

**715 EVANS COURT, KELOWNA**  
**MOVE-IN READY INDUSTRIAL UNIT WITH OFFICES**

**FOR  
LEASE**

**NEW LEASING INCENTIVE**



**WILLIAM | WRIGHT**




**Vedderbrook  
Properties**

**SHELBY KOSTYSHEN**  
shelby.kostyshen@williamwright.ca  
236.420.3558

**FREE  
5 MONTHS  
BASE RENT\*  
ON A 5 YEAR LEASE**



# 715 Evans Court, Kelowna

 Move-in ready industrial unit with offices

 Great central location with quick access to Hwy 97

 Yard space available

 Exterior signage opportunities

 Available on 30-days notice

\*Qualified Tenant will receive 5 months of Base Free Rent on a 5 year lease. Subject to landlord's review and approval of tenant financials.

# Units Available

Unit	Leasable Area	Basic Rent	Add. Rent	Overhead Door*
1		<b>LEASED</b>		
4		<b>LEASED</b>		
5 & 6	± 4,613 SF	\$18.00/FT	\$5.59/FT	10 FT X 12 FT

Parking	Zoning
On-site	I2 (Light Industrial)

\*Common area loading doors for Unit 5 and 6



COMMON AREA LOADING DOORS FOR UNIT 5 AND 6



---

## Move-in ready industrial unit with yard space

Well kept move-in ready industrial unit with offices available for lease. This is a great opportunity for any business looking for functional light industrial space in one of the most accessible areas in Kelowna. There is abundant parking at the property and additional yard space is available. This unit includes a 10' X 12' grade level overhead door and there is the ability to install prominent exterior signage. Please contact the listing agent to receive more information and set up a tour.

---

# Floorplan

## UNIT 5 & 6

### Main Floors

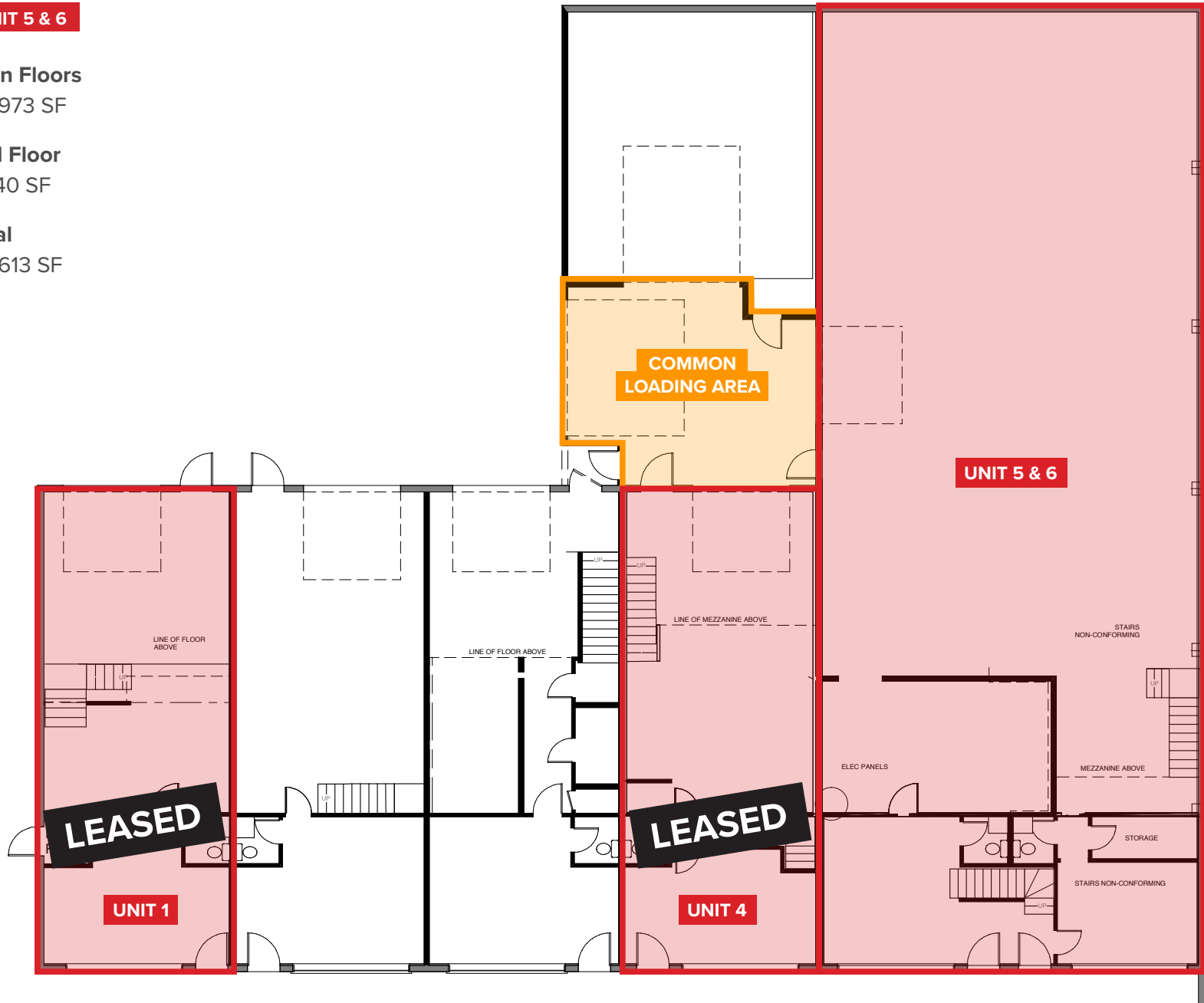
± 3,973 SF

### 2nd Floor

± 640 SF

### Total

± 4,613 SF



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.







**Centrally Located  
to Service the Entire  
Okanagan Valley**

## Minutes away from Highway 97

The property is located just east of Highway 97, between McCurdy Corner and Reid's Corner. The property can be easily accessed by Highway 97 from Finns Road or Findlay Road. This central location makes it drivable and convenient for clients, visitors, and employees from all parts of the Central Okanagan.

## For more information, contact

**SHELBY KOSTYSHEN**  
shelby.kostyshen@williamwright.ca  
236.420.3558



E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2024 William Wright Commercial Real Estate Services. All rights reserved.

**William Wright Commercial Real Estate Services Inc.**  
#205-478 Bernard Avenue, Kelowna  
T 236.420.3558 | F 236.420.3088  
williamwright.ca



williamwright.ca



---

**Vancouver Office**  
1340-605 Robson Street  
Vancouver, BC  
604.428.5255

**New Westminster Office**  
350-522 7th Street  
New Westminster, BC  
604.545.0636

**Fraser Valley Office**  
210-8029 199th Street  
Langley, BC  
604.546.5555

**Victoria Office**  
843 Johnson Street  
Victoria, BC  
250.590.5797

**Central Island Office**  
100B-154 Memorial Avenue  
Parksville, BC  
250.586.1226

**Kelowna Office**  
205-478 Bernard Avenue  
Kelowna, BC  
236.420.3558

**Kamloops Office**  
406-121 5th Avenue  
Kamloops, BC  
236.425.1617