GOVERNOR'S LANDING



GOVERNER'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
Two second-floor AAA office options remaining from 996 SF up to 1,146 SF.

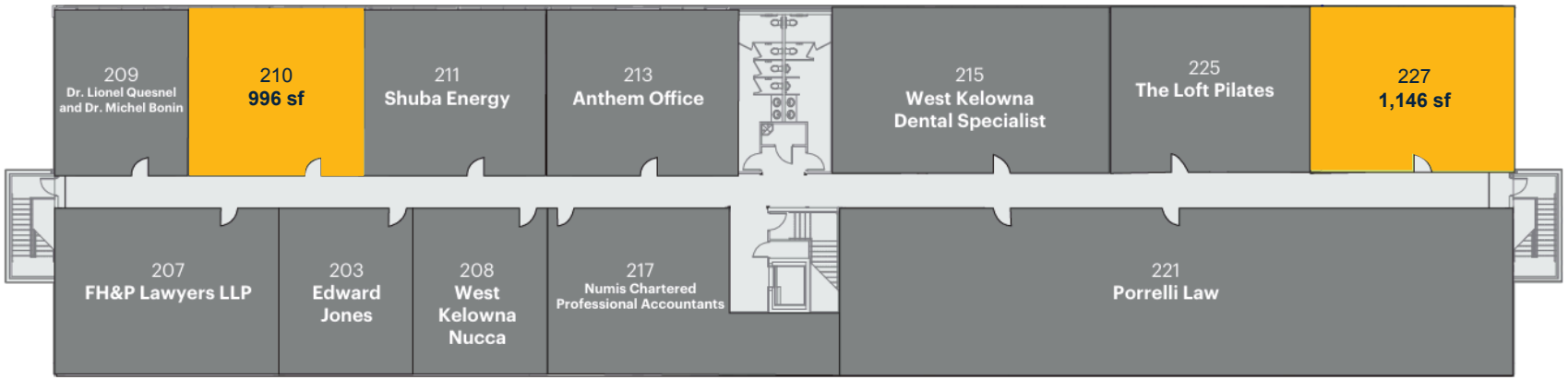
PRICE
Base Rent: $18.00/SF
Est. Adtl. Rent: $10.28/SF
plus management fees
Utilities: Separately metered

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.

FLOOR PLAN

2nd Floor Office



N

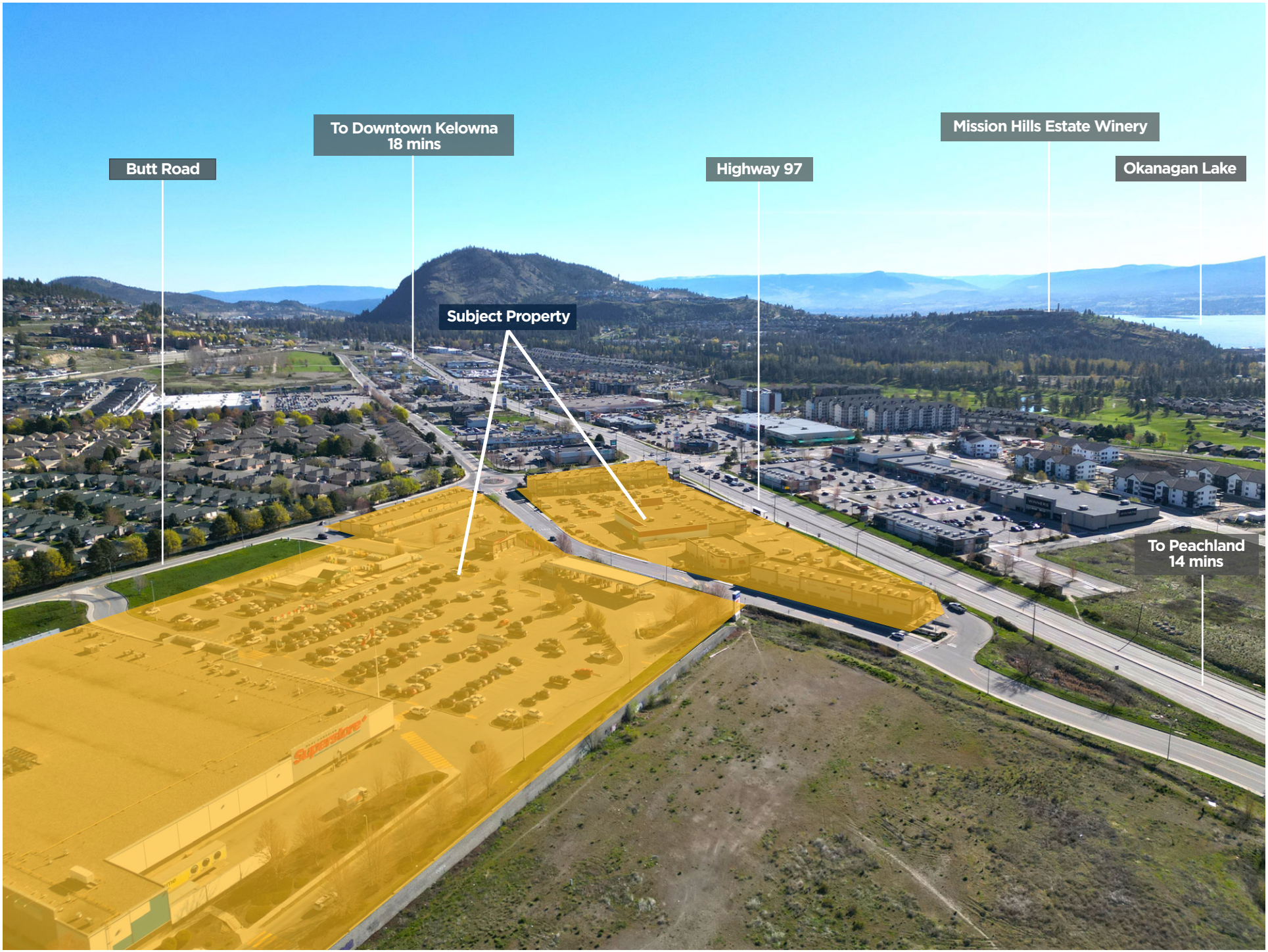
Leased | Available | Common Areas

OFFICE - 2ND FLOOR

Governor's Landing

3011 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	Shuba Energy
213 - 3011	900	Anthem Office
215 - 3011	1,591	West Kelowna Dental Specialists
225 - 3011	1,146	The Loft Pilates
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


Butt Road
To Downtown Kelowna
18 mins
Subject Property
Highway 97
Mission Hills Estate Winery
Okanagan Lake
To Peachland
14 mins

VENTURE COMMERCIAL

Let's chat.

CHRIS WILLS Personal Real Estate Corp.
chris.wills@venturecommercial.ca
250.870.1330

NOEL ACRES Personal Real Estate Corp.
noel.acres@venturecommercial.ca
250.826.6635

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp., for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial and Venture Realty Corp. exclude unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial, a division of Venture Realty Corp. and /or its licensor(s).