



WATERSTREET
BY THE PARK

FOR LEASE

Water Street by the Park

1620-1630 Water St & 234-262 Leon Ave, Kelowna, BC



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Learn more about Water Street by the Park www.waterstbythepark.com

WATER STREET BY THE PARK

Complex Overview

Property Details

Civic Address:

1620-1630 Water St and 234-262 Leon Ave, Kelowna, BC

Legal Description:

Proposed Strata Lots, Plan EPP111545, District Lot 139, ODYD

Location:

The complex is located on the northwest corner of Water Street and Leon Avenue at the Gateway to the Kelowna's Downtown Core

Number of Available Commercial Units:

5

Unit Size:

±1,280 SF to ±3,255 SF

CRU Specifications:

Units will be delivered in shell state with up to 200A 3 phase electrical supply; 1.25" water supply line; and HVAC units included

Parking:

Commercial parking will be available but has not been assigned at this time

Zoning:

UC1 - Downtown Urban Centre

Lease Rates:

\$34 to \$42/SF plus additional rents & applicable taxes
contact listing agent for more information

Availability:

Anticipated availability of the commercial units in Q3 - 2025

Water Street by the Park

1620-1630 Water Street & 234-262 Leon Avenue

Discover Water Street by the Park, a premier development by Orchard Park Properties, in the gateway to Kelowna's Downtown Core. The project is set to transform the entrance to the city near the William R Bennett Bridge and bring energy to the area through transitioning into an unique and vibrant urban community.

The first phase of Water Street by the Park is a two-tower mixed-use complex that will add 496 residential condos to the downtown core. Presales of the available units has been brisk, with Tower 1 and The Eli tower set to be delivered in the near future.

Commercial Units

At street level, facing Water Street and Leon Avenue, will be 5 commercial units ranging in size from 1,280 SF to 3,255 SF. These units will capitalize on the revitalization and densification going on in the surrounding area. Zoning for the complex is UC1 – Downtown Urban Centre which allows for a large number of retail, office, financial, professional, entertainment, governmental, cultural and civic core uses.

Available Commercial Units Include

1630 Water Street: 3,255 SF

1620 Water Street: 1,280 SF

234 Leon Avenue: 3,179 SF

246 Leon Avenue: 2,316 SF

262 Leon Avenue: 1,948 SF

(all available units will be delivered in shell state, ready for concepts and designs specific to your business)

Now Preleasing

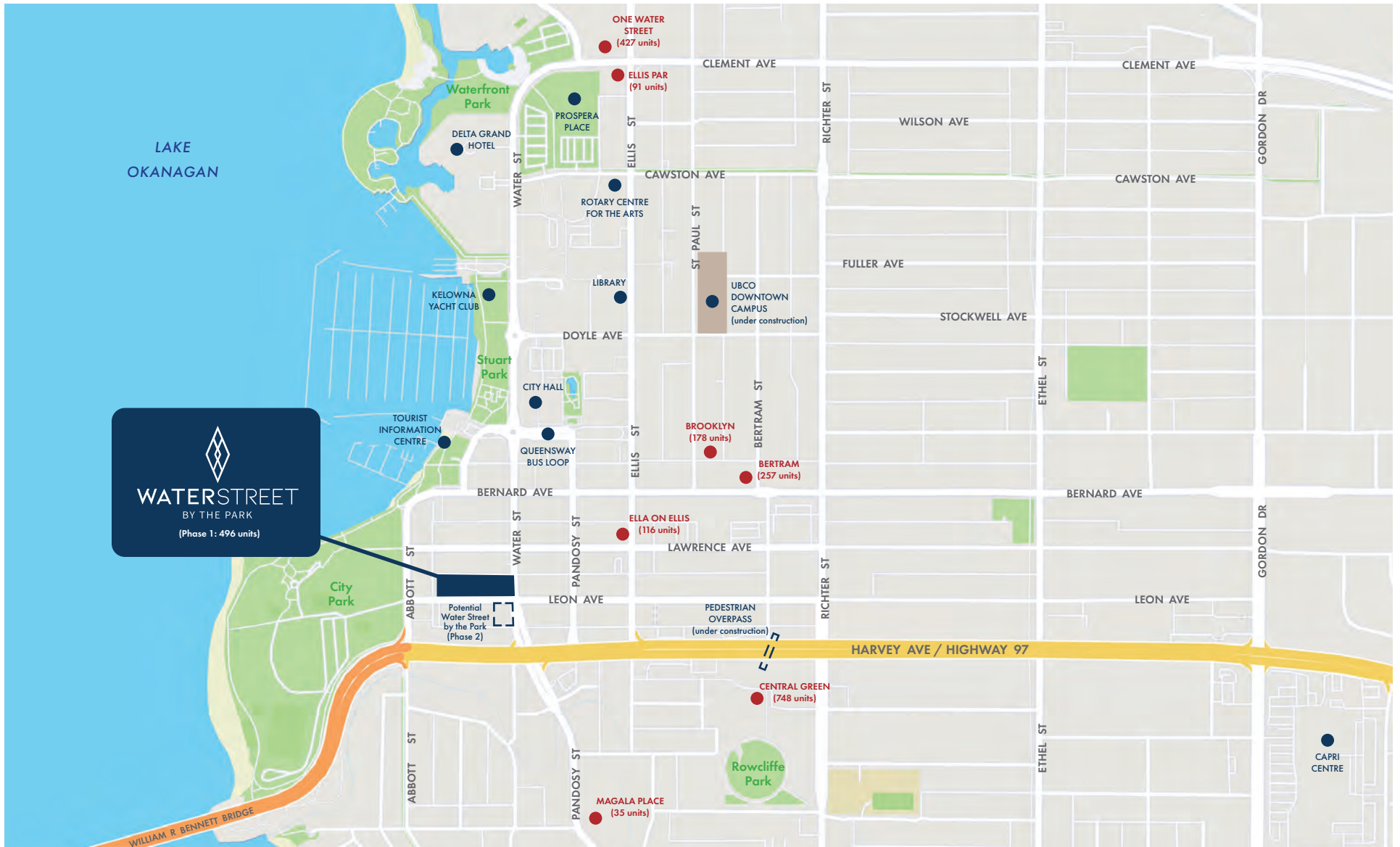
The commercial units are currently under construction, with an anticipated availability in Q3 – 2025

Your Business. Your Space!

Secure your commercial unit at Water Street by the Park today and position your business for growth in Kelowna's Gateway to the Downtown Core.

WATER STREET BY THE PARK

Prime Downtown Location



● NEW RESIDENTIAL DEVELOPMENTS (number of units)

WATER STREET BY THE PARK

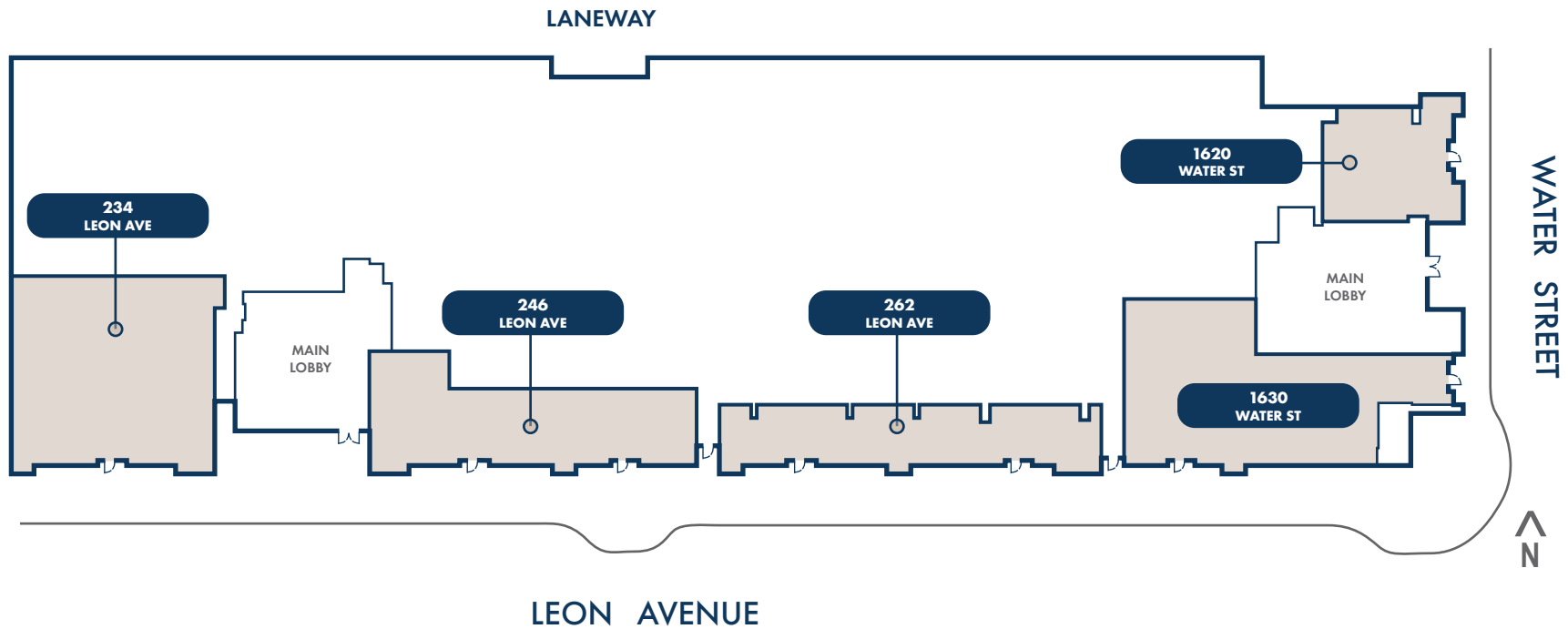
Building Location



Building location is approximate

WATER STREET BY THE PARK

Commercial Units

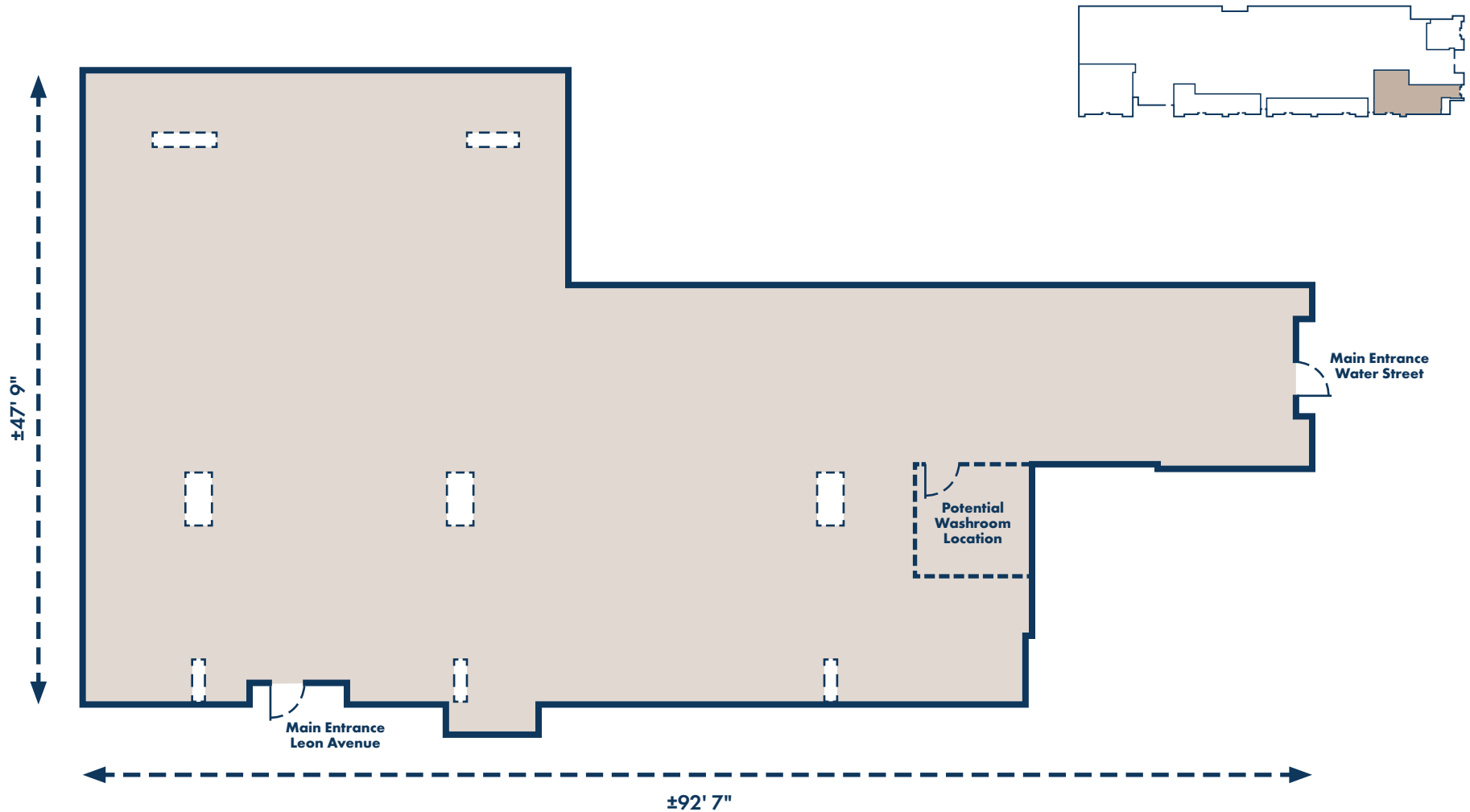


Availability	Unit - Address	Main Floor (sf)	Base Rent (psf)
Available	234 Leon Ave	3,179	\$34.00
Available	246 Leon Ave	2,316	\$35.00
Available	262 Leon Ave	1,948	\$36.00
Available	1630 Water St	3,255	\$38.00
Available	1620 Water St	1,280	\$42.00

WATER STREET BY THE PARK

Commercial Units

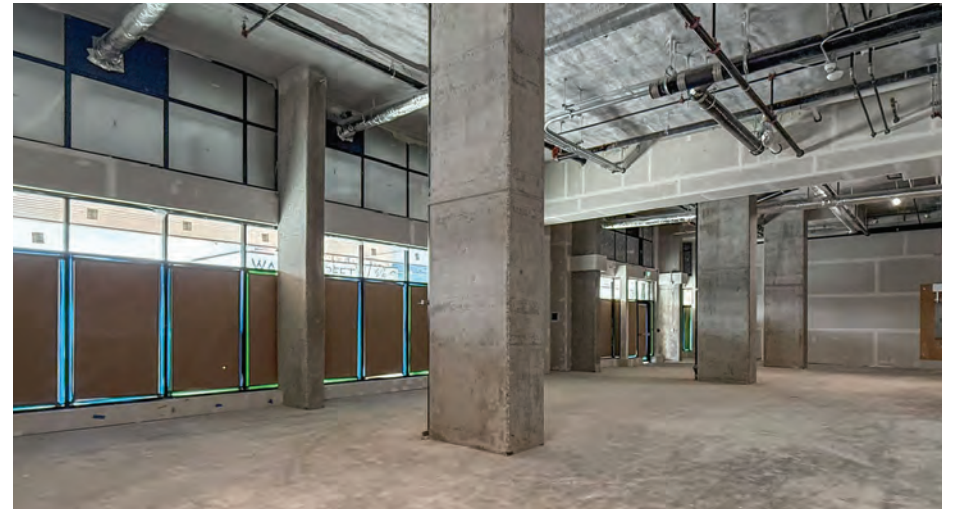
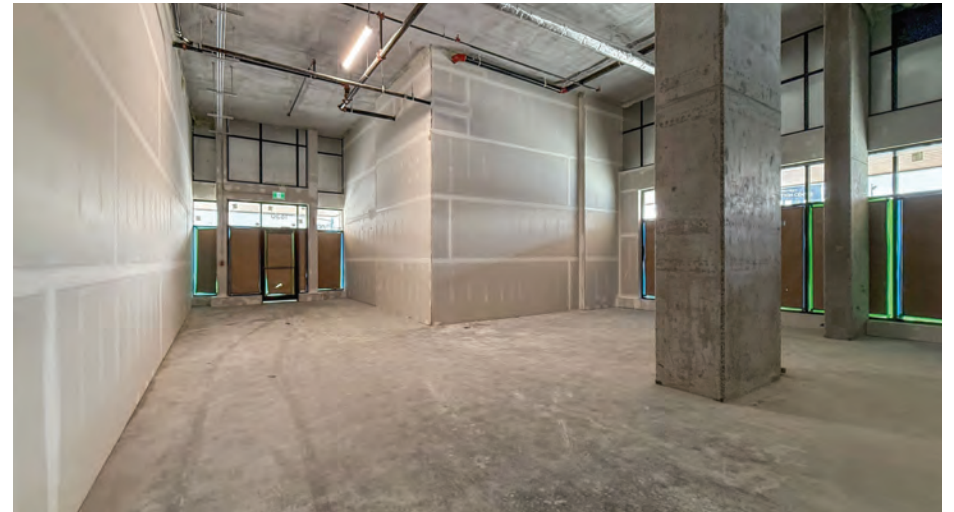
1630 Water Street: ±3,255 SF



WATER STREET BY THE PARK

Commercial Units

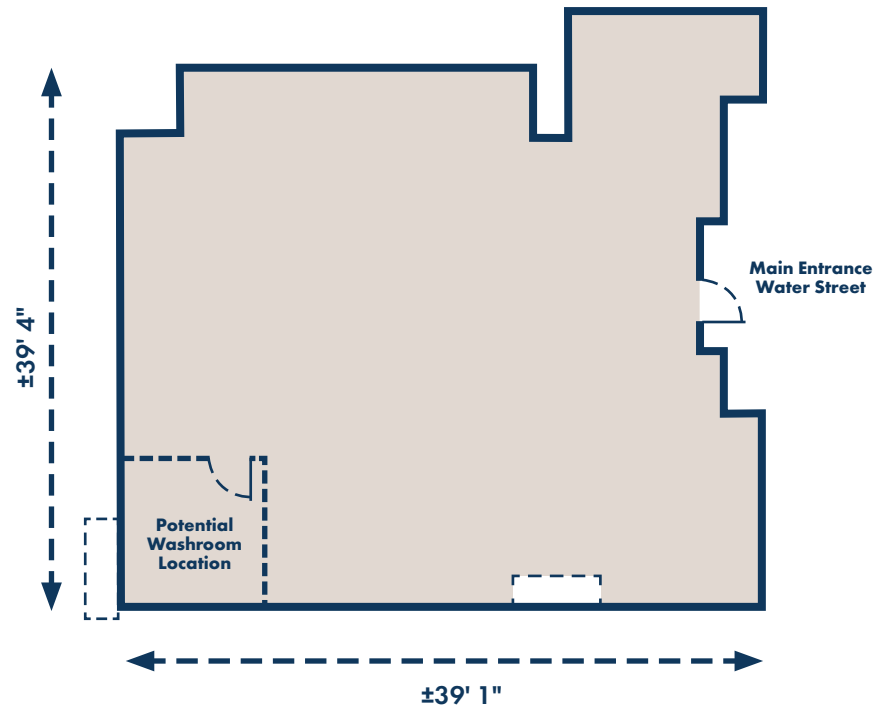
1630 Water Street: Photos



WATER STREET BY THE PARK

Commercial Units

1620 Water Street: ±1,280 SF



WATER STREET BY THE PARK

Commercial Units

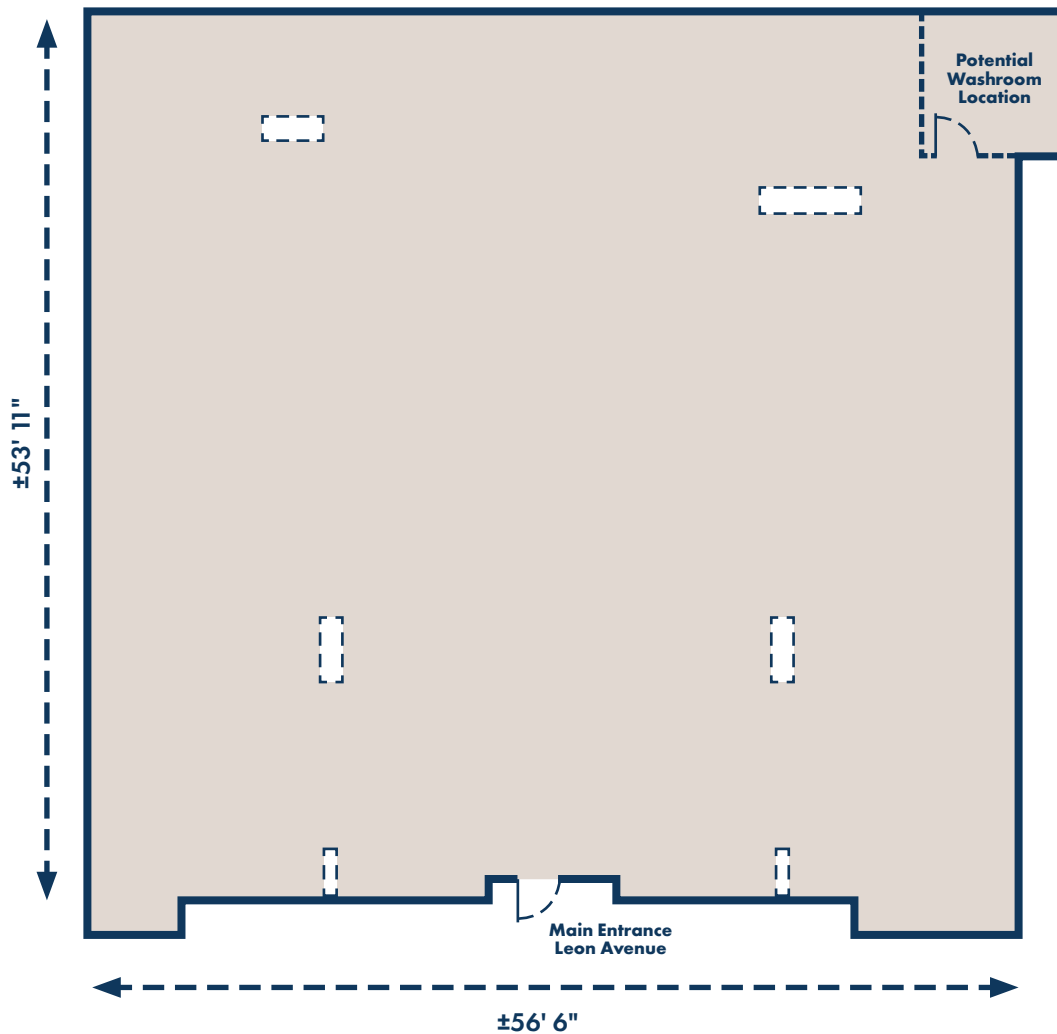
1620 Water Street: Photos



WATER STREET BY THE PARK

Commercial Units

234 Leon Avenue: ±1,948 SF



Based on plans provided by the developer, dimensions are approximate and should be verified if important

WATER STREET BY THE PARK

Commercial Units

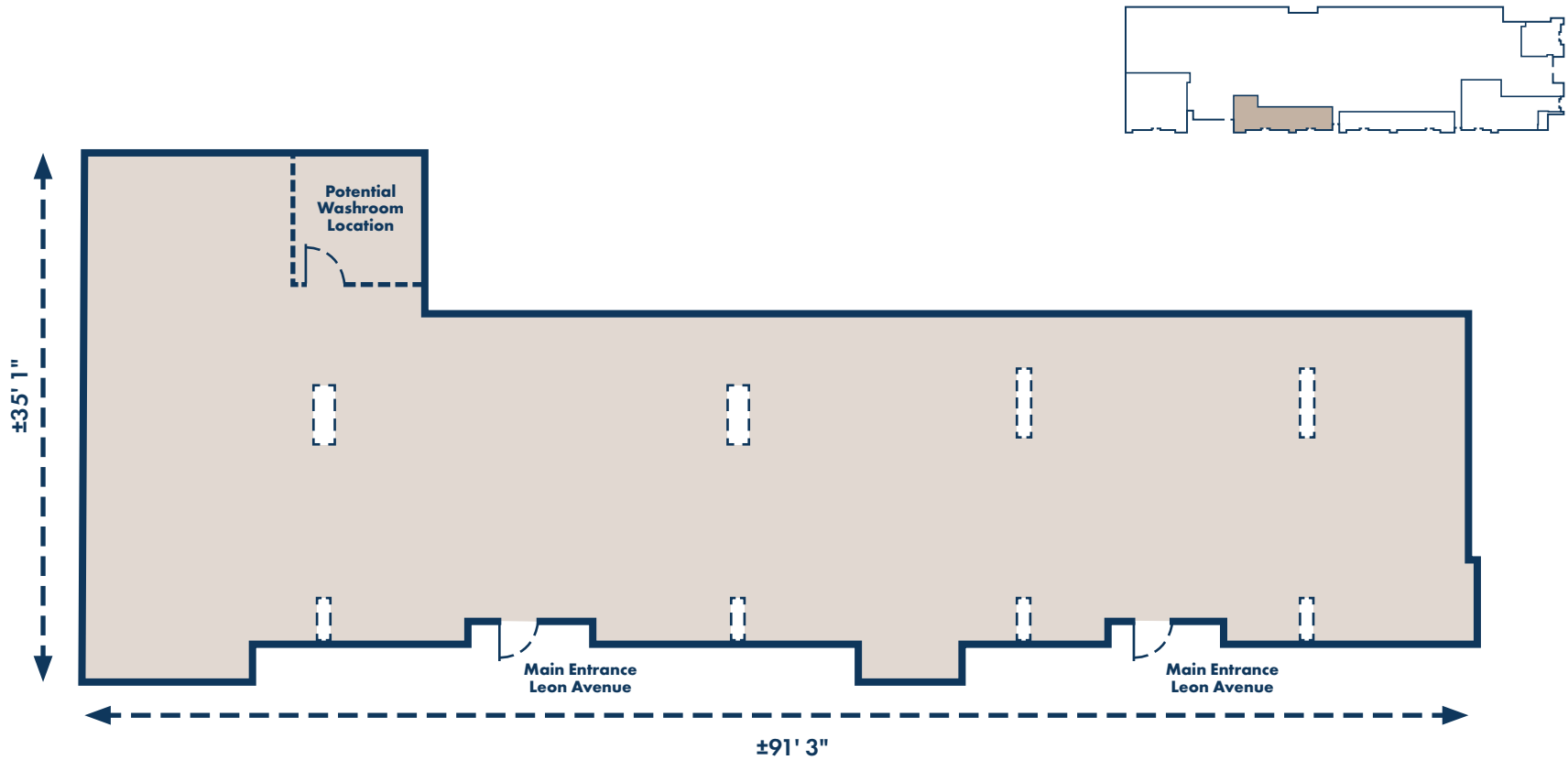
234 Leon Avenue: Photos



WATER STREET BY THE PARK

Commercial Units

246 Leon Avenue: ±2,316 SF



Based on plans provided by the developer, dimensions are approximate and should be verified if important

WATER STREET BY THE PARK

Commercial Units

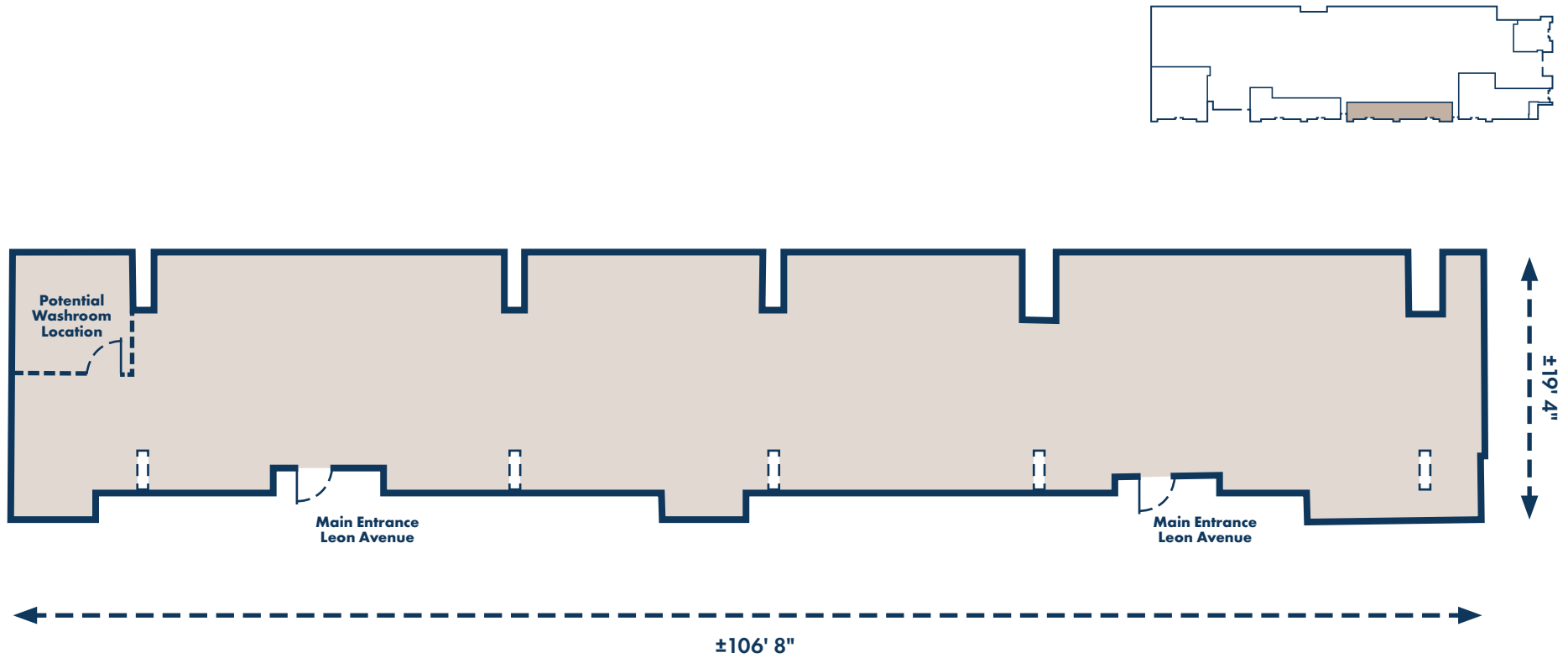
246 Leon Avenue: Photos



WATER STREET BY THE PARK

Commercial Units

262 Leon Avenue: ±3,179 SF



WATER STREET BY THE PARK

Commercial Units

262 Leon Avenue: Photos



WATER STREET BY THE PARK

Street Level Rendering



WATER STREET BY THE PARK

The Gateway to Downtown Kelowna

Exterior Photos



WATER STREET BY THE PARK

The Gateway to Kelowna



WATER STREET BY THE PARK

Zoning Information

UC1 Downtown Urban Centre (excerpt from Zoning Bylaw No. 12375)

Section 14.3 – Urban Centre Zone Purposes

UC1 – The purpose of this zone is to designate and preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while encouraging high density mixed-use buildings.

1. 14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

Alcohol Production Facilities
Animal Clinics, Major
Animal Clinics, Minor
Apartment Housing
Child Care Centre, Major
Cultural and Recreation Services
Drive Throughs
Education Services
Emergency and Protective Services
Exhibition and Convention Facilities
Food Primary Establishment
Gaming Facilities
Gas Bar
Health Services
Hotels / Motels
Liquor Primary Establishment

Non-Accessory Parking
Offices
Participant Recreation Services, Indoor
Personal Service Establishment
Professional Services
Recycling Drop-Offs
Religious Assemblies
Retail
Retail Cannabis Sales
Single Detached Housing
Spectator Sports Establishments
Stacked Townhouses
Temporary Shelter Services
Townhouses

The secondary uses in this zone are:

Accessory Buildings or Structures
Agricultural, Urban
Child Care Centre, Minor
Home-Based Business, Major
Home-Based Business, Minor
Parks
Secondary Suites

E&OE: This information derived from the City of Kelowna - Zoning Bylaw 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna or Nick Renton & Jeff Brown of William Wright Commercial Real Estate Services Inc. Please verify all important information by reviewing Zoning Bylaw 12375 on the City of Kelowna's website.

Orchard Park Properties

An elevated approach to developing Okanagan living.

Orchard Park Properties is dedicated to bringing enhanced residential living to the heart of downtown Kelowna, with a vision of creating world class buildings which add long-term value to the local community. We are proud to offer a product that highlights the best of Kelowna, convenience for its residents, and elevated Okanagan lifestyle.

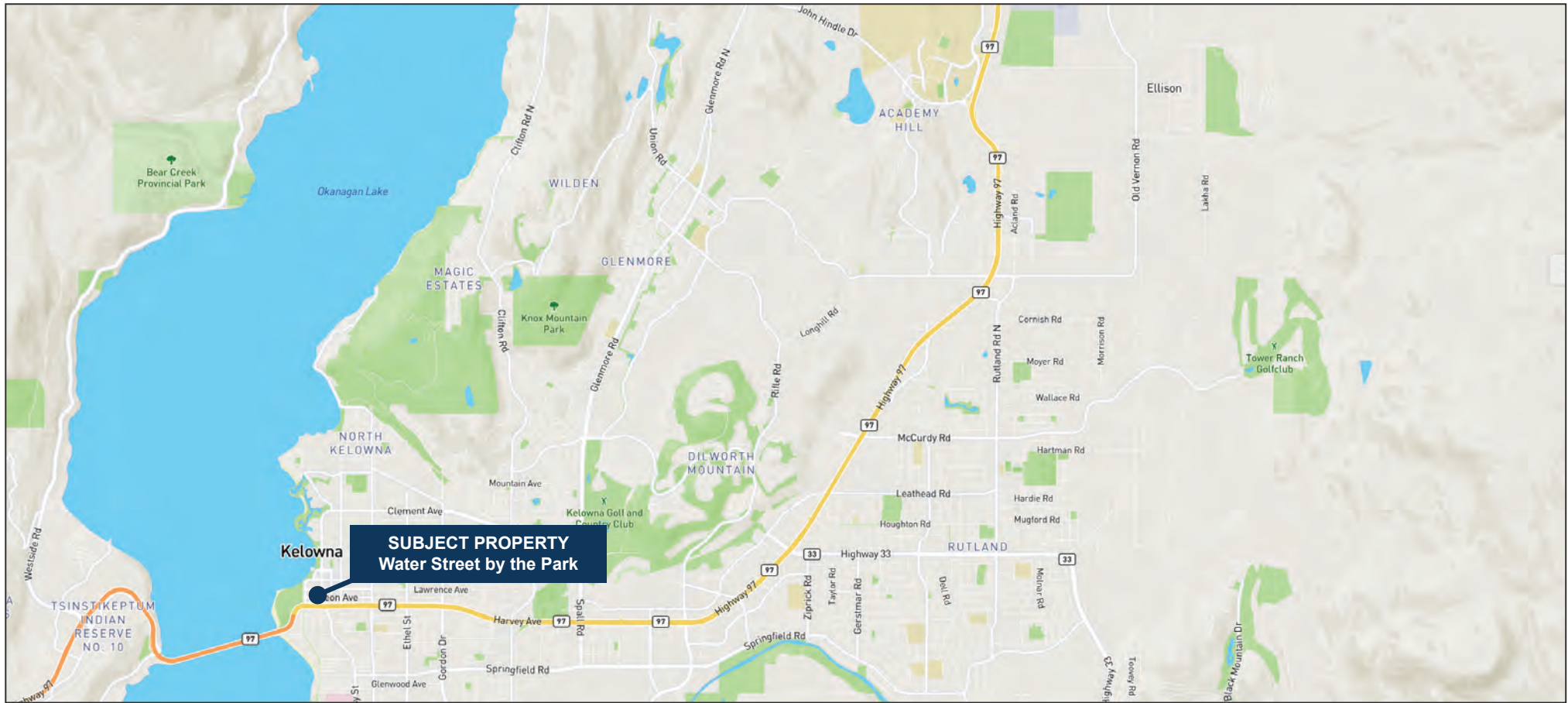
From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project, promising suitability to all our clients. To us, having the ability to lead all aspects of the project is crucial to bringing the most valuable product to our clients.

Learn more about Orchard Park Properties
www.orchardparkpl.ca



WATER STREET BY THE PARK - COMMERCIAL UNITS

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