104-815 VAUGHAN AVENUE, KELOWNA

1,280 SF GROUND-FLOOR INDUSTRIAL RETAIL/OFFICE SPACE

FOR SUBLEASE

WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558

Unit 104
815 Vaughan Avenue
Kelowna

For Sublease

This 1,280 SF ground-floor industrial retail/office space offers a rare opportunity to secure a flexible, move-in ready unit within PC Urban's Powerhouse development. The space has two assigned parking stalls, 22 FT clear height ceilings, a grade-loading door, and prime signage exposure along Vaughan Avenue.

Sublease term expires February 28, 2028. Landlord will consider a new Head Lease for qualified tenants. Available immediately.

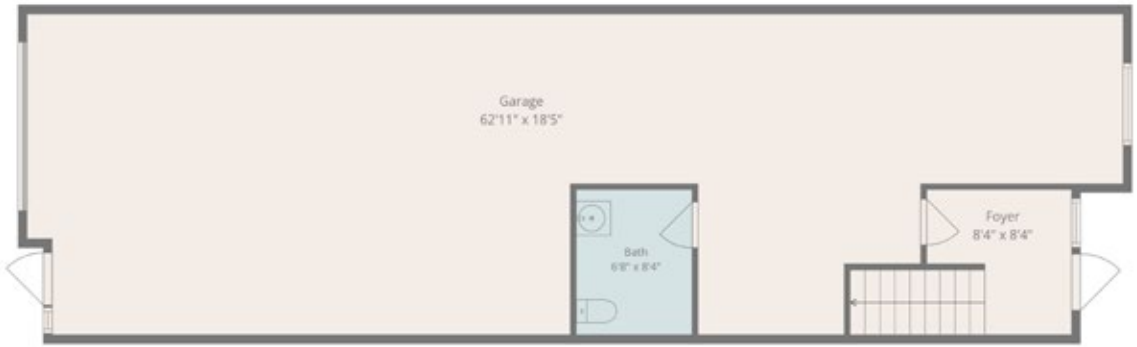
Move-in ready space

Grade-level loading door

22 foot clear ceilings

Two assigned parking stalls

Floorplans



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

Salient Facts

SIZE	+/- 1,280 SQFT
PARKING	2 Stalls
ZONING	I1
BASIC RENT	$27.50/FT
ADDITIONAL RENT	$5.50/FT
LEASE EXPIRY	February 28, 2028

Location

Positioned within Kelowna's fast-growing District, Powerhouse offers 56,000 square feet of industrial, retail, and office space across two buildings on 1.5 acres. With easy access to Highway 97, and minutes from the downtown core. Putting tenants at the center of one of the city's most dynamic commercial districts.

3 MIN WALK
Watefront Boardwalk

5 MINS DRIVE
Downtown Kelowna

7 MINS DRIVE
Highway 97

21 MINS DRIVE
YLW International Airport

For More Information, Contact

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William Wright Commercial Real Estate Services Inc.
#205-478 Bernard Avenue, Kelowna
T 236.420.3558 | F 604.428.5254
williamwright.ca