CENTRALLY LOCATED SERVICE COMMERCIAL SPACE FOR LEASE

#101-1907 BARON ROAD, KELOWNA, BC, V1X 6W2

PRICE: $12.00 PSF PLUS ADDITIONAL RENT PSF

PROPERTY DESCRIPTION

- 831 SF bay with 331 SF mezzanine for lease in a central location
- Located behind Canadian Tire and in close proximity to a variety of amenities, including restaurants and Orchard Park Shopping Centre
- Ample parking available on site
ADDITIONAL INFORMATION

MUNICIPAL ADDRESS
#101-1907 Baron Road, Kelowna, BC, V1X 6W2

LEGAL DESCRIPTION
Lot A Plan KAP83213 District Lot 532 Land District 41

LOCATION DETAILS
Centrally located, close to Orchard Park Shopping Centre and behind Canadian Tire. This property is in a high traffic area with easy highway access. Situated near a variety of amenities and only a 15 minute drive to Kelowna International Airport.

LEASABLE AREA
1,221 SF

PARKING
Ample on-site parking

ZONING
C4, Urban Centre Commercial

BASE RENT
$12.00 PSF plus additional rent PSF

EST. ADDITIONAL RENT
$5.40 PSF

COST BREAKDOWN

<table>
<thead>
<tr>
<th>Location</th>
<th>Rentable Size (SF)</th>
<th>Base Rent (/sf/yr)</th>
<th>Triple Net (/sf/yr)</th>
<th>&quot;All In&quot; Rent Per Month</th>
<th>Additional Costs</th>
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E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.