



WILLIAM | WRIGHT



For Lease

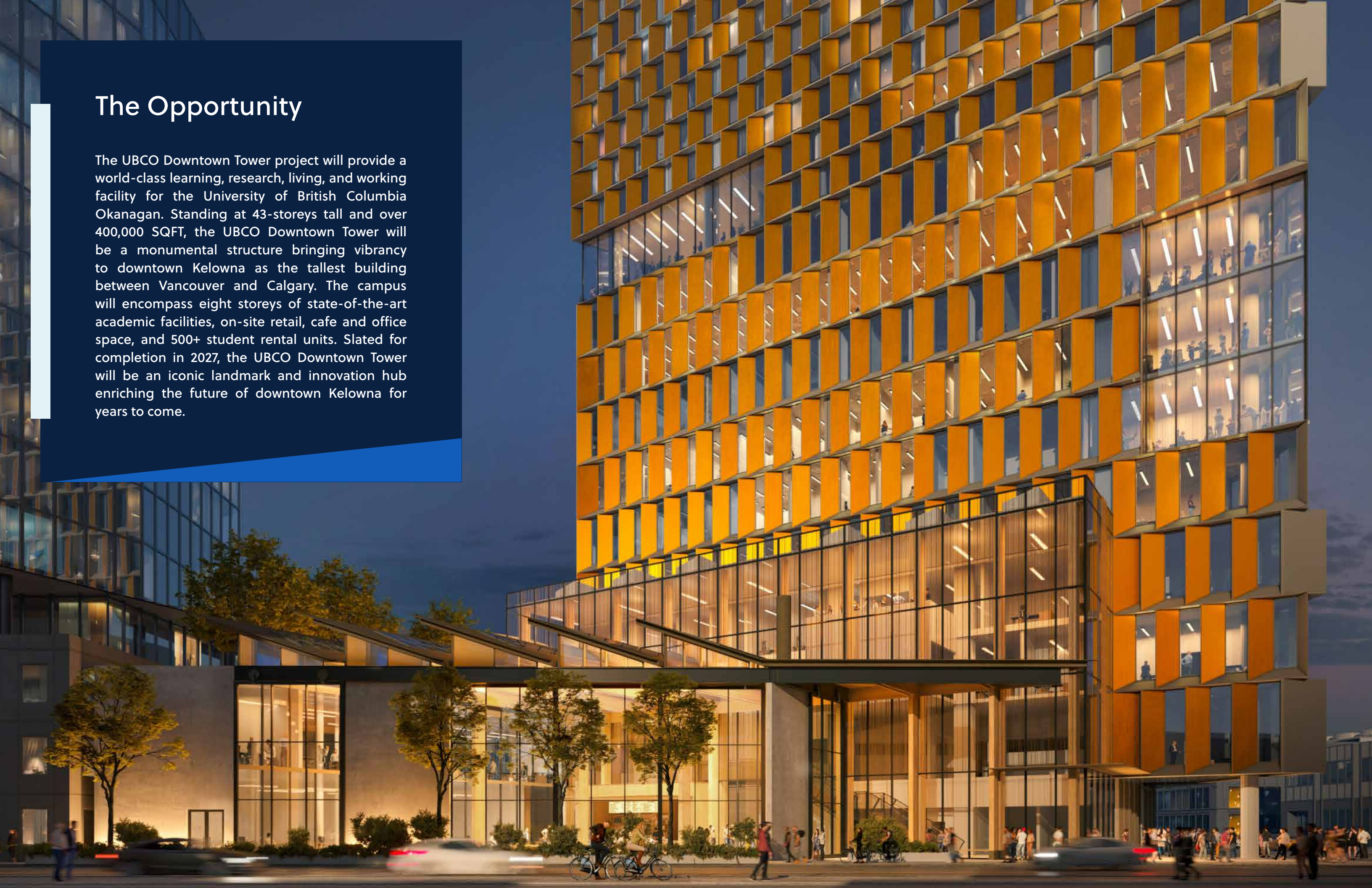
Retail Spaces at UBCO
Downtown Tower

550 Doyle Avenue, Kelowna



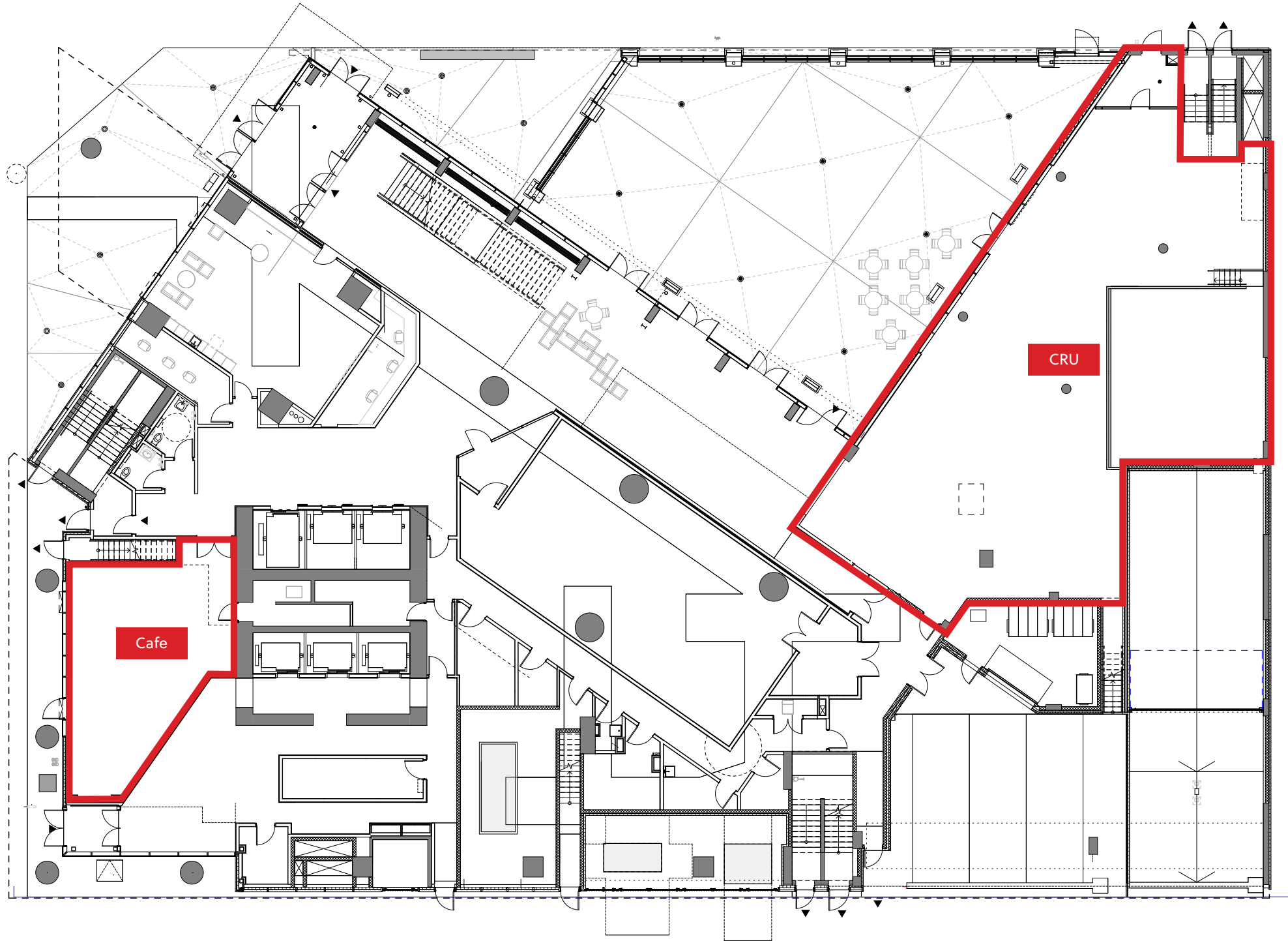
The Opportunity

The UBCO Downtown Tower project will provide a world-class learning, research, living, and working facility for the University of British Columbia Okanagan. Standing at 43-storeys tall and over 400,000 SQFT, the UBCO Downtown Tower will be a monumental structure bringing vibrancy to downtown Kelowna as the tallest building between Vancouver and Calgary. The campus will encompass eight storeys of state-of-the-art academic facilities, on-site retail, cafe and office space, and 500+ student rental units. Slated for completion in 2027, the UBCO Downtown Tower will be an iconic landmark and innovation hub enriching the future of downtown Kelowna for years to come.



Retail Availability

Cafe Size	± 991 sqft
CRU Size	± 4,715 sqft
Asking Rates	Contact Listing Agents
Estimated Occupancy	Q2 2028



UBCO Downtown Tower Highlights



43 storeys



Over 400,000 sqft of finished floor area



8 floors of state-of-the-art academic facilities



Home to the School of Social Work and School of Nursing



Street front retail



Main floor covered pavilion with cafe kiosk



Public art gallery



500+ student rentals



LEED Gold and BC Energy Step Code 3 certified



UBC & UBCO Demographics

This landmark tower will provide homes, and learning centres for students and researchers in health-related programs, particularly nursing and social work in the Faculty of Health and Social Development. UBCO Downtown is the premier location for vital health programs and will provide many amenities that will benefit the surrounding community.

The building design includes 110,000 square feet of space over eight floors to support academic and research activities. Given the scale of the Tower, it is anticipated that well over 1,000 students will be coming to Downtown Kelowna for schooling every day.



UBC Ranked 2nd
In Canada

2,073
Faculty & Staff at UBCO



11,913
Students Enrolled at UBCO

Alumni, Faculty and Staff

8 Nobel Laureates

3 Canadian Prime Ministers

65 Olympic Medals Won

By Varsity Athletes, Including **19 Gold**

22 3M National Teaching Fellows

306 Royal Society of Canada Fellows

75 Rhodes Scholars

4 Rhodes Scholars
In the last five years

Sunny Okanagan Valley



1,949 hours
Of Annual Sunshine



30+
Beaches



200
Freshwater Lakes



5 of Canada's Largest Ski Resorts
Within 3 hours drive



25°C
Average High from May–August



-4.7°C
Average Low from December–March

Academics and Learning at UBCO

Creating a health hub

Adult learning programs

Showcasing UBCO fine arts

Public engagement suite



Invest In Kelowna

The City of Kelowna (population 144,576) is the centre of economic and business activity in the Okanagan Valley and is the largest trading centre between Metro Vancouver and Calgary, Alberta. The population of the Regional District of Central Okanagan, currently 223,000, is projected to grow by 80,000 residents over the next two decades and reach a total of 305,000 by 2040.

The UBCO Downtown Tower is situated in the heart of Kelowna’s Cultural District. The District, spanning a six-block downtown area, features a concentration of restaurants, retail shops, galleries, museums, and a vibrant residential community.

144,576

KELOWNA
POPULATION

223,000

CENTRAL OKANAGAN
POPULATION

305,000

CENTRAL OKANAGAN
POPULATION BY 2040

In The Neighbourhood

- Restaurants

+ Train Station Pub

+ Central Kitchen & Bar

+ Waterfront Wines

+ Earls

+ Cactus Club

+ Antico Pizza

+ OEB

+ Bohemian Cafe

+ Curious Cafe

+ El Taquero

+ Morso
- Café

+ Blendz Coffee

+ Bean Scene

+ Bright Jenny

+ Deville

+ Pulp Fiction

+ Starbucks
- Shops + Services

+ Okanagan Lifestyle

+ District on Bernard

+ Kelowna Downtown Library

+ HealthWise Family Practice

+ Building Blocks Childcare

+ Pomme Salon

+ Lululemon
- Essentials

+ Shoppers Drug Mart

+ Safeway

+ Mediterranean Market

+ TD Bank

+ RBC

+ Scotiabank
- Fitness

+ Anytime Fitness

+ Downtown YMCA

+ CrossFit Okanagan

+ Sweat Studios
- Breweries

+ BNA Brewing Co.

+ Rustic Reel

+ Bad Tattoo Brewing

+ The Office

+ Red Bird

+ Kettle River Brewing

+ Kelowna Beer Institute
- Parks + Waterfront

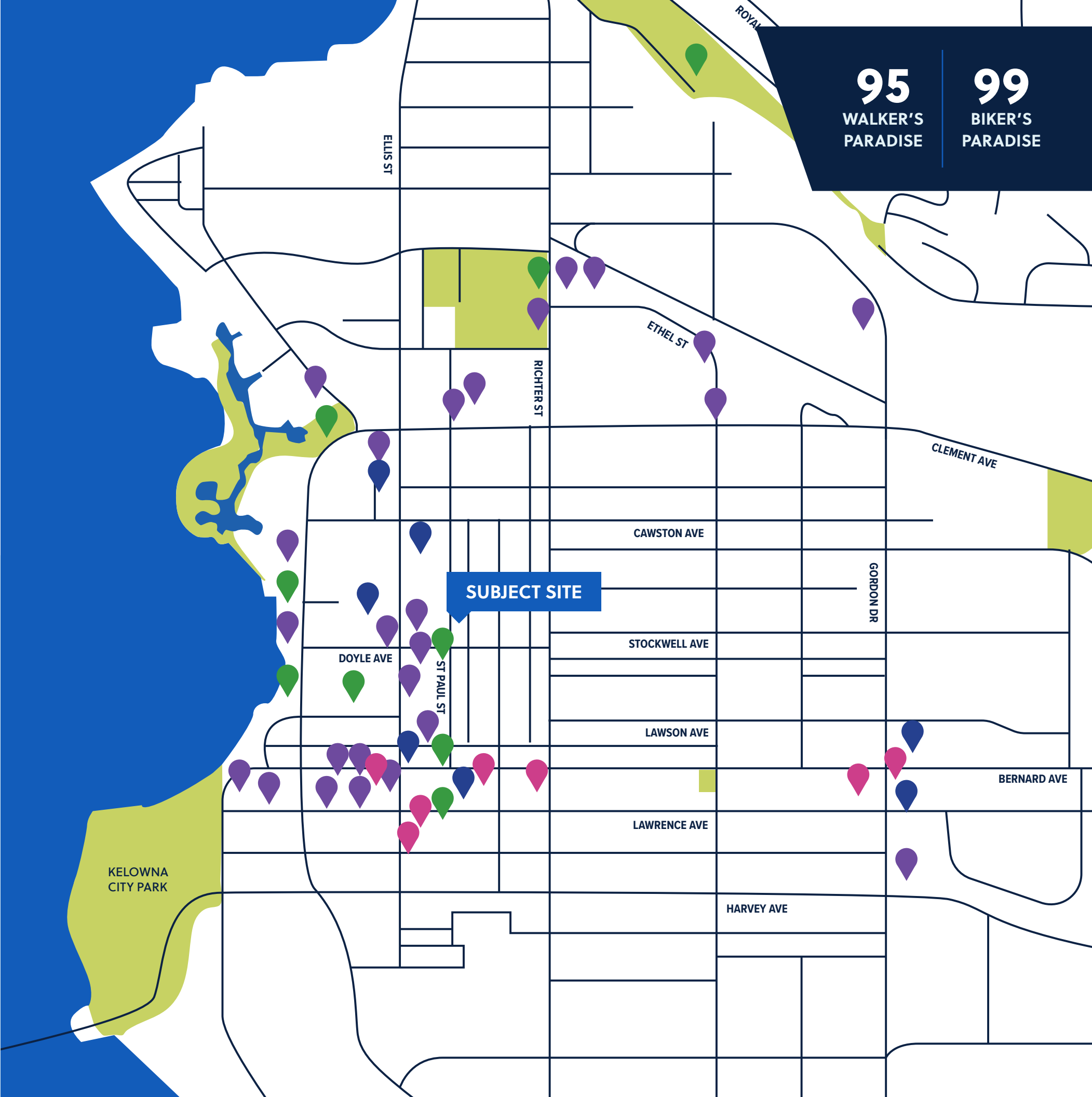
+ Waterfront Park

+ Knox Mountain Park

+ Stuart Park

+ Kasugai Gardens

+ Kelowna Yacht Club





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