



GOVERNOR'S LANDING | OFFICES

3011 LOUIE DRIVE
WEST KELOWNA, BRITISH COLUMBIA

UNITS AVAILABLE FOR LEASE



PROPERTY FEATURES



SIGNGE

Pylong signage available for additional cost



LOCATION

Great exposure to Highway 97 and Louie Drive



PARKING

Ample onsite parking available



ZONING

HC - Highway Commercial

THE NUMBERS



SIZE

Four second-floor AAA office options remaining from 852 SF up to 1,146 SF.



PRICE

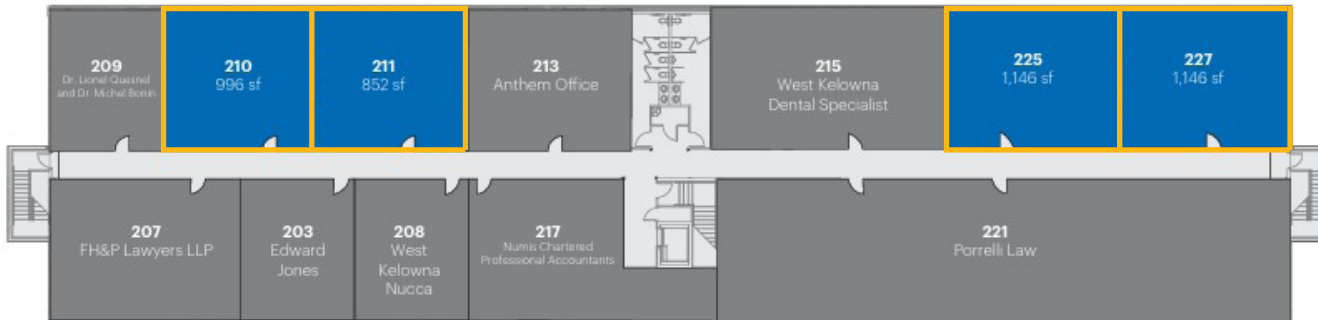
Base Rent: \$18.00/SF
Est. Adtl. Rent: \$10.28/SF plus management fees
Utilities: Separately metered

Governor's Landing's second-floor AAA office space offers ample visitor and employee parking and signage opportunities. Features include walk-up and elevator access as well as large mens and women's washrooms. All utilities are included in the rent. Other professional tenants include West Kelowna Dental Specialists, Farm Business Consultants, MacLean Family Law, Edward Jones, West Kelowna Nucca, Maciel Accounting and Porreli Law. Additional costs include 5% management fee and utilities.

This retail and office development is visible to more than 55,000 vehicles travelling on Highway 97 each day and is situated between Bering and Butt Roads in Westbank, B.C. Governor's Landing has 330 parking stalls on site and nearby developments include Governor's Market and Snyatan Shopping Centre. This development was completed in 2009, and is perfectly positioned to serve the needs of the Central Okanagan.



2nd Floor Office



Governor's Landing - Office

3000 Louie Drive, West Kelowna, BC



Unit #	Sq.ft.	Tenant Name
209 - 3011	673	Dr. Lionel Quesnel and Dr. Michel Bonin
210 - 3011*	996	Available
211 - 3011*	852	Available
213 - 3011	900	Anthem Office
215 - 3011	1,591	West Kelowna Dental Specialists
225 - 3011*	1,146	Available
227 - 3011*	1,146	Available
221 - 3011	3,890	Porrelli Law
217 - 3011	1,272	Numis Chartered Professional Accountants
208 - 3011	763	West Kelowna Nucca
203 - 3011	798	Edward Jones
207 - 3011	1,278	FH&P Lawyers LLP

*This demising plan is subject to change. Units 210 and 211 can be combined to create up to 1,848 square feet of contiguous space. Units 225 and 227 can be combined to create up to 2,293 square feet of contiguous space.

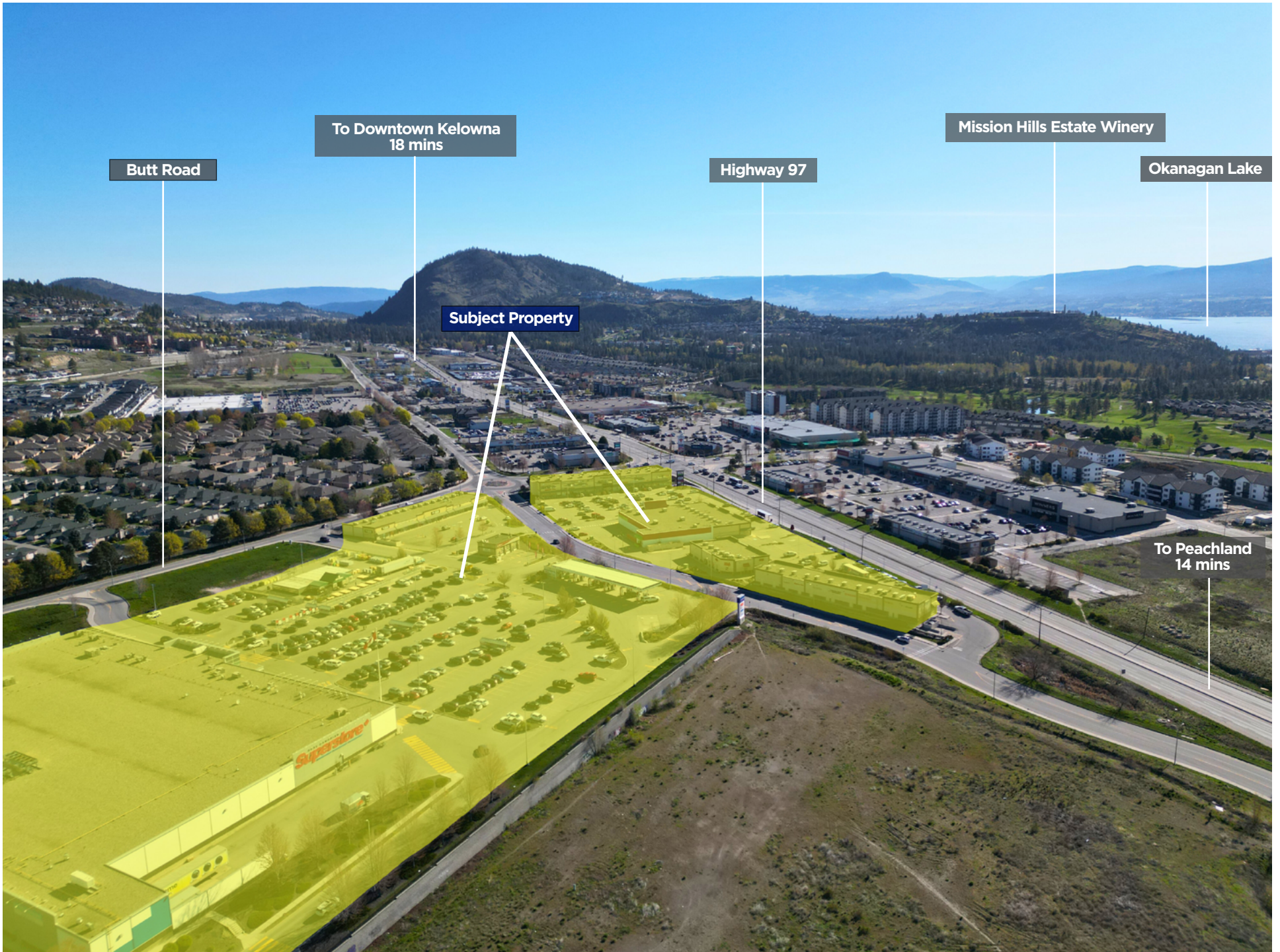


Leased Available Common Areas Separate Ownership

This is a representation for leasing purposes only and should not be used for measurements and co-tenancy of any kind. This drawing is not to scale.

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Let's chat.

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