

NEW BUILD

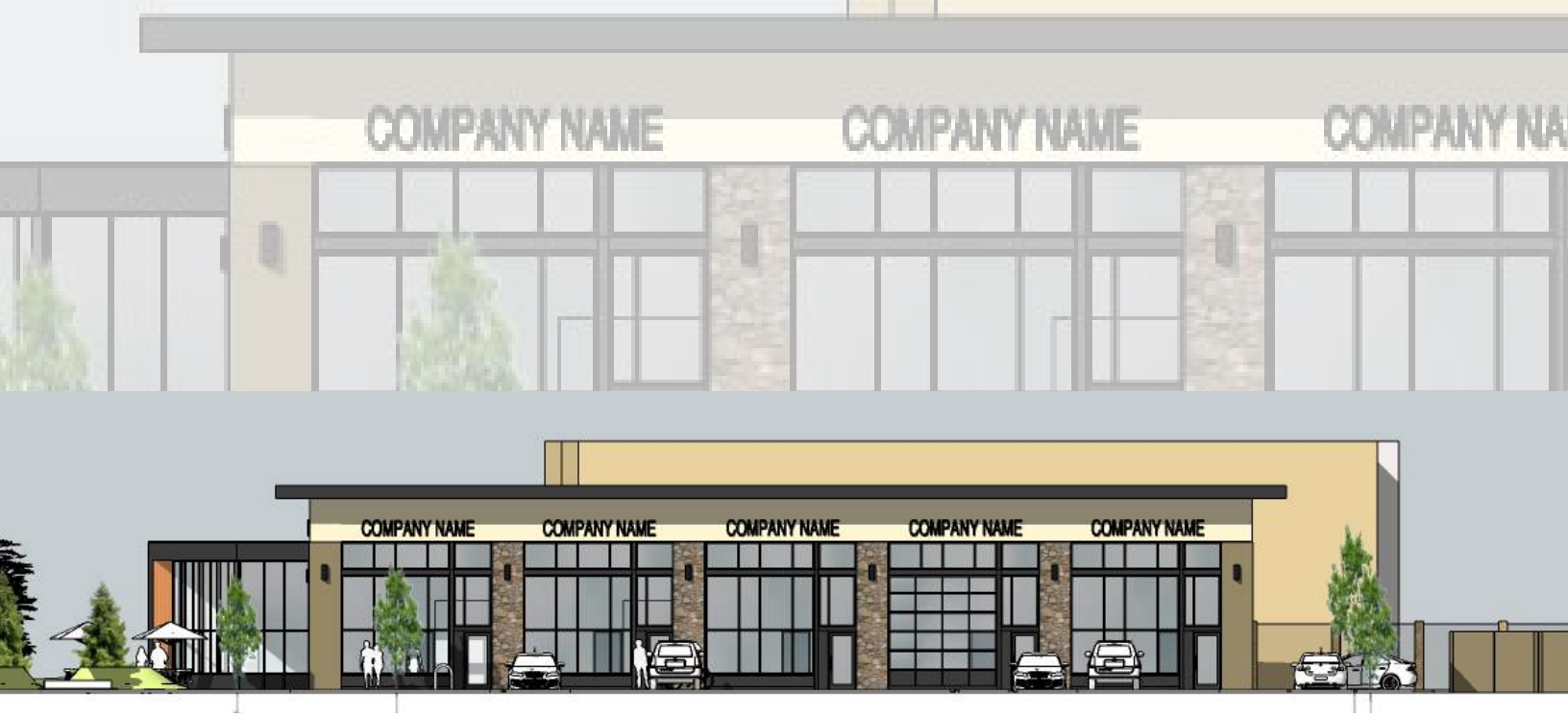


FOR LEASE

INNOVATION CENTRE
AT AIRPORT BUSINESS PARK

1702 INNOVATION DRIVE
KELOWNA, BC

Argus Properties Ltd.
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OPPORTUNITY

To lease new build retail or flex-office space, with front grade loading, and option for mezzanine or second floor space.

LOCATION

Located at the gateway to Kelowna, within Kelowna's Airport Business Park, coming soon a brand new commercial building part of a comprehensive development site.

Neighbouring tenants on site include the newly constructed Canco Gas Station with convenience store and car wash, also joined by Pita Pit, Subway and A&W with drive-thru.

Two airport hotels, built and operated by Argus Properties, include the 120 room Four Points Kelowna Airport, adjacent to the brand new 140 room Hampton Inn and Suites Kelowna Airport, the area will have a constant captive audience of hotel guests.

PROPERTY FEATURES

- Modern building design
- 26' clear ceiling
- LED lighting
- Second floor / Mezzanine Potential
- Outdoor amenity area
- Ample parking
- Easy access

Type

Retail or Flex-Office

Location

North, Kelowna

Loading

Grade

Zoning

Comprehensive Development (CD15)

Availability

2023

Size

Bay sizes starting from \pm 911 sq.ft up-to \pm 5,690 sq.ft.

Unit 110 \pm 1,583 sq.ft.

Unit 120 \pm 1,053 sq.ft.

Unit 130 \pm 911 sq.ft.

Unit 140 \pm 1,058 sq.ft.

Unit 150 \pm 1,085 sq.ft.

BUILDING PLAN

Bay sizes starting from ± 911 sq.ft up-to ± 5,690 sq.ft.

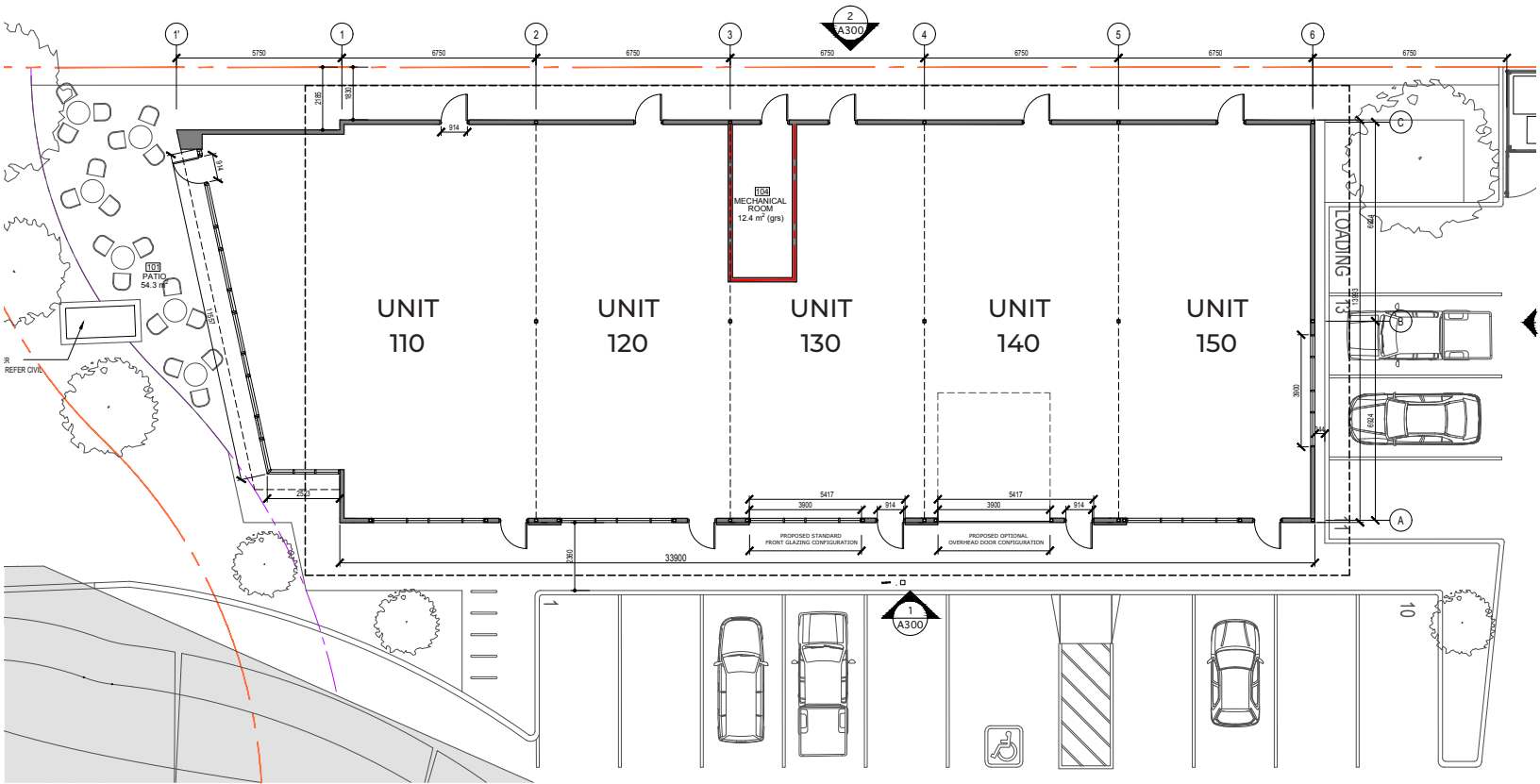
Unit 110 ± 1,583 sq.ft.

Unit 120 ± 1,053 sq.ft.

Unit 130 ± 911 sq.ft.

Unit 140 ± 1,058 sq.ft.

Unit 150 ± 1,085 sq.ft.



1
200 FLOOR PLAN
1:100

SITE PLAN



NEIGHBOURHOOD

Four Points by Sheraton Kelowna Airport

120 Rooms

Hampton Inn and Suites by Hilton Kelowna Airport

140 Rooms

Future Hotel - Marriot Courtyard

140 Rooms

Noteable New Argus Properties Tenants:

NOW OPEN

- Subway
- A&W
- Pita-Pit
- Canco Gas Station
- UBCO
- Bean Cannabis
- Xing Yun Asian Restaurant



AERIAL MAP



Highway 97

37,441 VPD

Kelowna International Airport

2 Min Drive

3,000+ Airport Workers
2M+ Passengers (2019)

University of British Columbia Okanagan

3 Min Drive

10,000+ Faculty/Students (2019)

Academy Hill

4 Min Drive

600+ Multi-Family Units

Quail Ridge

5 Min Drive

750 Homes

2018 Estimates & Projections	3KM	5KM	10 Min Drive
Population	3,794	11,695	30,796
Households	1,703	4,566	12,783
Average Household Income	\$105,376	\$109,287	\$86,634

CONCEPTUAL PHOTOS





ARGUS[®]
PROPERTIES LTD.

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