



**WATERSTREET**  
BY THE PARK

# FOR LEASE

## Water Street by the Park

1620-1630 Water St & 234-262 Leon Ave, Kelowna, BC



### **KRIS MCLAUGHLIN, CCIM**

Personal Real Estate Corporation

REMAX Commercial REMAX Kelowna

kris@commercialbc.com

**250.870.2165**

### **NICK RENTON**

William Wright Commercial

nick.renton@williamwright.ca

**778.584.5308**

### **JEFF BROWN**

William Wright Commercial

jeff.brown@williamwright.ca

**250.575.8768**

# WATER STREET BY THE PARK

## Complex Overview

### Property Details

**Civic Address:**

1620-1630 Water St and 234-262 Leon Ave, Kelowna, BC

**Legal Description:**

Proposed Strata Lots, Plan EPP111545, District Lot 139, ODYD

**Location:**

The complex is located on the northwest corner of Water Street and Leon Avenue at the Gateway to the Kelowna's Downtown Core

**Number of Available Commercial Units:**

5

**Unit Size:**

±1,280 SF to ±3,255 SF

**CRU Specifications:**

Units will be delivered in shell state with up to 200A 3 phase electrical supply; 1.25" water supply line; and HVAC units included

**Parking:**

Commercial parking will be available but has not been assigned at this time

**Zoning:**

UC1 - Downtown Urban Centre

**Lease Rates:**

\$34 to \$42/SF plus additional rents & applicable taxes  
contact listing agent for more information

**Availability:**

Anticipated availability of the commercial units in Q3 - 2025

## Water Street by the Park

1620-1630 Water Street & 234-262 Leon Avenue

Discover Water Street by the Park, a premier development by Orchard Park Properties, in the gateway to Kelowna's Downtown Core. The project is set to transform the entrance to the city near the William R Bennett Bridge and bring energy to the area through transitioning into an unique and vibrant urban community.

The first phase of Water Street by the Park is a two-tower mixed-use complex that will add 496 residential condos to the downtown core. Presales of the available units has been brisk, with Tower 1 and The Eli tower set to be delivered in the near future.

**Commercial Units**

At street level, facing Water Street and Leon Avenue, will be 5 commercial units ranging in size from 1,280 SF to 3,255 SF. These units will capitalize on the revitalization and densification going on in the surrounding area. Zoning for the complex is UC1 – Downtown Urban Centre which allows for a large number of retail, office, financial, professional, entertainment, governmental, cultural and civic core uses.

**Available Commercial Units Include**

1630 Water Street: 3,255 SF

1620 Water Street: LEASED

234 Leon Avenue: 3,179 SF

246 Leon Avenue: 2,316 SF

262 Leon Avenue: 1,948 SF

(all available units will be delivered in shell state, ready for concepts and designs specific to your business)

**Now Preleasing**

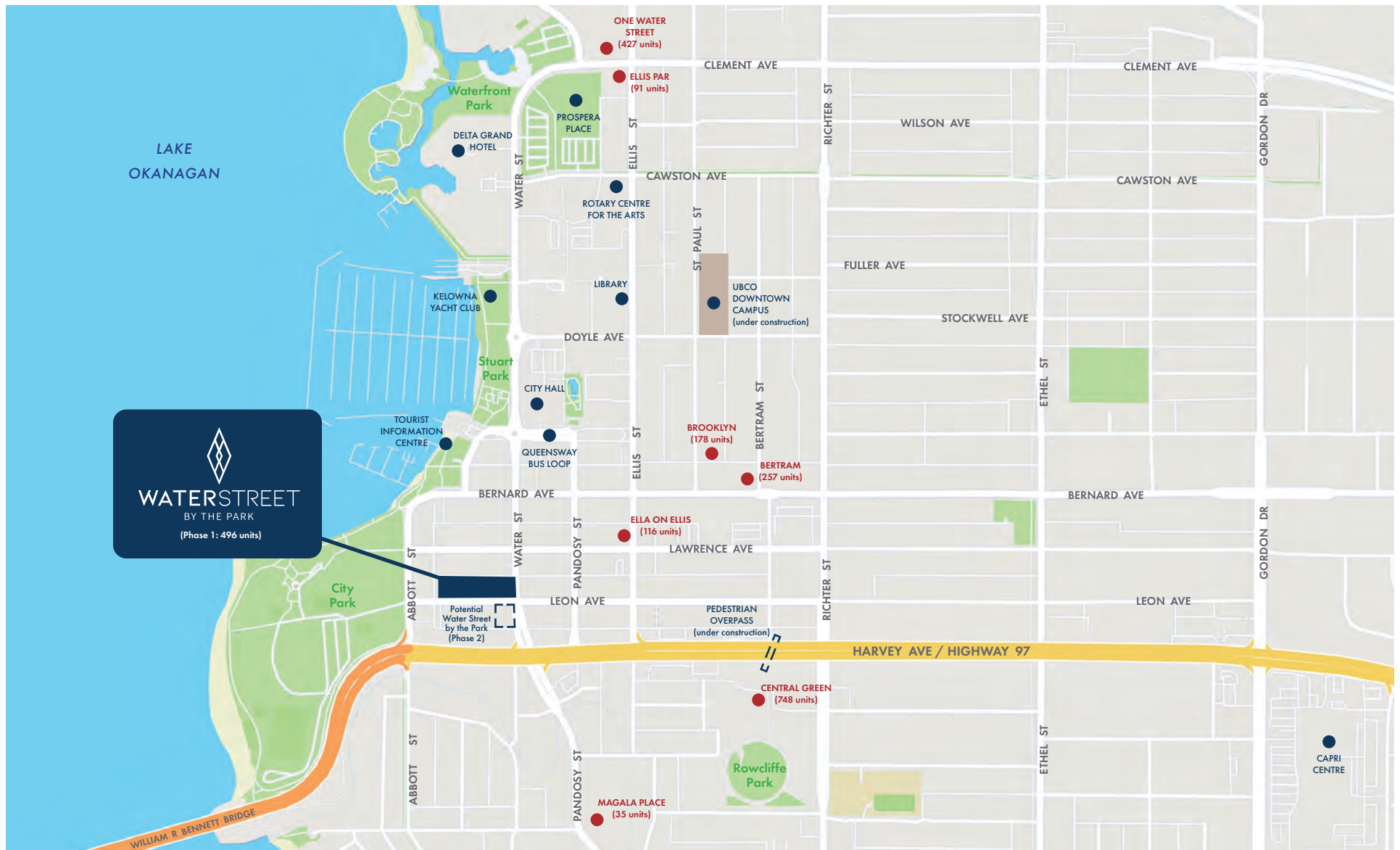
The commercial units are currently under construction, with an anticipated availability in Q3 – 2025

**Your Business. Your Space!**

Secure your commercial unit at Water Street by the Park today and position your business for growth in Kelowna's Gateway to the Downtown Core.

# WATER STREET BY THE PARK

## Prime Downtown Location



# WATER STREET BY THE PARK

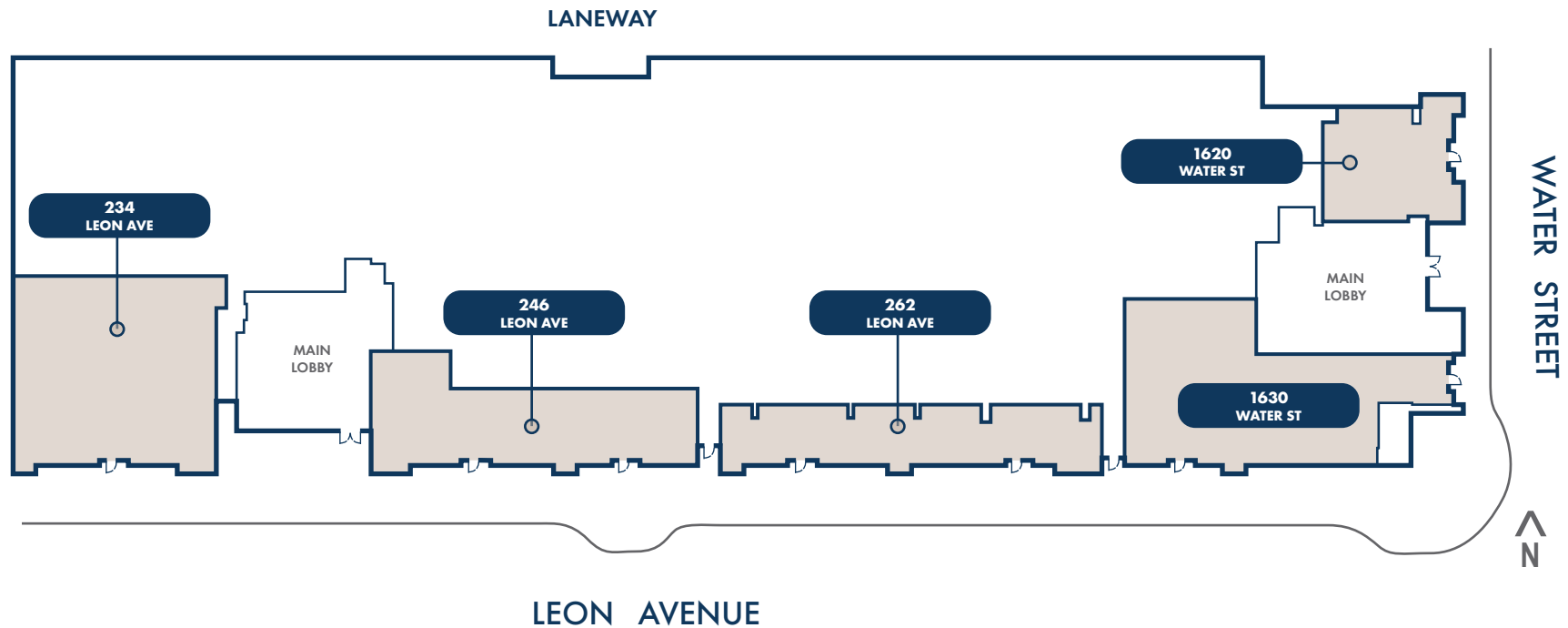
## Building Location



Building location is approximate

# WATER STREET BY THE PARK

## Commercial Units

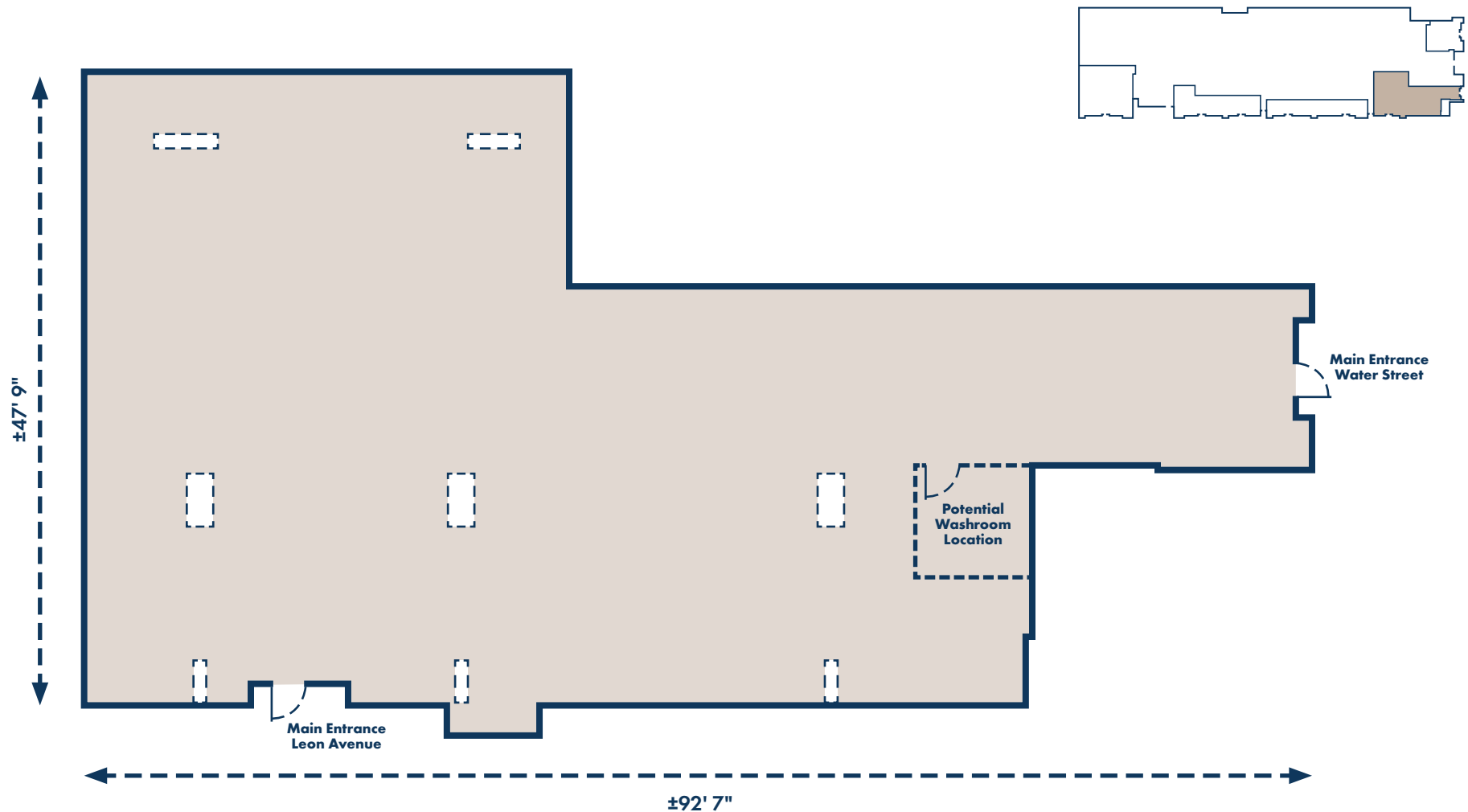


Availability	Unit - Address	Main Floor (sf)	Base Rent (psf)
Available	234 Leon Ave	3,179	\$34.00
Available	246 Leon Ave	2,316	\$35.00
Available	262 Leon Ave	1,948	\$36.00
Available	1630 Water St	3,255	\$38.00
Available	1620 Water St	1,280	LEASED

# WATER STREET BY THE PARK

## Commercial Units

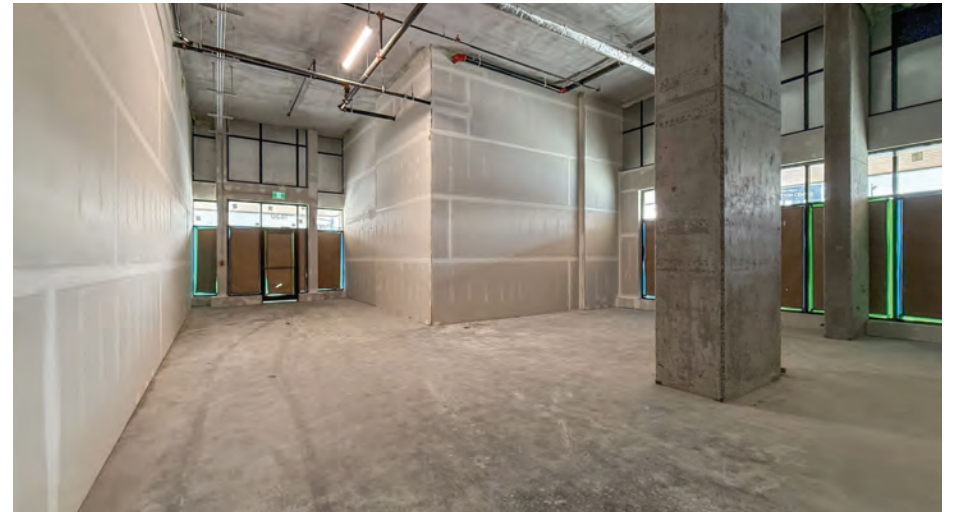
**1630 Water Street: ±3,255 SF**



# WATER STREET BY THE PARK

## Commercial Units

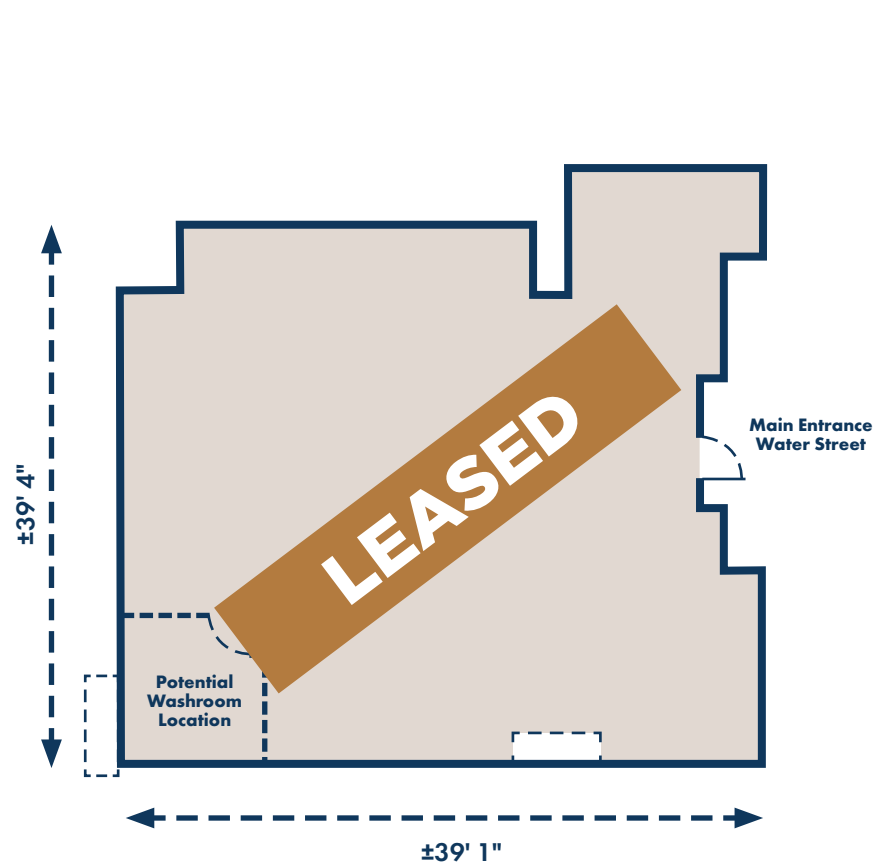
### 1630 Water Street: Photos



# WATER STREET BY THE PARK

## Commercial Units

### 1620 Water Street: LEASED



# WATER STREET BY THE PARK

## Commercial Units

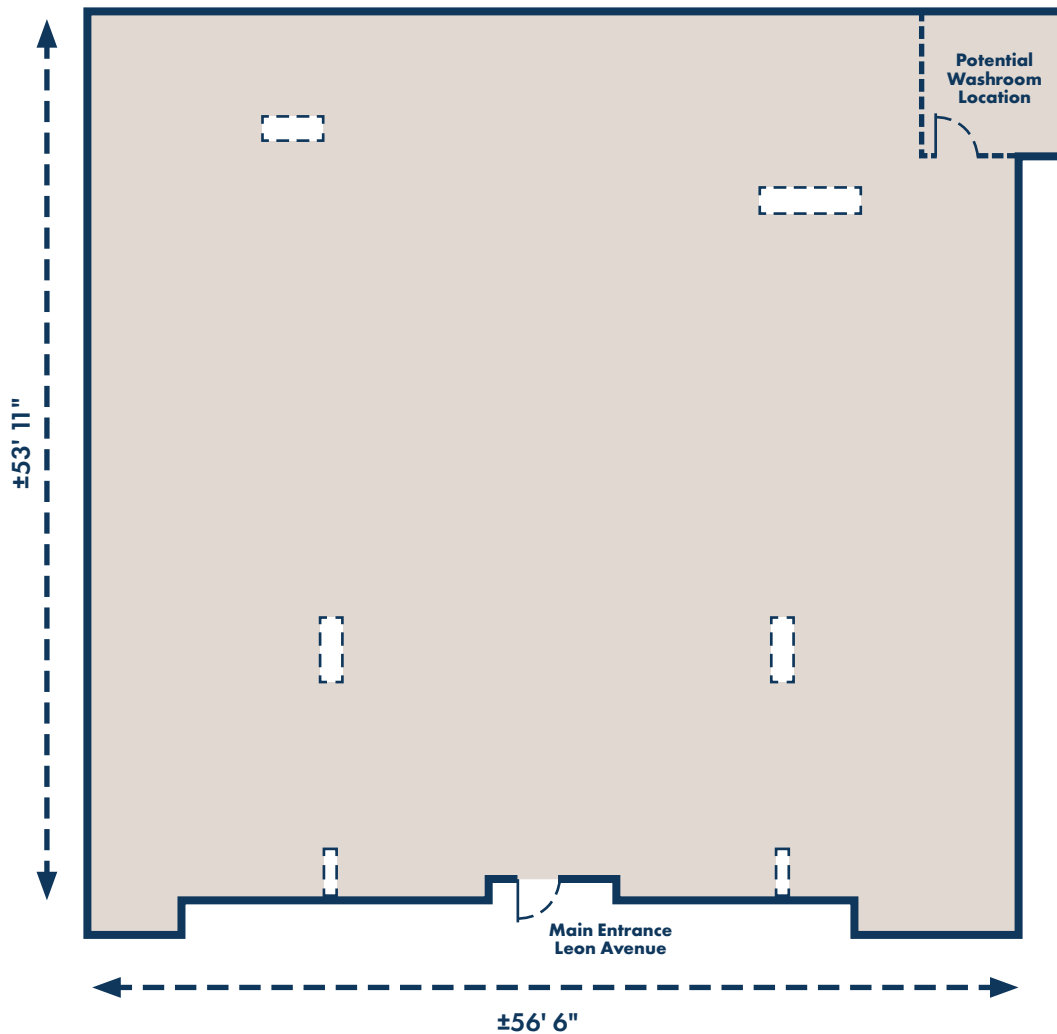
### 1620 Water Street: LEASED



# WATER STREET BY THE PARK

## Commercial Units

**234 Leon Avenue: ±3,179 SF**



Based on plans provided by the developer, dimensions are approximate and should be verified if important

# WATER STREET BY THE PARK

## Commercial Units

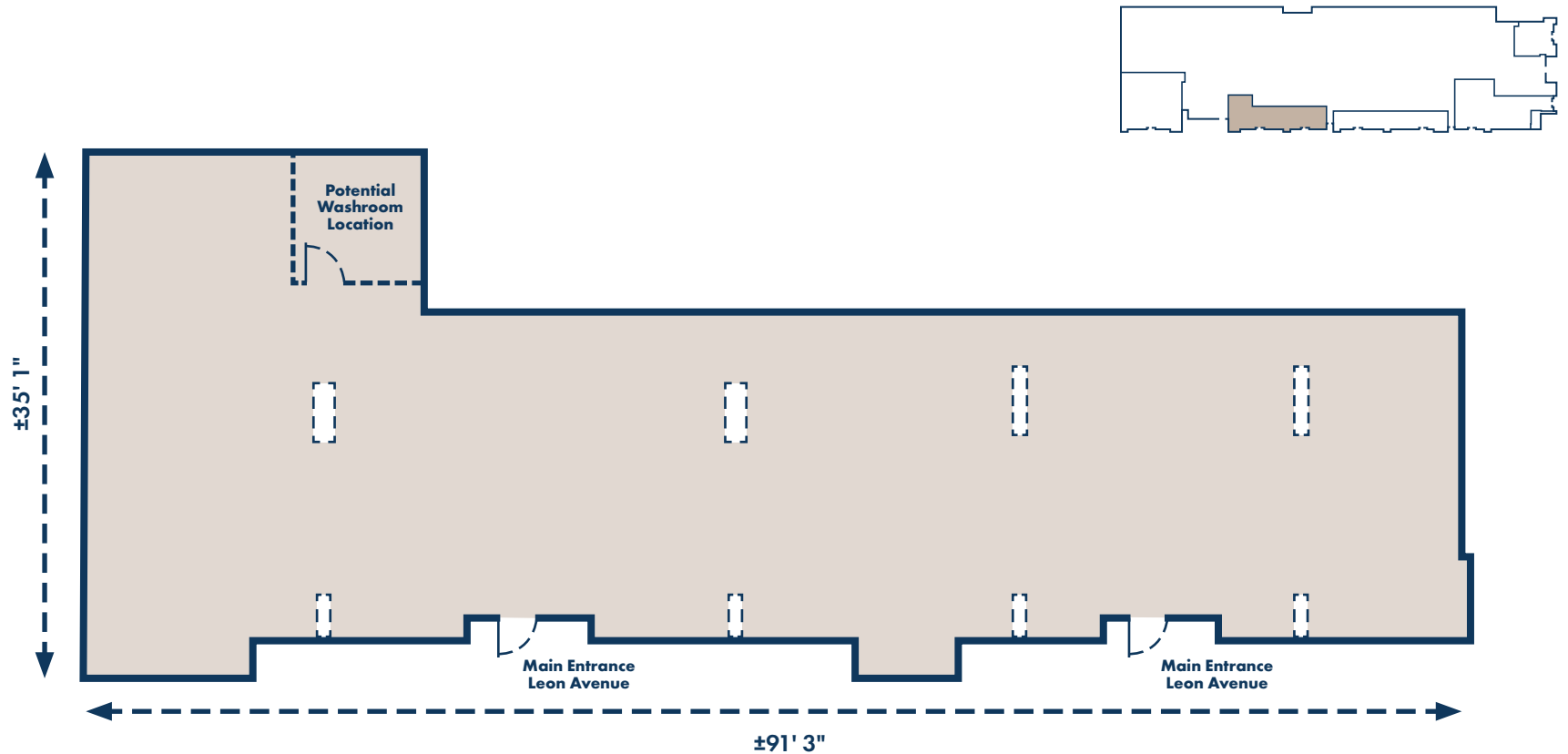
### 234 Leon Avenue: Photos



# WATER STREET BY THE PARK

## Commercial Units

**246 Leon Avenue: ±2,316 SF**



Based on plans provided by the developer, dimensions are approximate and should be verified if important

# WATER STREET BY THE PARK

## Commercial Units

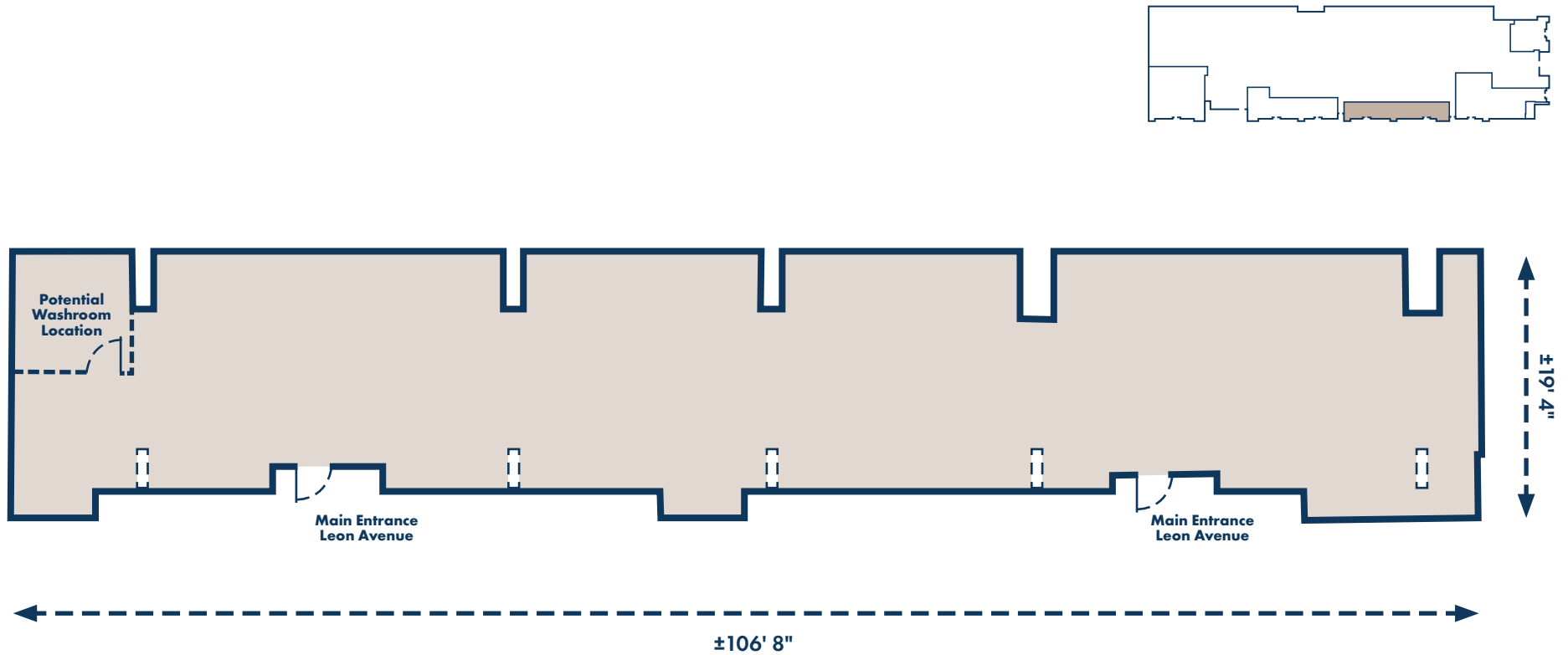
### 246 Leon Avenue: Photos



# WATER STREET BY THE PARK

## Commercial Units

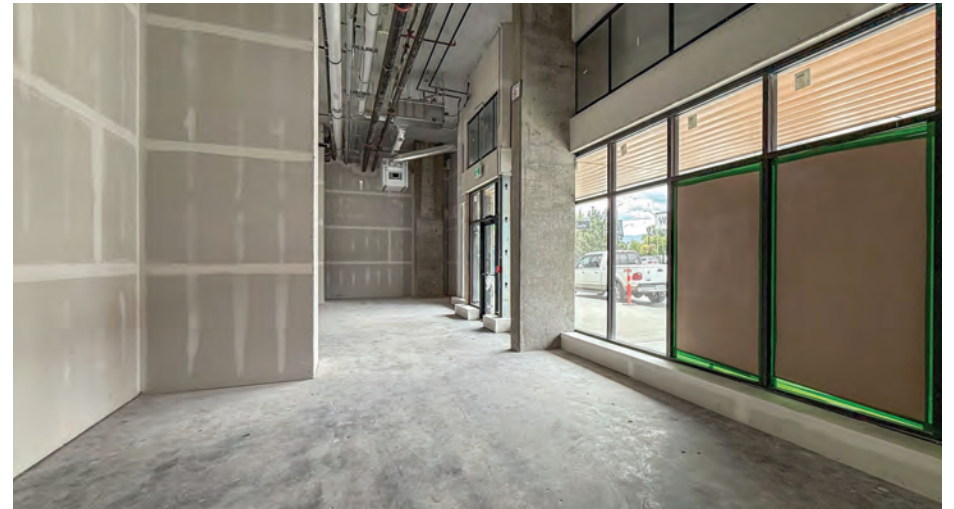
**262 Leon Avenue: ±1,948 SF**



# WATER STREET BY THE PARK

## Commercial Units

### 262 Leon Avenue: Photos



# WATER STREET BY THE PARK

## Street Level Rendering



# WATER STREET BY THE PARK

## The Gateway to Downtown Kelowna

### Exterior Photos



# WATER STREET BY THE PARK

## The Gateway to Kelowna



# WATER STREET BY THE PARK

## Zoning Information

### UC1 Downtown Urban Centre (excerpt from Zoning Bylaw No. 12375)

#### Section 14.3 – Urban Centre Zone Purposes

UC1 – The purpose of this zone is to designate and preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while encouraging high density mixed-use buildings.

#### 1. 14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

##### The principal uses in this zone are:

Alcohol Production Facilities  
Animal Clinics, Major  
Animal Clinics, Minor  
Apartment Housing  
Child Care Centre, Major  
Cultural and Recreation Services  
Drive Throughs  
Education Services  
Emergency and Protective Services  
Exhibition and Convention Facilities  
Food Primary Establishment  
Gaming Facilities  
Gas Bar  
Health Services  
Hotels / Motels  
Liquor Primary Establishment

Non-Accessory Parking  
Offices  
Participant Recreation Services, Indoor  
Personal Service Establishment  
Professional Services  
Recycling Drop-Offs  
Religious Assemblies  
Retail  
Retail Cannabis Sales  
Single Detached Housing  
Spectator Sports Establishments  
Stacked Townhouses  
Temporary Shelter Services  
Townhouses

##### The secondary uses in this zone are:

Accessory Buildings or Structures  
Agricultural, Urban  
Child Care Centre, Minor  
Home-Based Business, Major  
Home-Based Business, Minor  
Parks  
Secondary Suites

E&OE: This information derived from the City of Kelowna - Zoning Bylaw 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna or Nick Renton & Jeff Brown of William Wright Commercial Real Estate Services Inc. Please verify all important information by reviewing Zoning Bylaw 12375 on the City of Kelowna's website.

# Orchard Park Properties

An elevated approach to developing Okanagan living.

Orchard Park Properties is dedicated to bringing enhanced residential living to the heart of downtown Kelowna, with a vision of creating world class buildings which add long-term value to the local community. We are proud to offer a product that highlights the best of Kelowna, convenience for its residents, and elevated Okanagan lifestyle.

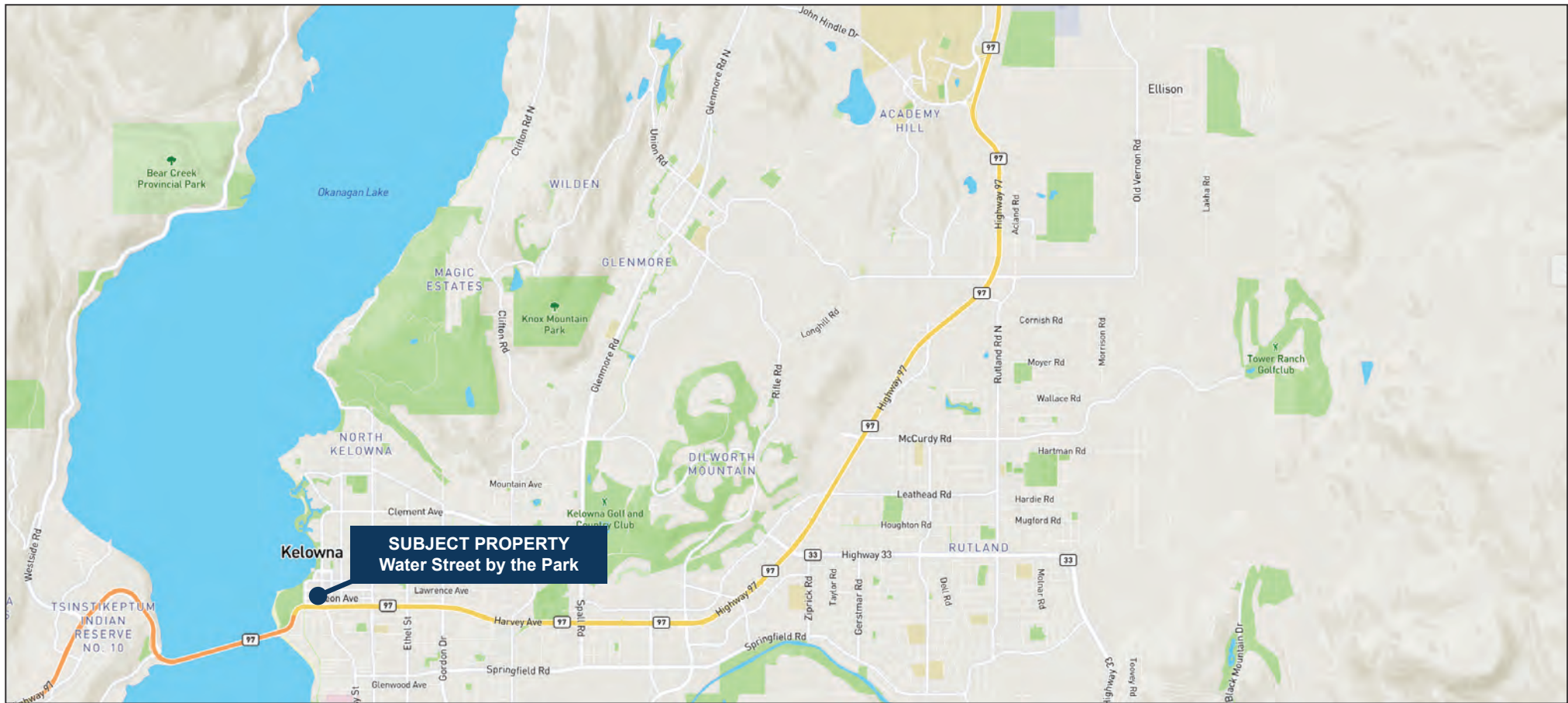
From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project, promising suitability to all our clients. To us, having the ability to lead all aspects of the project is crucial to bringing the most valuable product to our clients.

Learn more about Orchard Park Properties  
[www.orchardparkpl.ca](http://www.orchardparkpl.ca)



# WATER STREET BY THE PARK - COMMERCIAL UNITS

## 1620-1630 Water St & 234-262 Leon Ave, Kelowna, BC



**KRIS MCLAUGHLIN, CCIM**

Personal Real Estate Corporation

REMAX Commercial REMAX Kelowna

kris@commercialbc.com

**250.870.2165**

**NICK RENTON**

William Wright Commercial

nick.renton@williamwright.ca

**778.584.5308**

**JEFF BROWN**

William Wright Commercial

jeff.brown@williamwright.ca

**250.575.8768**

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.