



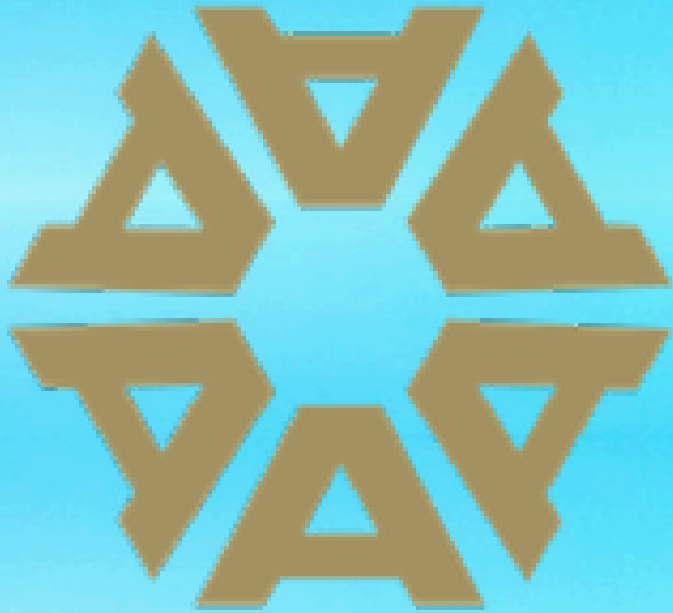
ARGUS[®]
PROPERTIES LTD.

FOR LEASE

A LEADING INDUSTRIAL HUB IN THE HEART OF THE

3509 SPECTRUM COURT, KELOWNA, BC



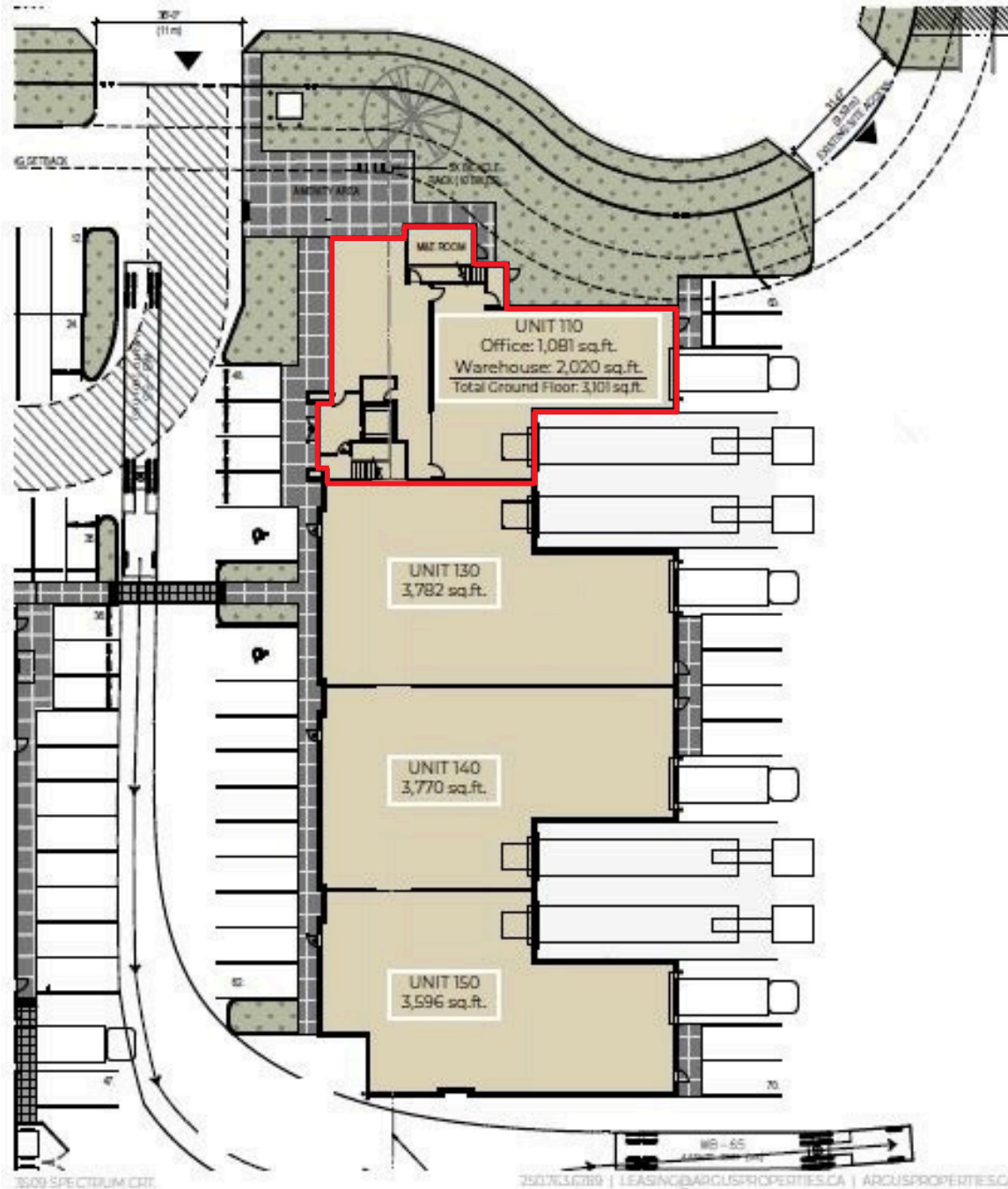


A PREMIER FLEX-INDUSTRIAL OPPORTUNITY IN KELOWNA'S AIRPORT BUSINESS PARK.

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

- 7243 sq. ft. total, with 3 floors of office space and a warehouse
- 28' clear ceiling
- LED lighting
- 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 OFFICE

1081 SQ.FT.



2ND FLOOR OFFICE

1331 SQ.FT.

**3RD FLOOR
OFFICE**
2811 SQ.FT.



WAREHOUSE

2080 SQ.FT.





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



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