

**104-2030 MATRIX CRESCENT, KELOWNA**  
NEWLY CONSTRUCTED MATRIX BUSINESS CENTRE COMPLEX

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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## Unit 104

### 2030 Matrix Crescent, Kelowna

Newly constructed industrial development in the growing Airport Business Park. This 3,299 sqft unit offers 2,325 sqft of main floor warehouse space and a 974 sqft open mezzanine for additional storage and/or offices. Unit specs include: 1 at grade loading bay with 12'X12' OH door, 4 reserved parking stalls and additional visitor stalls throughout the lot, 24' clear ceiling height, 200 AMP 3 Phase power, HVAC stubbed into mezzanine and rough in plumbing for future washroom. Available for immediate possession.



Newly constructed Matrix Business Centre complex



Located in the sought-after Airport Business Park



Accessible from Highway 97



Retail and industrial hub

## SALIENT FACTS

### SIZE

+/- 3,299 SQFT

### PARKING

4 stalls

### ZONING

I2

### BASIC RENT

\$18.00/FT

### ADDITIONAL RENT

\$7.67/FT

### MONTHLY RENT

\$6,785 + GST

## PROPERTY SPECS

### CEILING HEIGHT

24' clear

### MEZZANINE

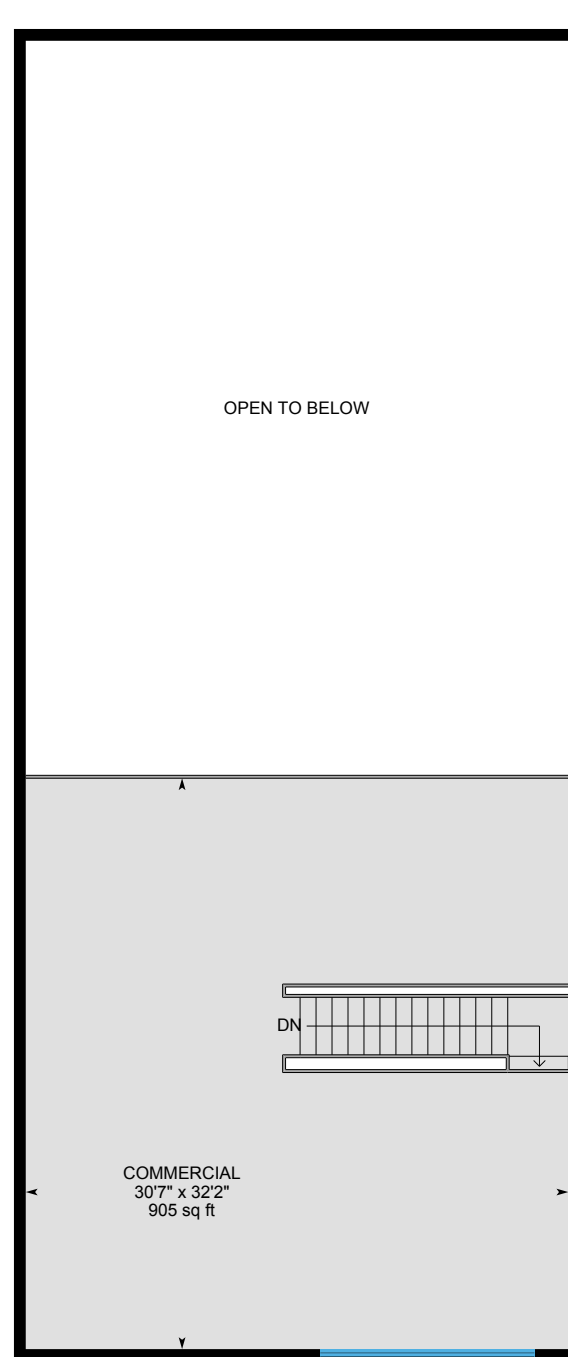
Open

### POWER

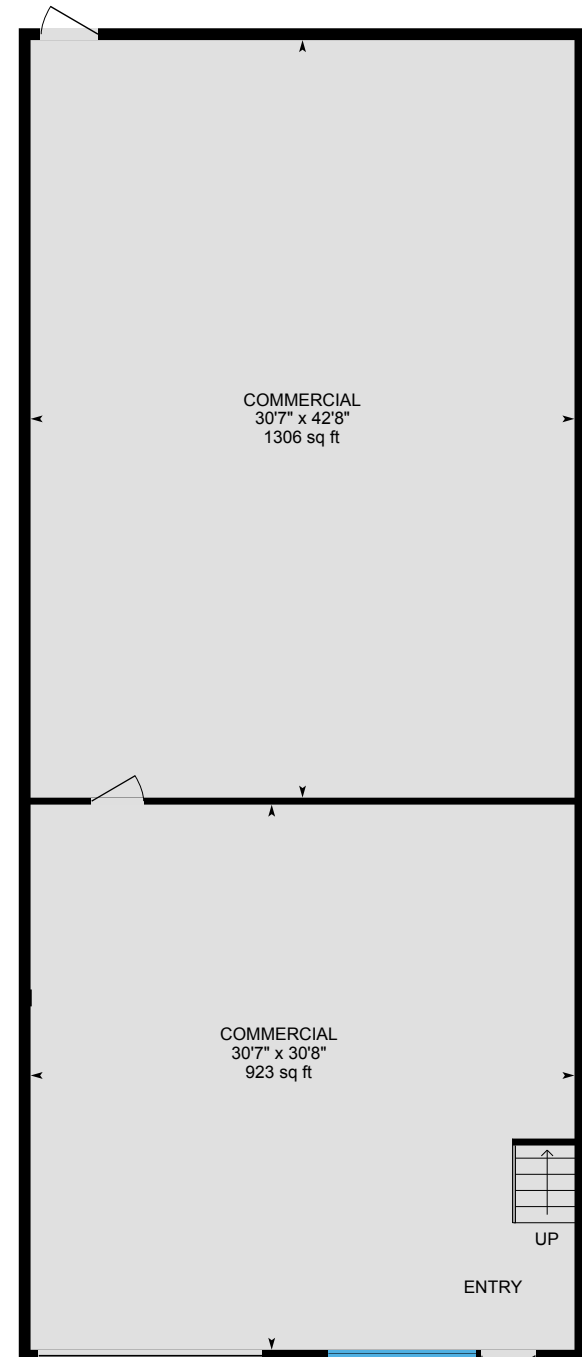
200 Amp 3 Phase 120/208V

### LOADING

At grade with 12'x12' OH door



Upper Level



Lower Level

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





## LOCATION

The Airport Business Park is a comprehensive development combining commercial and industrial zoning to attract a variety of tenants and uses. With 125 acres and 1,500,000 sqft of buildings on completion, the area will serve as an industrial and retail hub surrounded by the Kelowna International Airport, UBC Okanagan University and the Okanagan Golf Club. Accessible from Highway 97 directly across the road from the airport.





## FOR MORE INFORMATION CONTACT

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