



FOR LEASE

360 Spedding Court, Unit 4, Kelowna, BC
7,320 SF Available
High-Exposure Midtown Location

Steve Harvey

Licensed Commercial Broker

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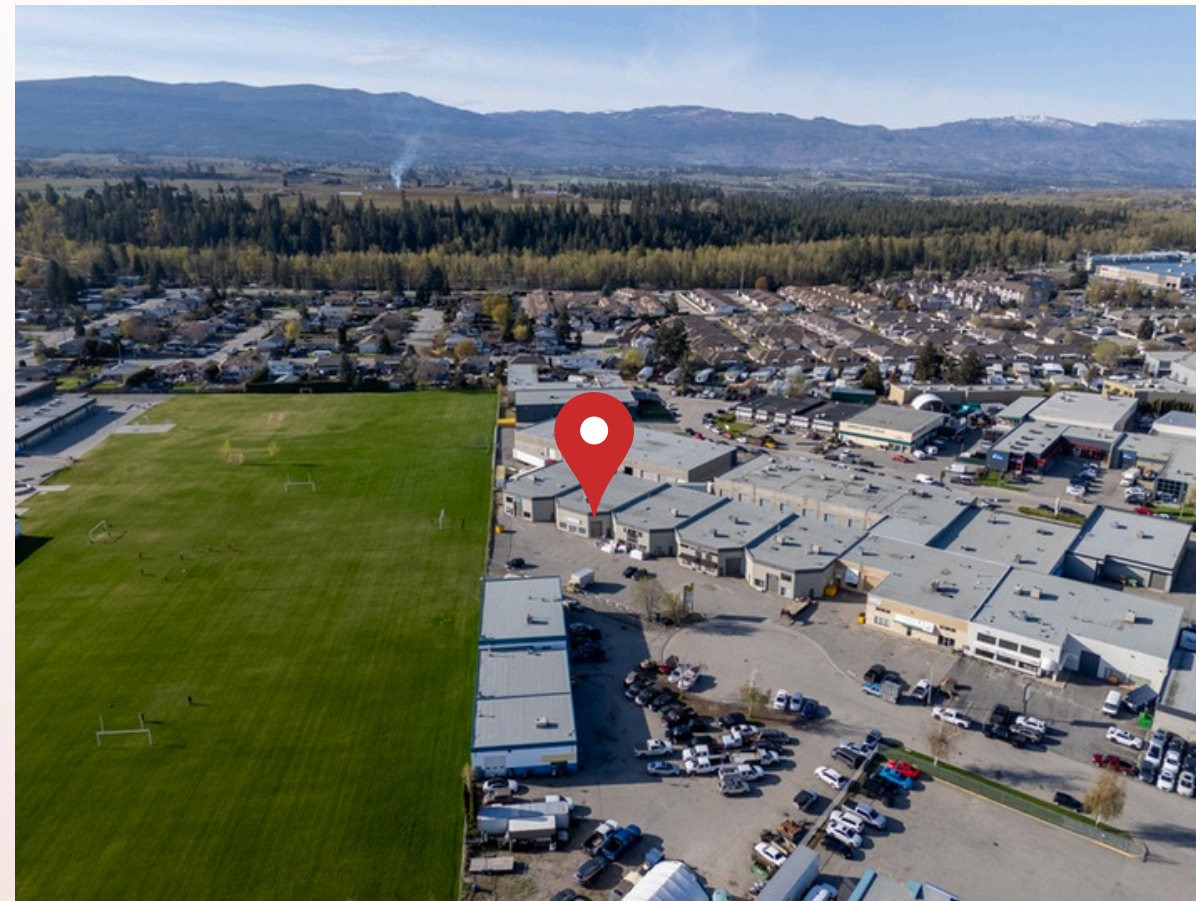
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THE OPPORTUNITY AT A GLANCE

360 SPEDDING COURT, KELOWNA, BC

- **Central** Midtown location
- Direct access to **Highway 97**
- Proven **long-term** retail location
- **Large-format** space (rare)

7,320 SF MIDTOWN COMMERCIAL OPPORTUNITY WITH DIRECT HIGHWAY 97 ACCESS.



PROPERTY OVERVIEW

360 SPEDDING COURT, KELOWNA, BC

Total Area: 7,320 SF

- Main Floor: 5,700 SF
- Legal Mezzanine: 1,620 SF

Dimensions:

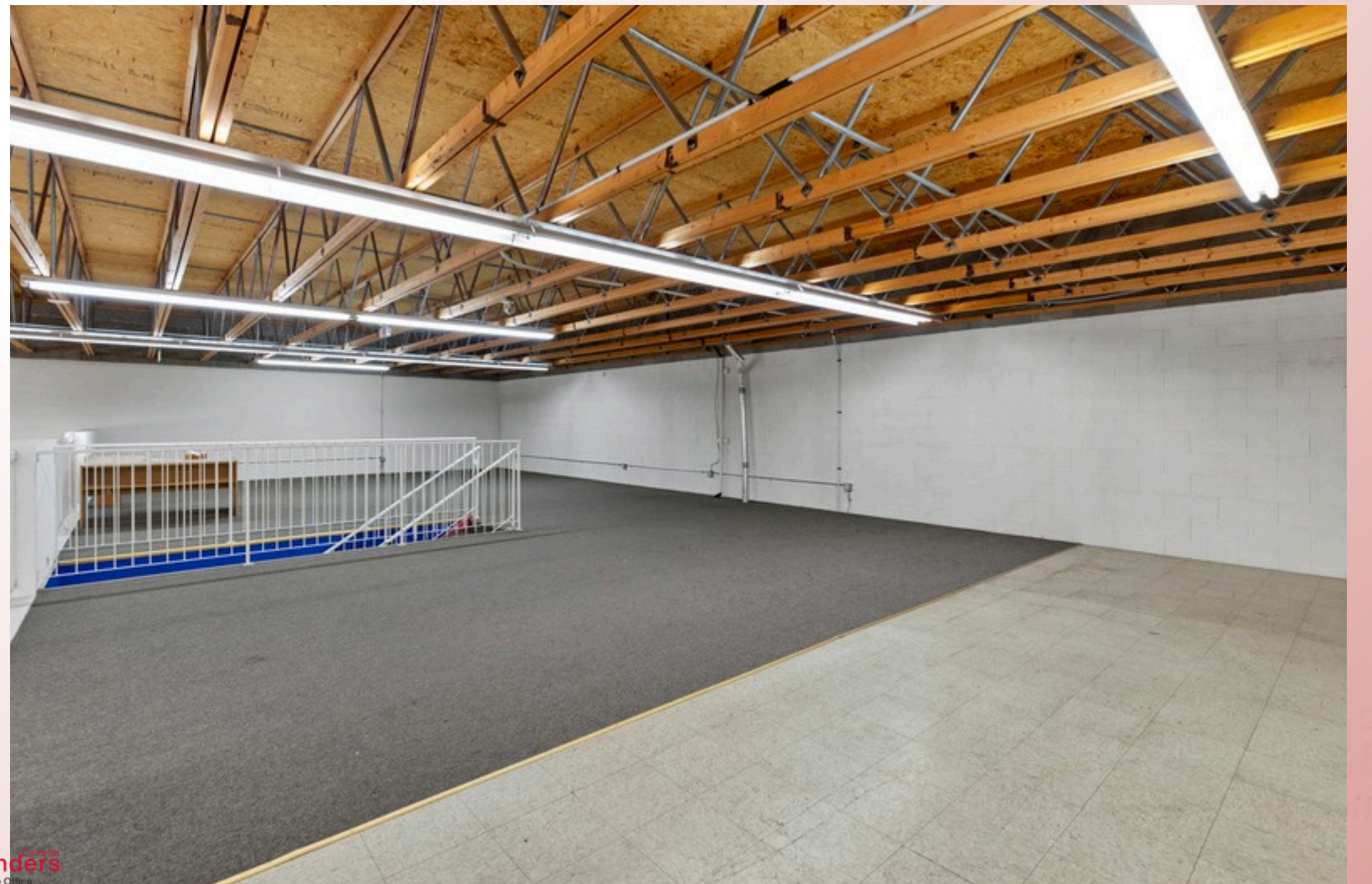
- Approx. 60 ft (width) × 95 ft (depth)

Property Highlights

- Large open showroom / retail floor
- Legal mezzanine (office, storage, workspace)
- Approx. 17.5 ft clear ceiling height
- One (1) 14' grade-level overhead door
- 3-phase, 220 amp electrical service
- Two (2) washrooms
- Durable concrete slab flooring
- Rooftop HVAC (replaced 2020)
- Pylon signage available



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Active Leasing Environment

360 Spedding Court, Kelowna, BC

Surrounding Leasing Activity

- Retail and service-commercial spaces along Baron Road and the Midtown corridor are actively leasing
- Comparable units are generally achieving lease rates in the \$20–\$26/SF range, depending on size and exposure
- Ongoing turnover reflects a healthy, active leasing environment with consistent tenant demand

Competitive Position

- Limited availability of large-format units within Midtown
- Continued demand for showroom and service-commercial space
- Central locations continue to outperform secondary submarkets

Market Insight

Midtown Kelowna supports a wide range of businesses due to its accessibility and concentration of commercial activity.

Spaces that offer scale, access, and visibility are becoming increasingly difficult to secure within this corridor.

This opportunity is competitively positioned within the current leasing environment, offering size and functionality not commonly available in comparable Midtown listings.



Lease Summary

Flexible Commercial Opportunity

7,320 SF

Zoning type	C2 – Vehicle Oriented Commercial
Floor Area	5,700 SF Main Floor + 1,620 SF Legal Mezzanine
Lease Rate	\$18.00 / SF
Triple NET	\$4.50 / SF
Monthly Strata Fees (est.)	~\$666.37
Management	Self-managed strata
Parking	34 common stalls 3 dedicated stalls 14 shared customer stalls
Availability	Immediate



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Location Overview

Midtown Kelowna Commercial Hub

Midtown Kelowna is one of the city's most active commercial corridors, serving as a central connection point for retail, service, and vehicle-oriented businesses.

Commercial Activity

- Strong concentration of national and regional retailers
- Established service commercial presence
- Consistent daily traffic driven by central positioning

Access & Connectivity

- Immediate access to Highway 97 (Harvey Avenue)
- Direct connectivity via Baron Road
- Central location with reach across Kelowna

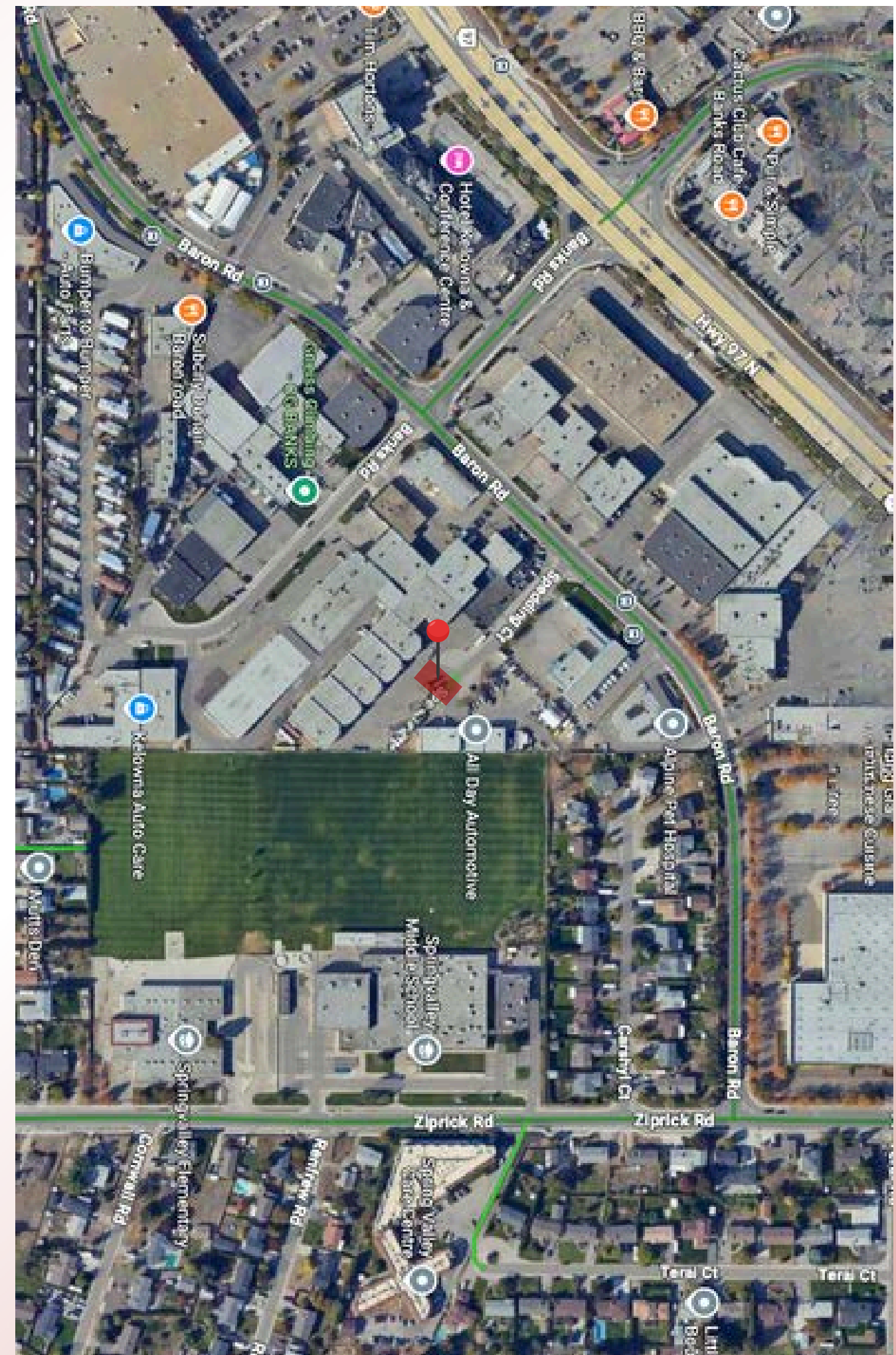
Customer & Operational Flow

- High vehicle exposure along a primary arterial route
- Easy access for customers and deliveries
- Functional for both retail-facing and operational uses

Market Position

Midtown continues to attract businesses that rely on visibility, accessibility, and consistent traffic.

A proven commercial node supporting long-term business performance and consistent tenant demand



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Ideal Uses & Tenant Fit

Built for Businesses That Need Space

Who This Space Is Designed For

- Retail showroom operators
- Automotive and vehicle-related businesses
- Service commercial users
- Specialty retail concepts

Why It Works

- Large open floorplate supports customer-facing layouts
- Mezzanine allows separation of office and operations
- Grade-level loading supports deliveries and workflow
- High ceilings accommodate display, storage, or equipment

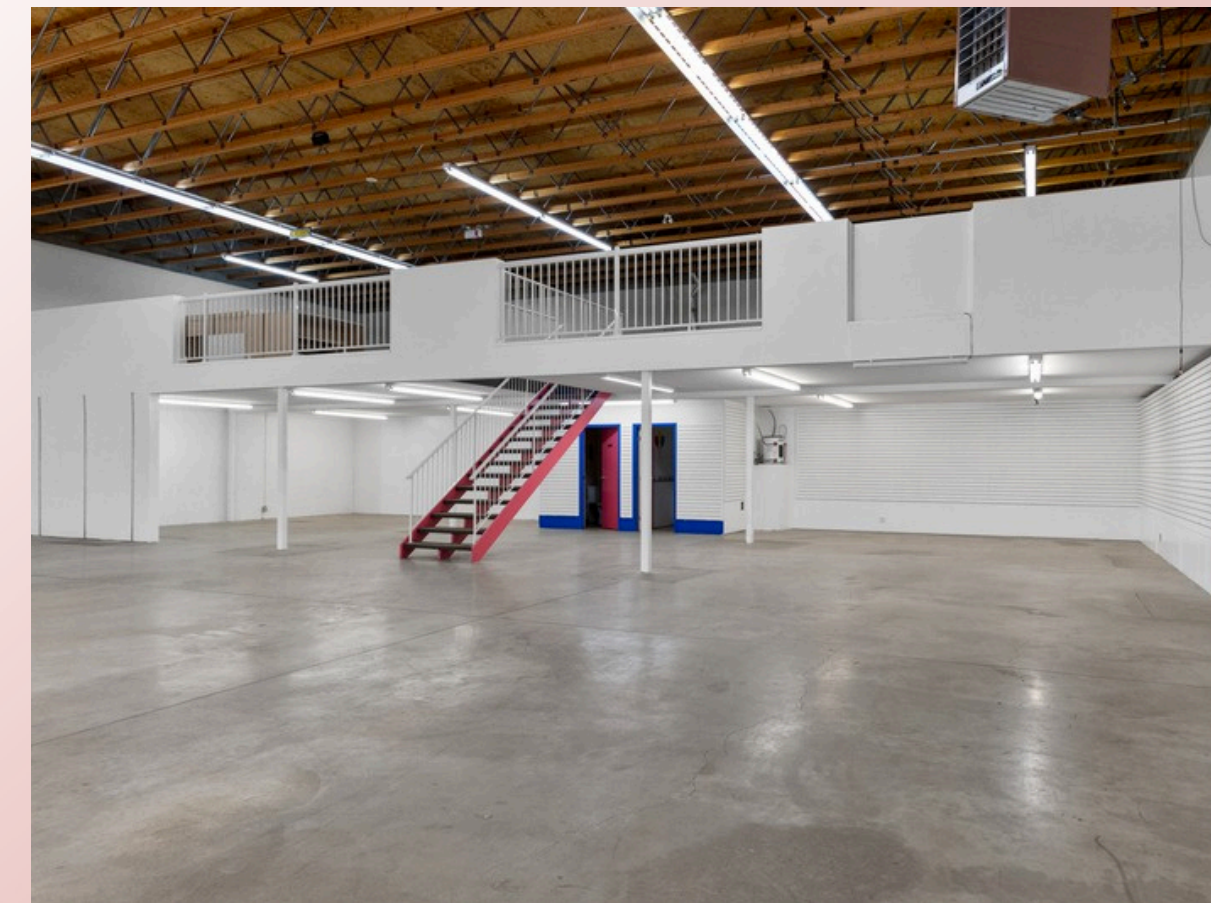
Operational Fit

This space is ideal for businesses that require:

- Visibility to passing traffic
- Easy access for customers and deliveries
- A balance of showroom and back-of-house functionality

Use Case Examples

- Home improvement/building supply showroom
- Automotive service or specialty retail
- Equipment sales and service
- Trade-based retail or service business





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