



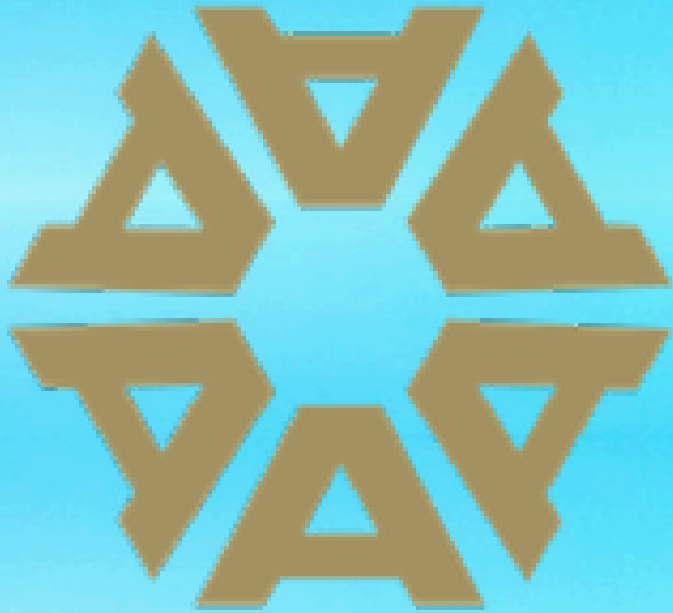
**ARGUS**<sup>®</sup>  
PROPERTIES LTD.

FOR LEASE

# A LEADING INDUSTRIAL HUB IN THE HEART OF THE

3509 SPECTRUM COURT, KELOWNA, BC



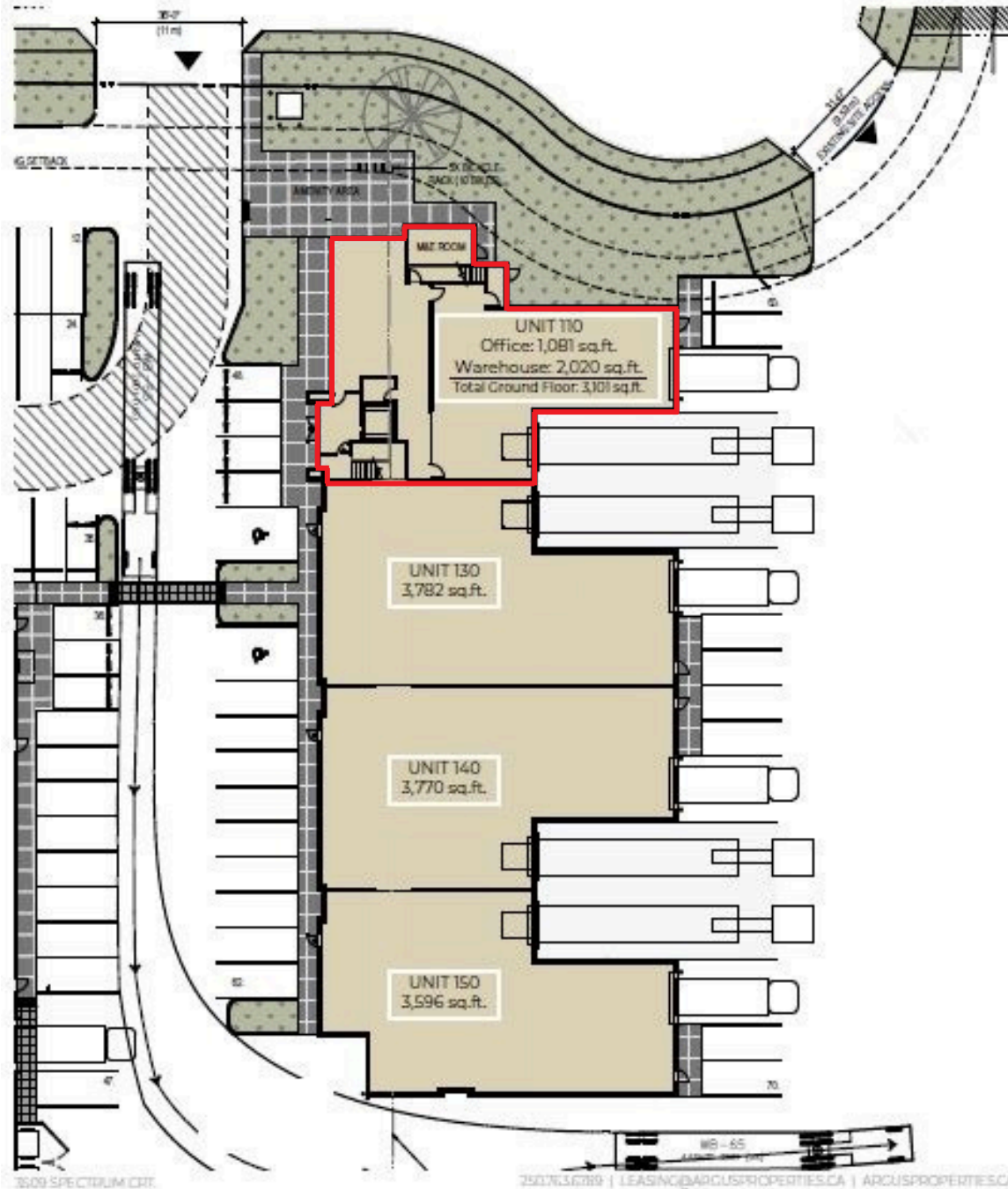


## **A PREMIER FLEX-INDUSTRIAL OPPORTUNITY IN KELOWNA'S AIRPORT BUSINESS PARK.**

Located at the north end of Kelowna along Highway 97, this modern building sits on Spectrum Court off Innovation Drive within a business park designed for technology, industrial, and business uses. Positioned at the gateway to the University of British Columbia Okanagan campus, and minutes from Kelowna International Airport (YLW), the Four Points by Sheraton, nearby retailers, restaurants, and the Quail Ridge neighbourhood.



## BUILDING PLAN



# FLOORPLAN AND SPACE LAYOUT

- 28' clear ceiling
- LED lighting
- Second and third floor office space
- Outdoor picnic tables
- Airport view
- Ample parking
- Easy access
- Personal Elevator
- Self Contained Unit
- Bike Racks Outside
- Well-suited for research, technology, and lab-related uses

# 1ST FLOOR



# 2ND FLOOR



# 3RD FLOOR



# WAREHOUSE





# UNPARALLELED ACCESSIBILITY

Less than two minutes from Highway 97, this commercial district offers unmatched accessibility, connecting seamlessly to much of the Central Okanagan with strong infrastructure and a growing customer base.

## Development Site Location:

3509 Spectrum Court, Kelowna, BC

**Grocery Stores, Golf Courses & Restaurants  
Located Merely Minutes Away**

### NEARBY AMENITIES

### TRAVEL TIMES

YLW International  
Airport

**2** mins

Airport Village  
District

**2** mins

University of British  
Columbia Okanagan

**2** mins

# A PROVEN TEAM



DALLAS GRAY

Director of Leasing & Public Relations

[dgray@argusproperties.ca](mailto:dgray@argusproperties.ca)

(250) 763 - 6789



ROB SMITH

Director of Leasing

[rsmith@argusproperties.ca](mailto:rsmith@argusproperties.ca)

(250) 763 - 6789



ARGUSPROPERTIES.CA