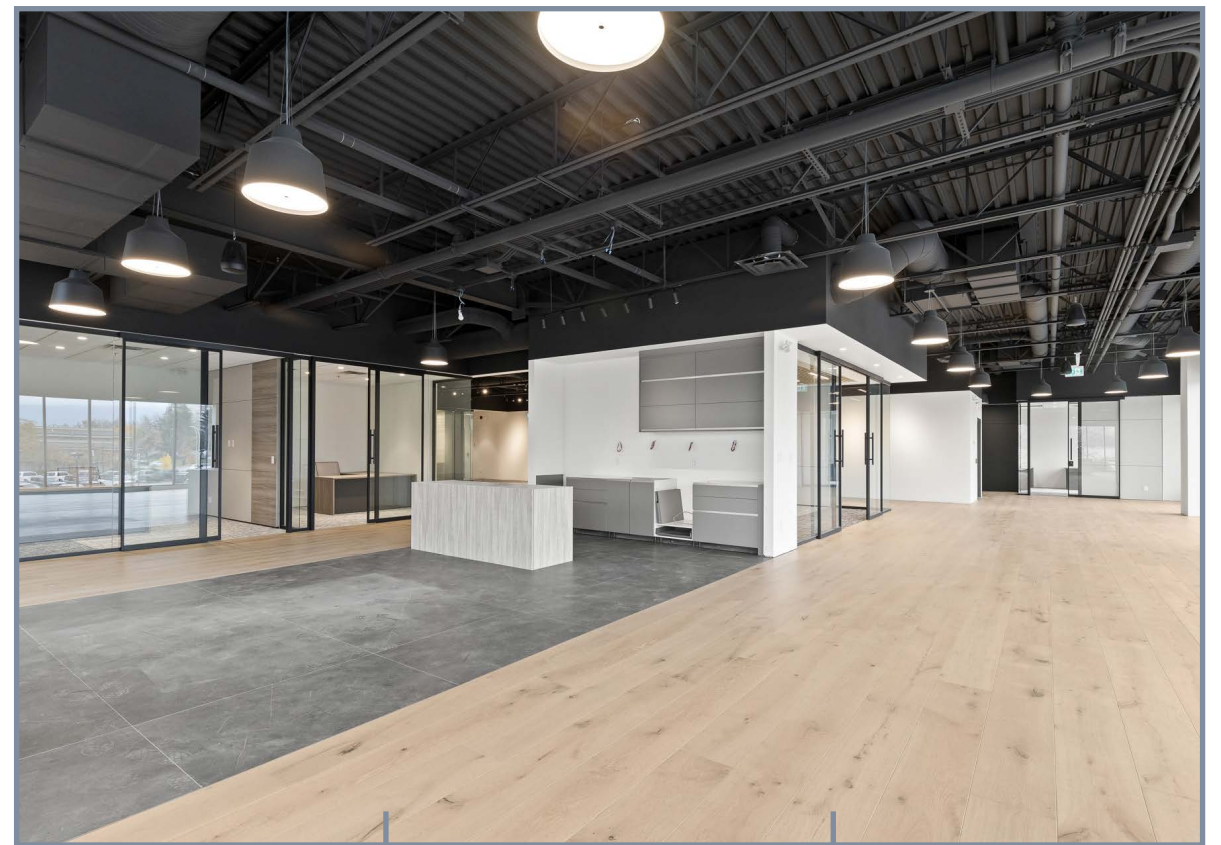
LOWER LEVEL

95% FINISHED



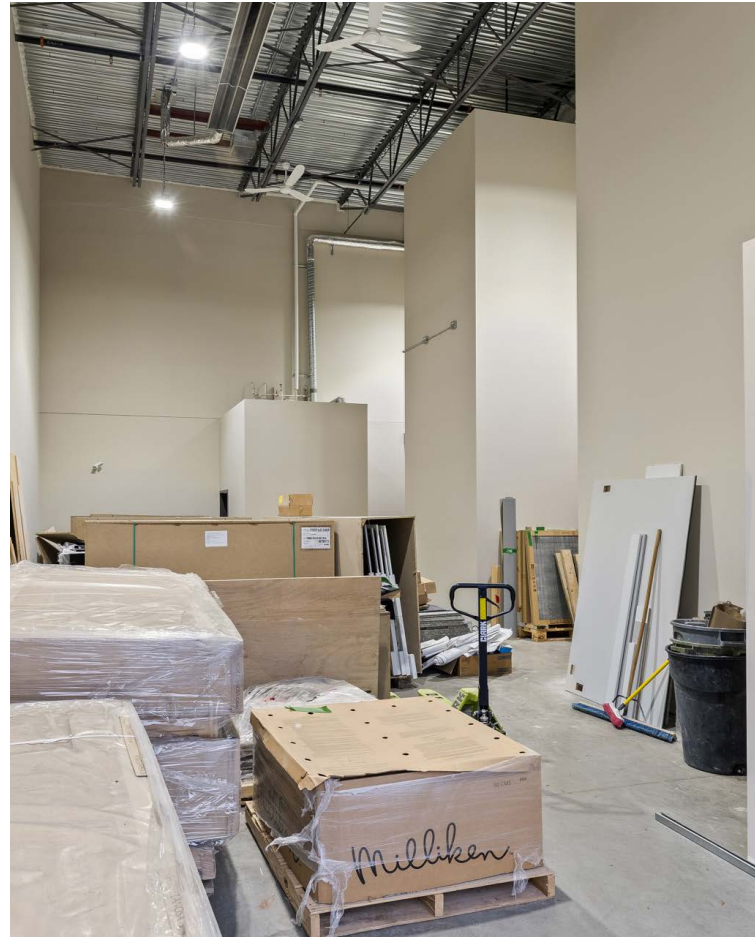
UPPER LEVEL

95% FINISHED



FINISHINGS BRANDS

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

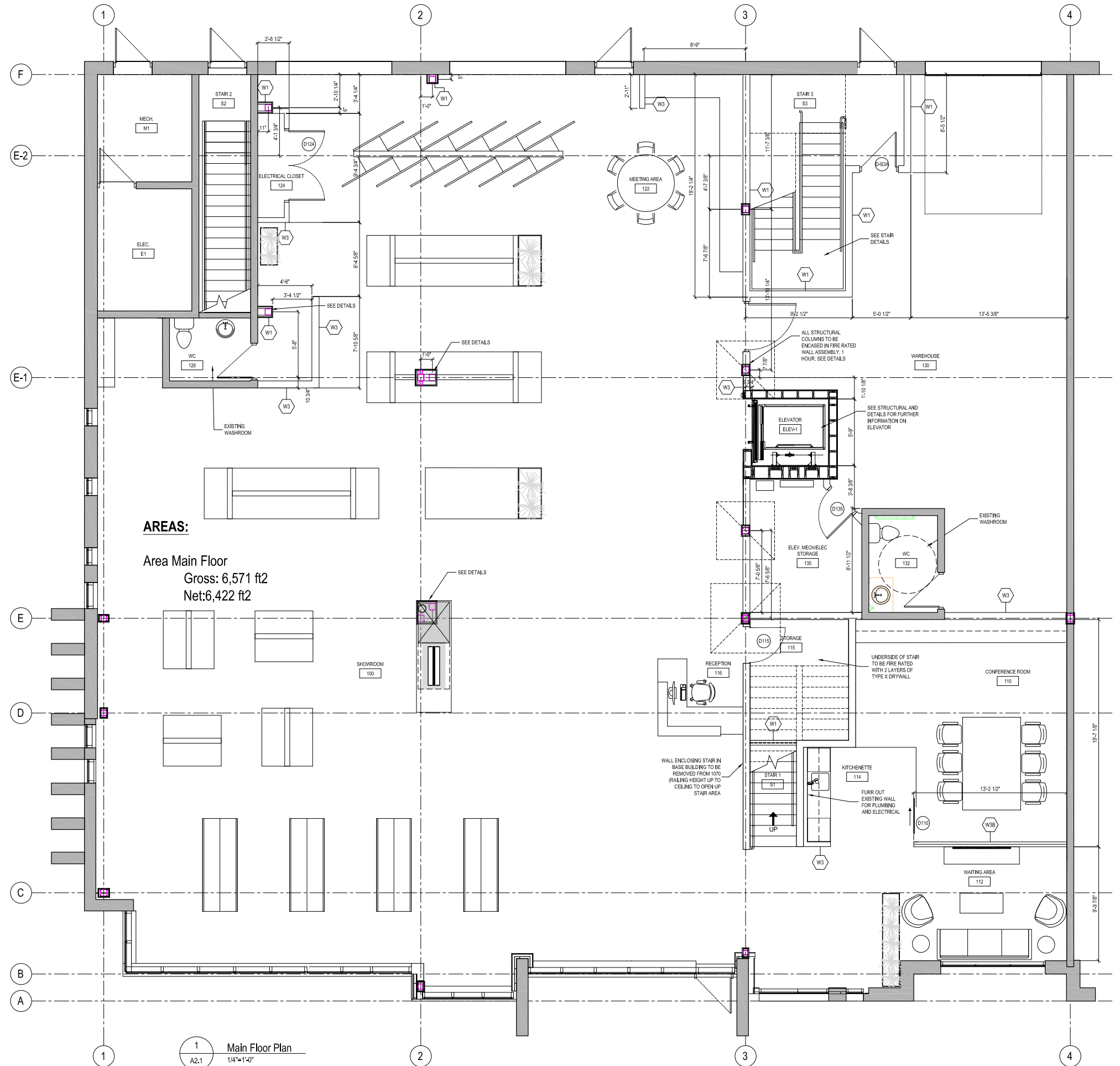


FLOOR PLAN

LOWER LEVEL

GROSS: 6,571 SF

NET: 6,422 SF



AREAS:

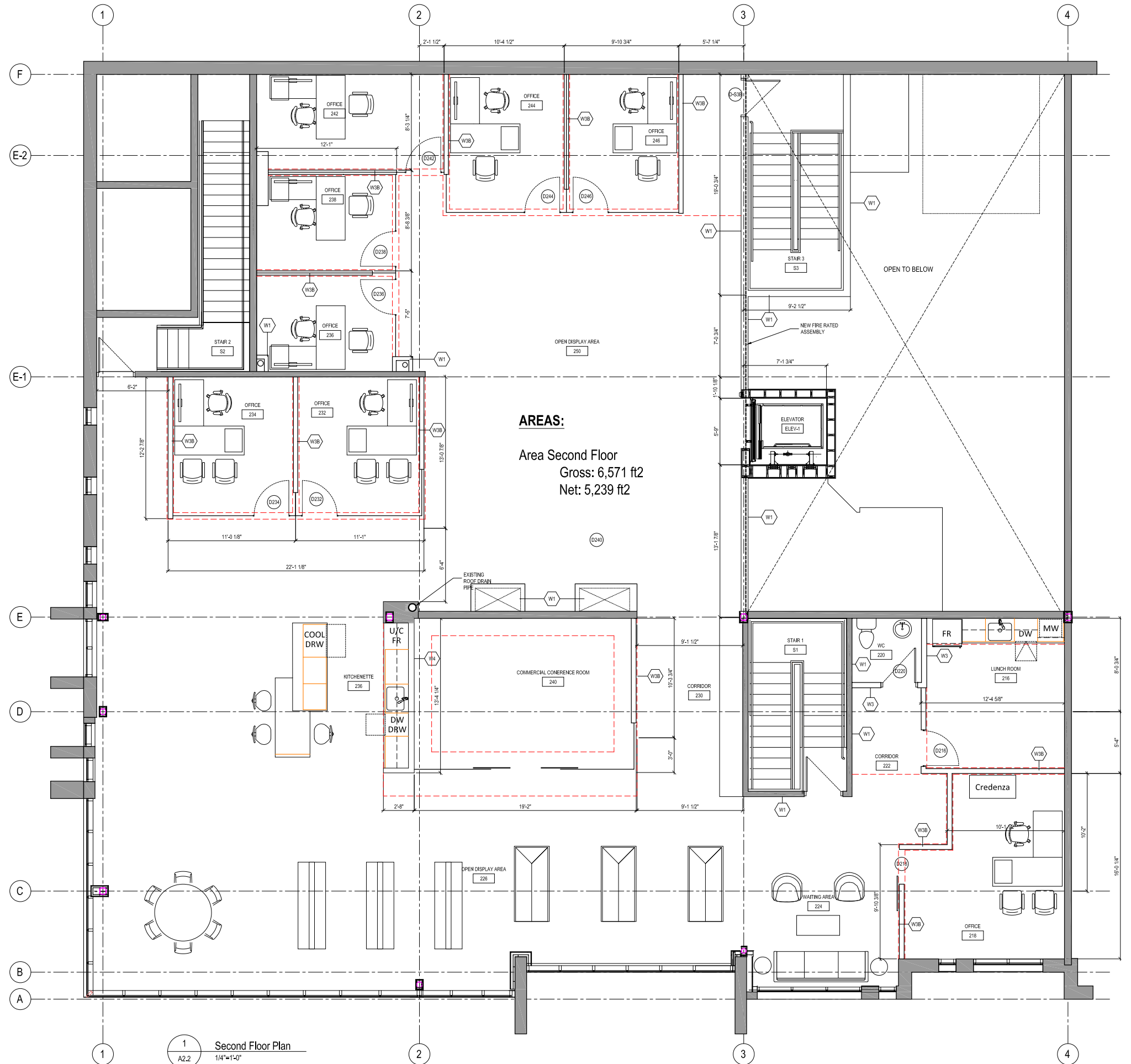
Area Main Floor
Gross: 6,571 ft²
Net: 6,422 ft²

FLOOR PLAN

UPPER LEVEL

GROSS: 6,571 SF

NET: 5,239 SF





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