



## 2544/2540 ENTERPRISE WAY

**CIVIC ADDRESS:** 2540/2544 Enterprise Way, Kelowna

**ZONING:** C2 Vehicle Oriented Commercial

**LOCATION:** This property consists of two buildings perfect for commercial use. The main building features at grade units with high ceilings with mezzanine space and a second floor with space for commercial use such as professional or recreational services.

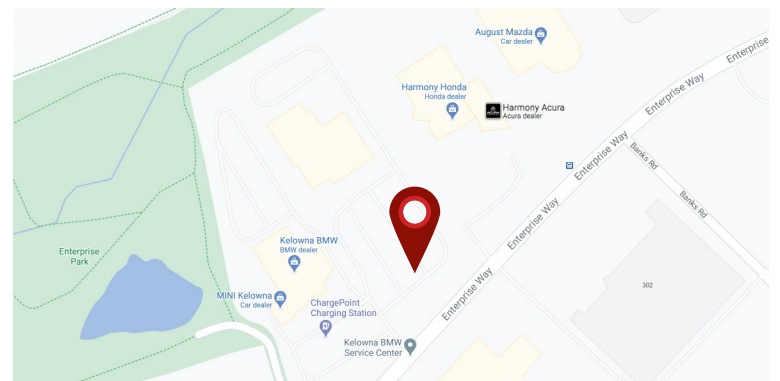
The second building consists of an automotive shop, high bay industrial space and a partial second floor. The property also features complete semi truck access and a large outdoor storage area. The entire property features high exposure to Enterprise Way and is centrally located within Kelowna. Ample onsite parking makes this building ideally suited for business

**LAND SIZE:** 2.99 Acres – 12,100 m<sup>2</sup>

**PARKING:** 140 stalls, semi loading

**LISTING AGENT:**

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



**PROPERTY HIGHLIGHTS:**

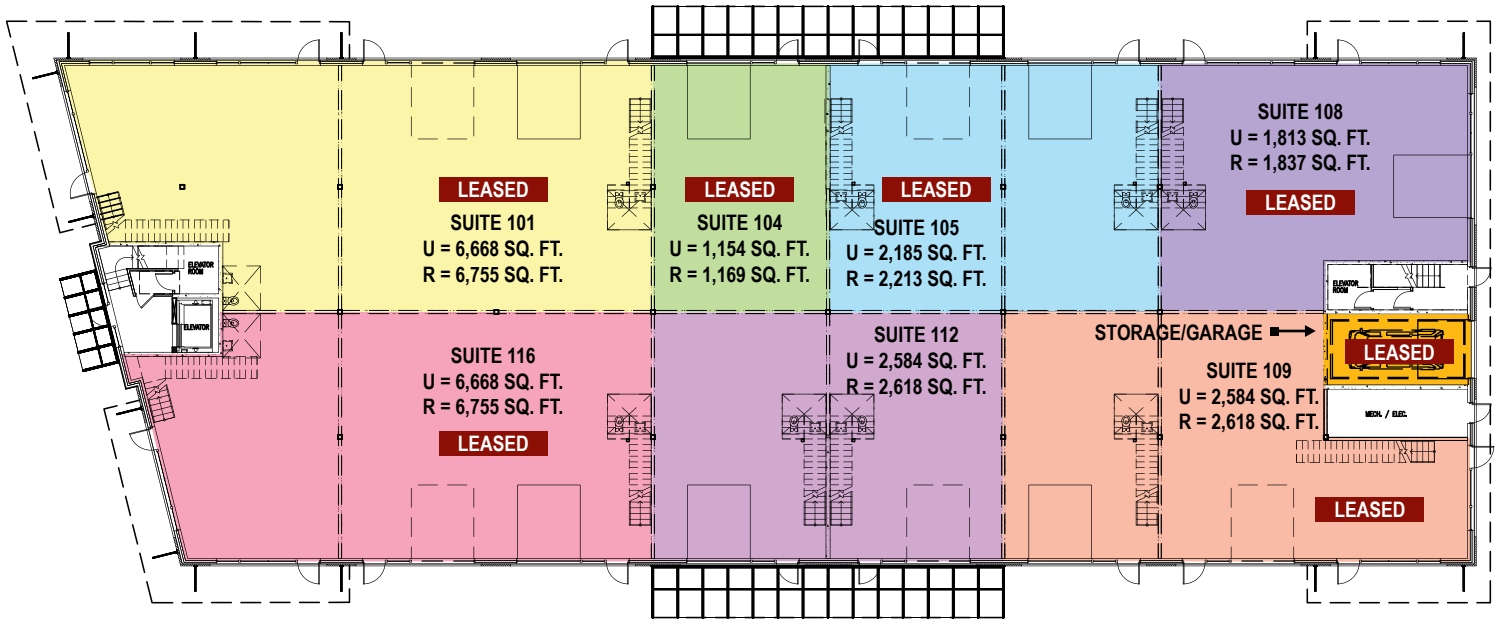
- High exposure location
- C2 Zoning allowing diverse uses
- High ceilings with mezzanines
- Abundance of on-site parking
- Outstanding architecture
- Project by Worman Commercial



# 2544 ENTERPRISE WAY

## MAIN FLOOR

Suite	Usable Main	Usable Upper	Rentable Main	Rentable Upper	Total Rentable	Rent
Suite 101/116	6,668	3,864	6,755	3,914	10,669	LEASED
Suite 104	1,154	650	1,169	658	1,827	LEASED
Suite 105	2,185	1,154	2,213	1,169	3,382	LEASED
Suite 108	1,813	1,141	1,837	1,156	2,993	LEASED
Suite 109	2,584	1,845	2,618	1,869	4,487	LEASED
Suite 112	2,264	1,309	2,294	1,326	3,620	\$24
Storage/Garage	281	-	285	-	285	LEASED



## MAIN FLOOR

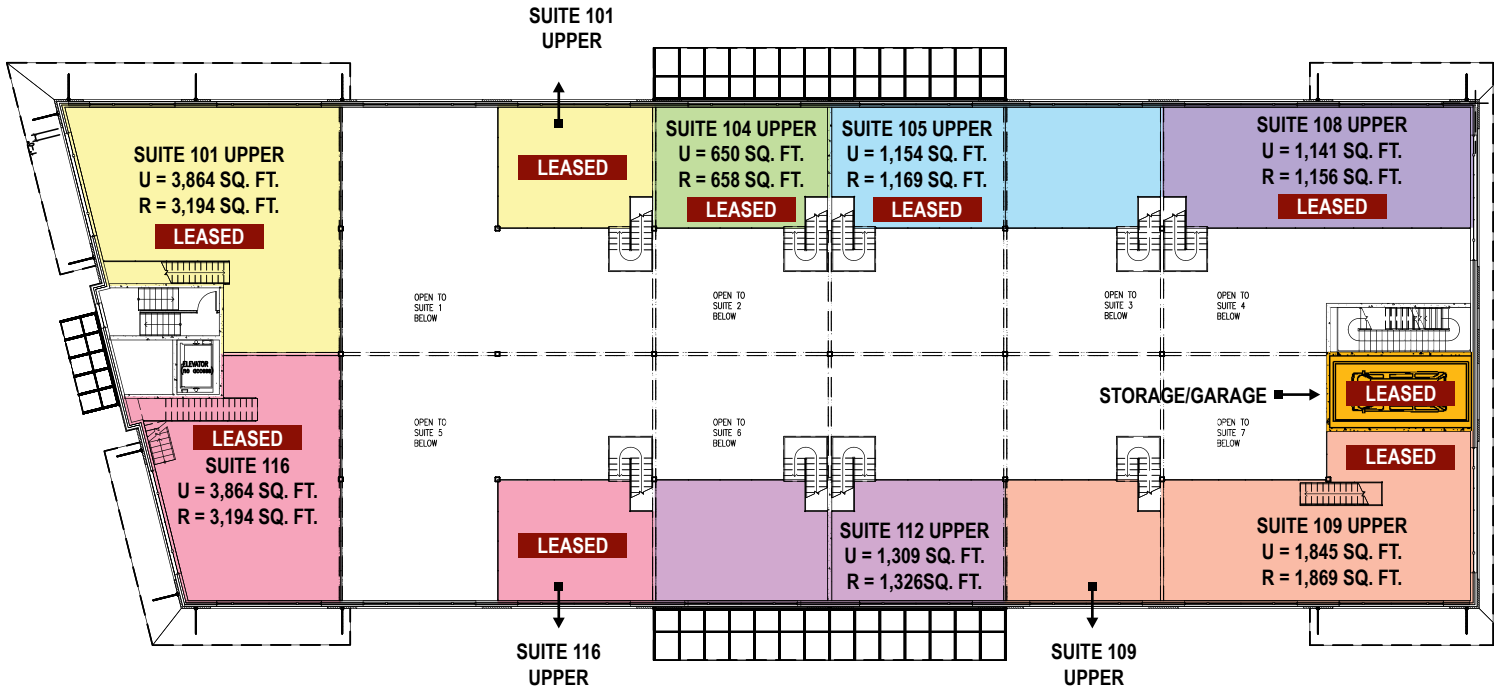
**NOTE:** Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



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## MEZZANINE LEVEL

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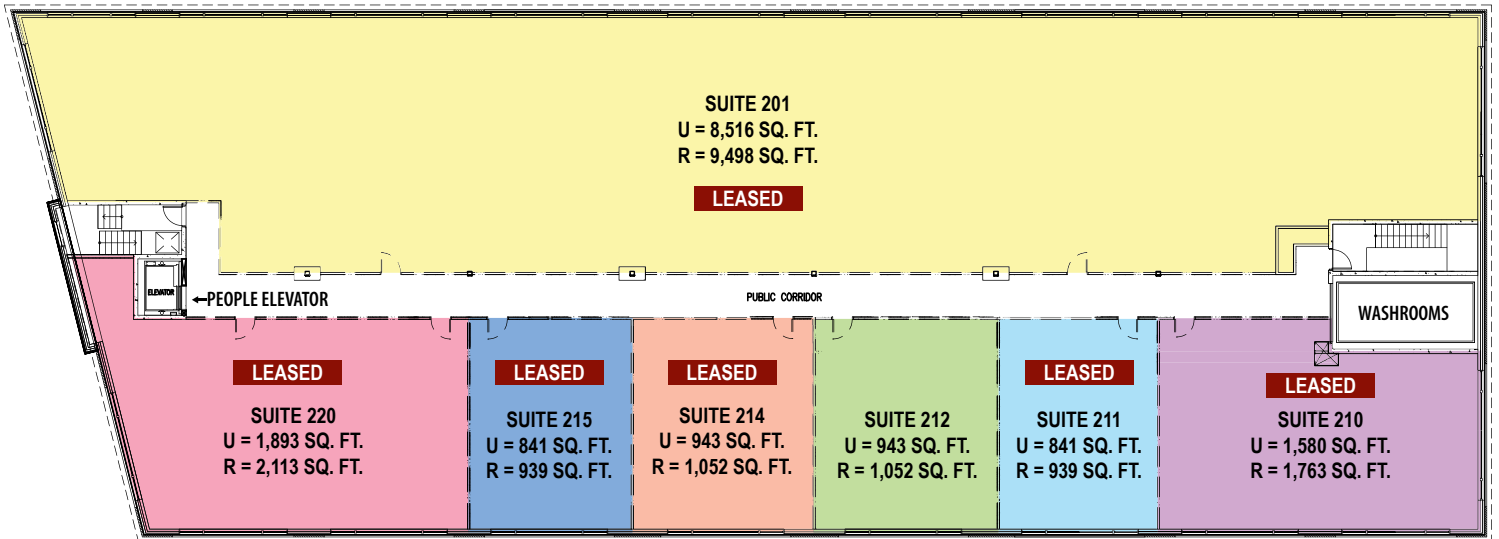
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## SECOND FLOOR

Suite	Usable Area	Rentable Area	Rent
Suite 201	8,516	9,498	LEASED
Suite 210	1,580	1,763	LEASED
Suite 211	841	939	LEASED
Suite 212	943	1,052	\$22
Suite 214	943	1,052	LEASED
Suite 215	841	939	LEASED
Suite 220	1,893	2,113	LEASED



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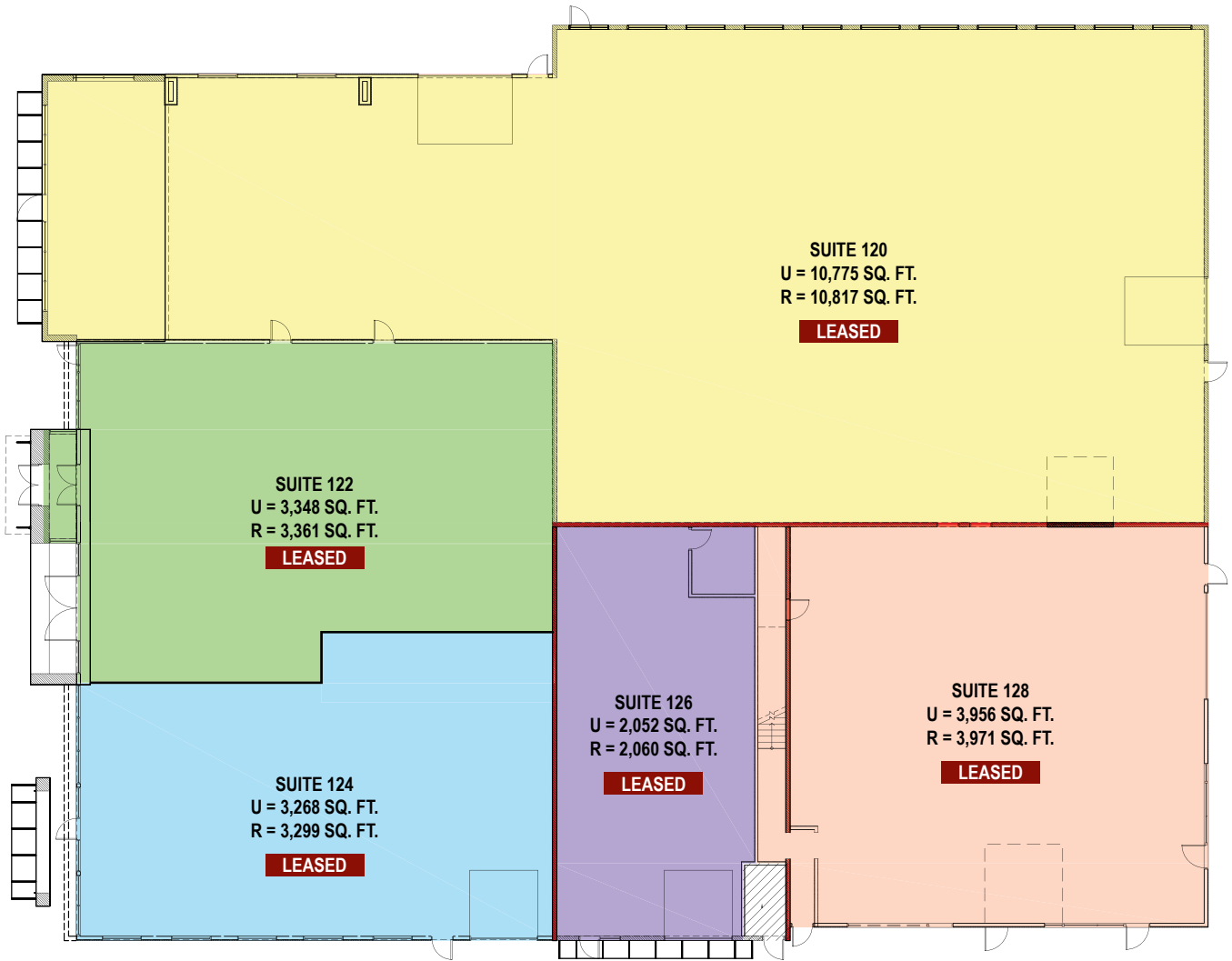
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# 2540 ENTERPRISE WAY

## MAIN FLOOR

Suite	Usable Main	Usable Upper	Rentable Main	Rentable Upper	Total Rentable	Rent
Suite 120	10,775		10,817		10,817	LEASED
Suite 122	3,348		3,361		3,361	LEASED
Suite 124	3,268		3,299		3,299	LEASED
Suite 126	2,052		2,060		2,060	LEASED
Suite 128	3,956	2,287	3,971	2,296	6,267	LEASED



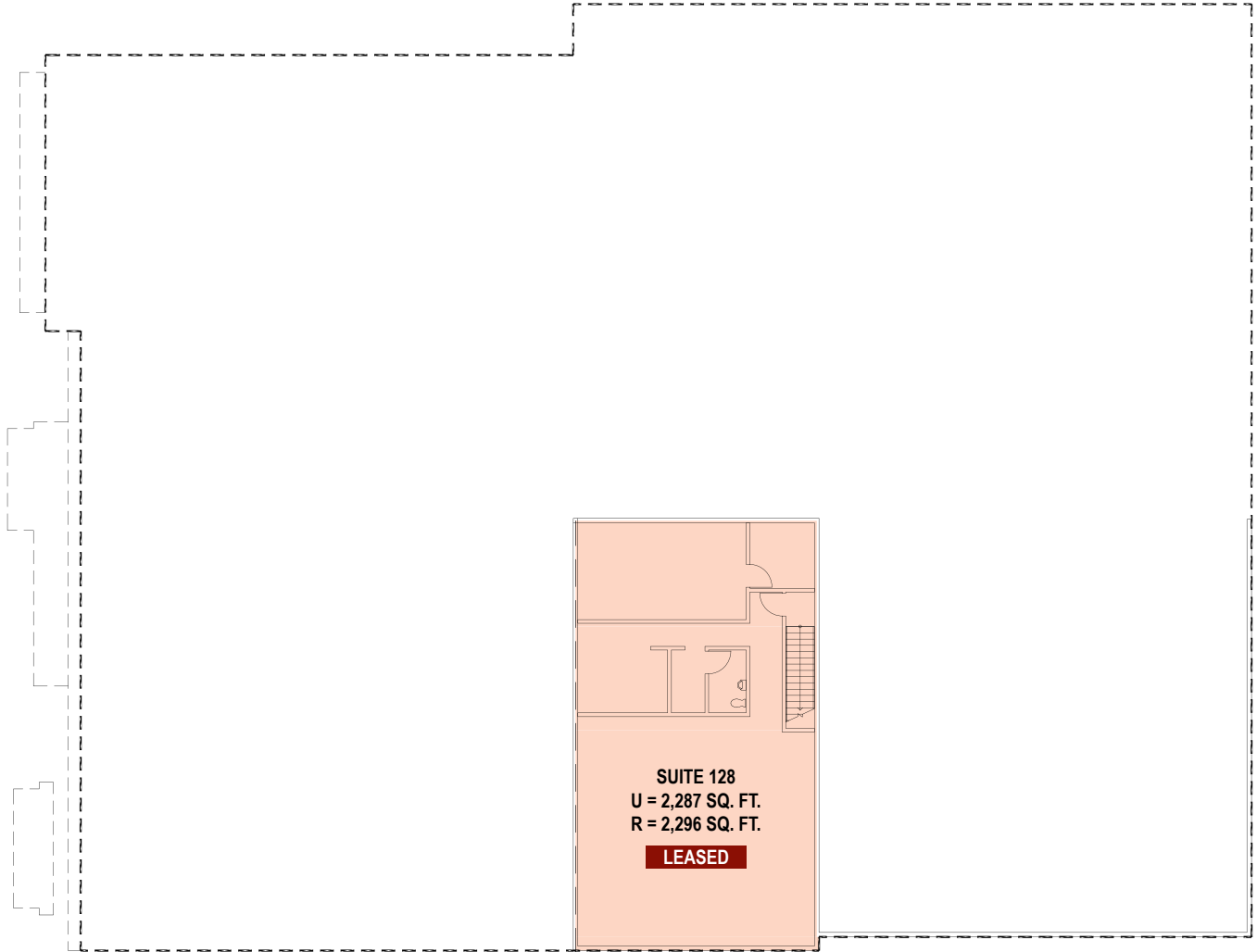
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## SECOND FLOOR



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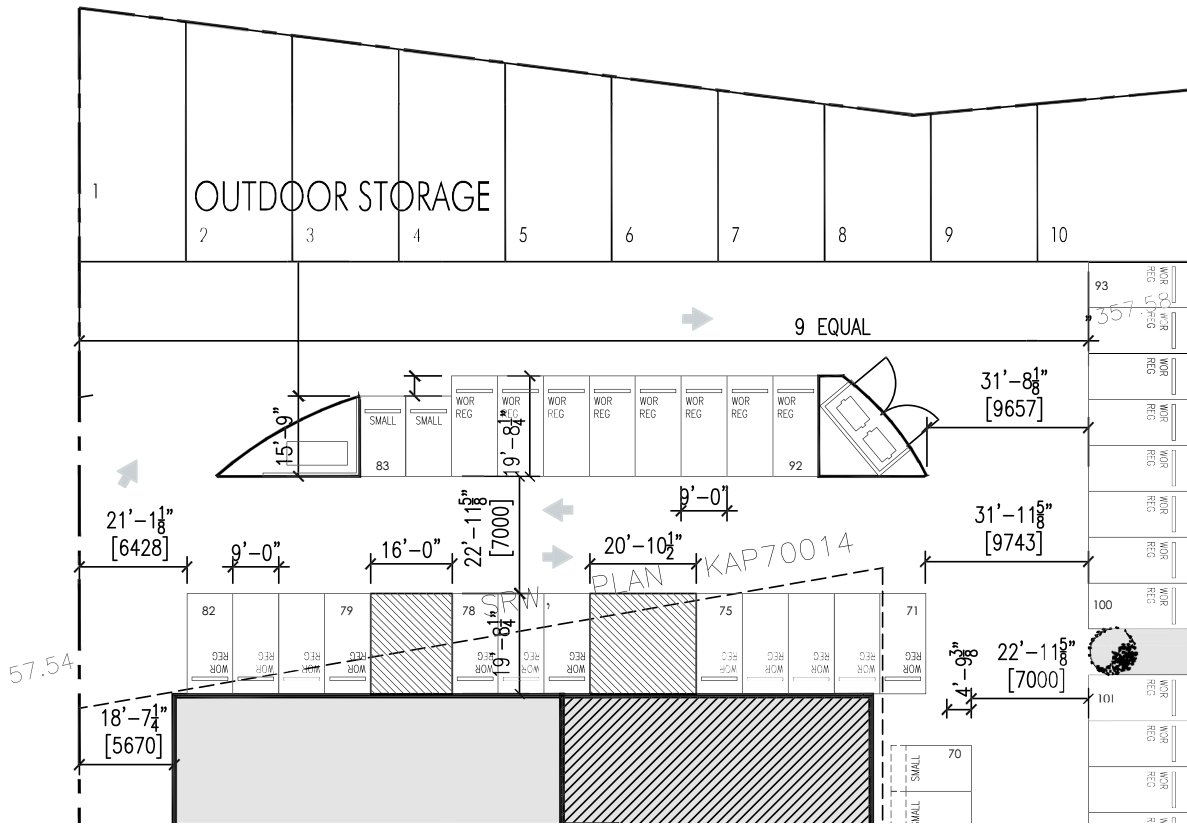
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## OUTDOOR STORAGE

Space	Area	Monthly Rent
Unit 1	1,010	LEASED
Unit 2	954	LEASED
Unit 3	898	LEASED
Unit 4	842	LEASED
Unit 5	786	LEASED
Unit 6	760	LEASED
Unit 7	673	LEASED
Unit 8	619	LEASED
Unit 9	626	LEASED
Unit 10	859	LEASED



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## SITE PLAN

