



**WATERSTREET**  
BY THE PARK

# FOR LEASE

## Water Street by the Park

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

**ONE UNIT  
REMAINING**



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# WATER STREET BY THE PARK

## Complex Overview

### Property Details

**Civic Address:**

1630 Water St, Kelowna, BC

**Legal Description:**

Proposed Strata Lot, 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:**

1

**Unit Size:**

±3,255 SF

**CRU Specifications:**

Unit 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:**

Now available for immediate occupancy

## 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 transforming 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. Sales of the available units have 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. Only 1 commercial unit is left in Water Street by the Park

**Available Commercial Units Include**

1630 Water Street: 3,255 SF

1620 Water Street: LEASED

234 Leon Avenue: LEASED

246 Leon Avenue: LEASED

262 Leon Avenue: LEASED

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

**Now Leasing**

The final touches are being done to the units, which are now available for immediate occupancy.

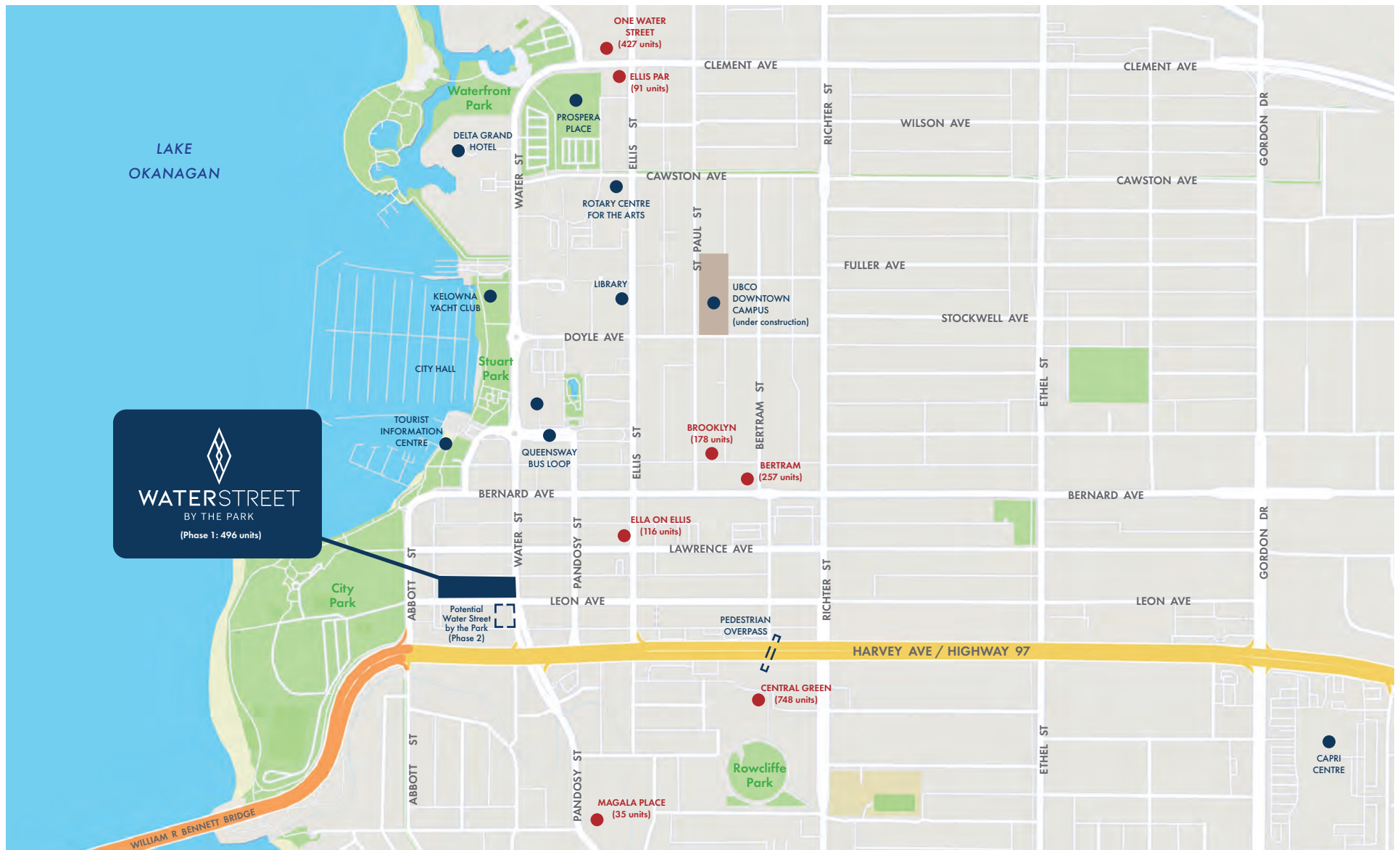
**Your Business. Your Space!**

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

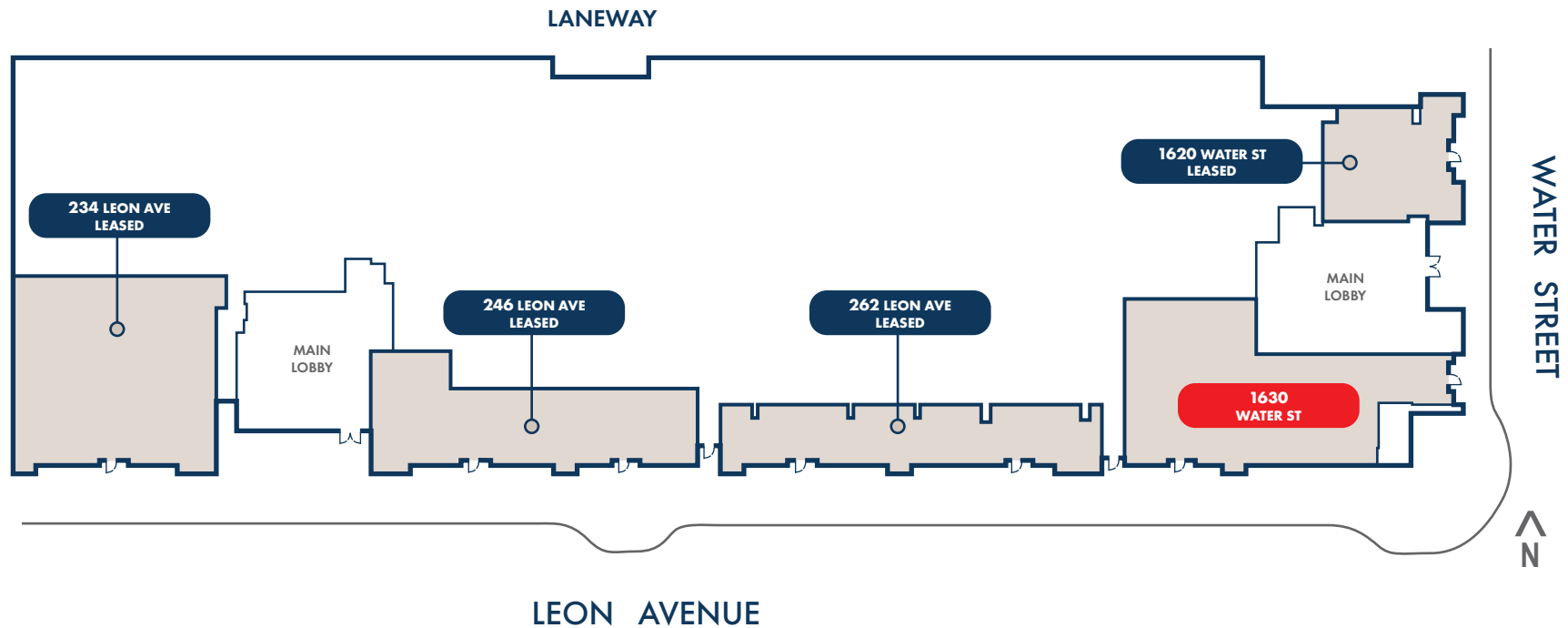
## Building Location



Building location is approximate

# WATER STREET BY THE PARK

## Commercial Units

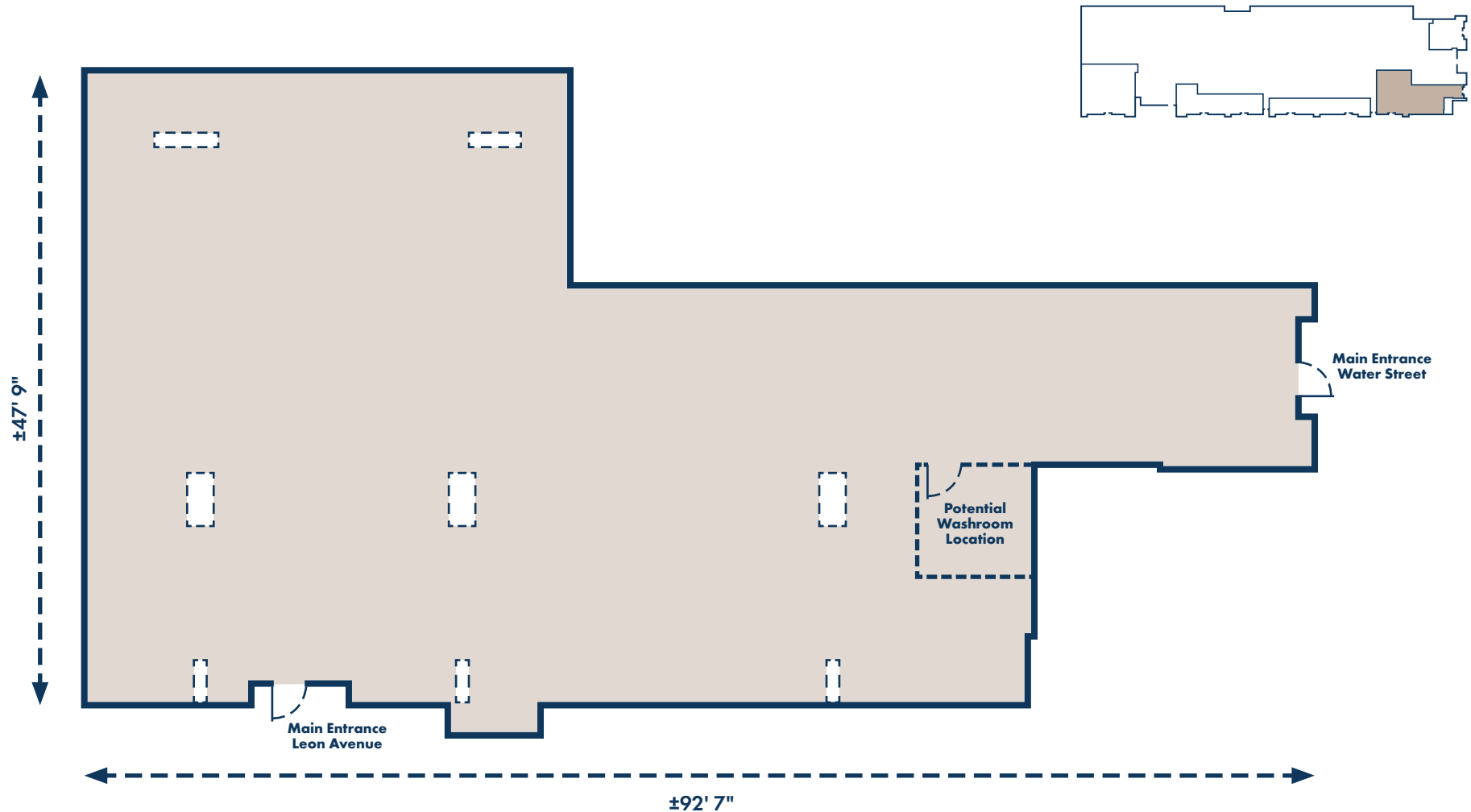


Availability	Unit - Address	Main Floor (sf)	Base Rent (psf)
	234 Leon Ave	3,179	LEASED
	246 Leon Ave	2,316	LEASED
	262 Leon Ave	1,948	LEASED
Available	1630 Water St	3,255	\$38.00
	1620 Water St	1,280	LEASED

# WATER STREET BY THE PARK

## Commercial Units

**1630 Water Street: ±3,255 SF**

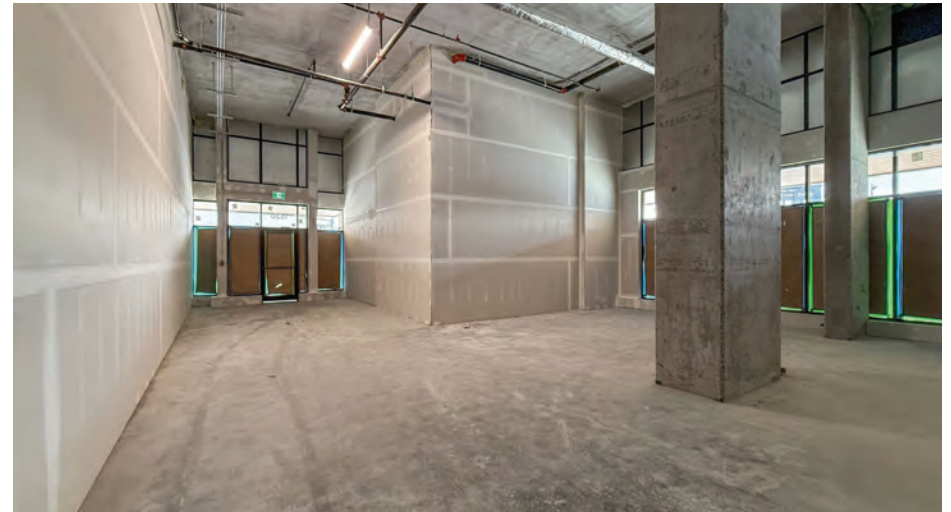




# WATER STREET BY THE PARK

## Commercial Units

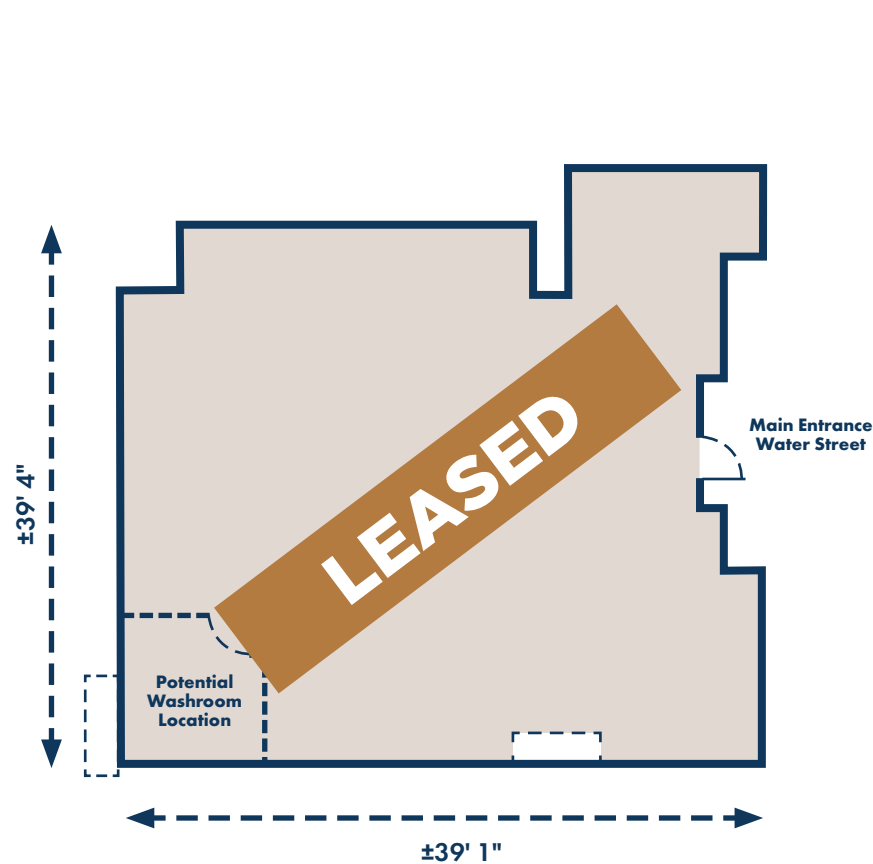
### 1630 Water Street: Photos



# WATER STREET BY THE PARK

## Commercial Units

### 1620 Water Street: LEASED





# WATER STREET BY THE PARK

## Commercial Units

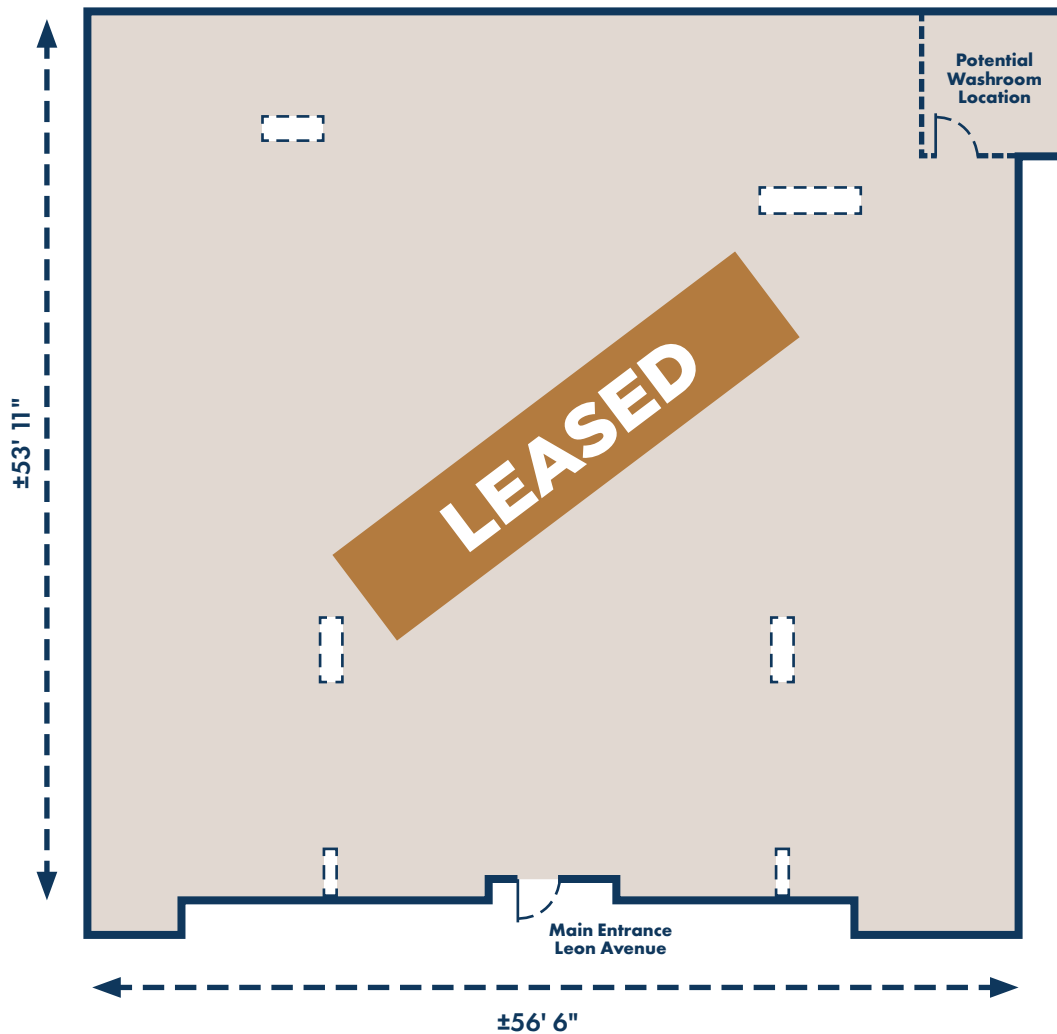
### 1620 Water Street: LEASED



# WATER STREET BY THE PARK

## Commercial Units

### 234 Leon Avenue: LEASED



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: LEASED**

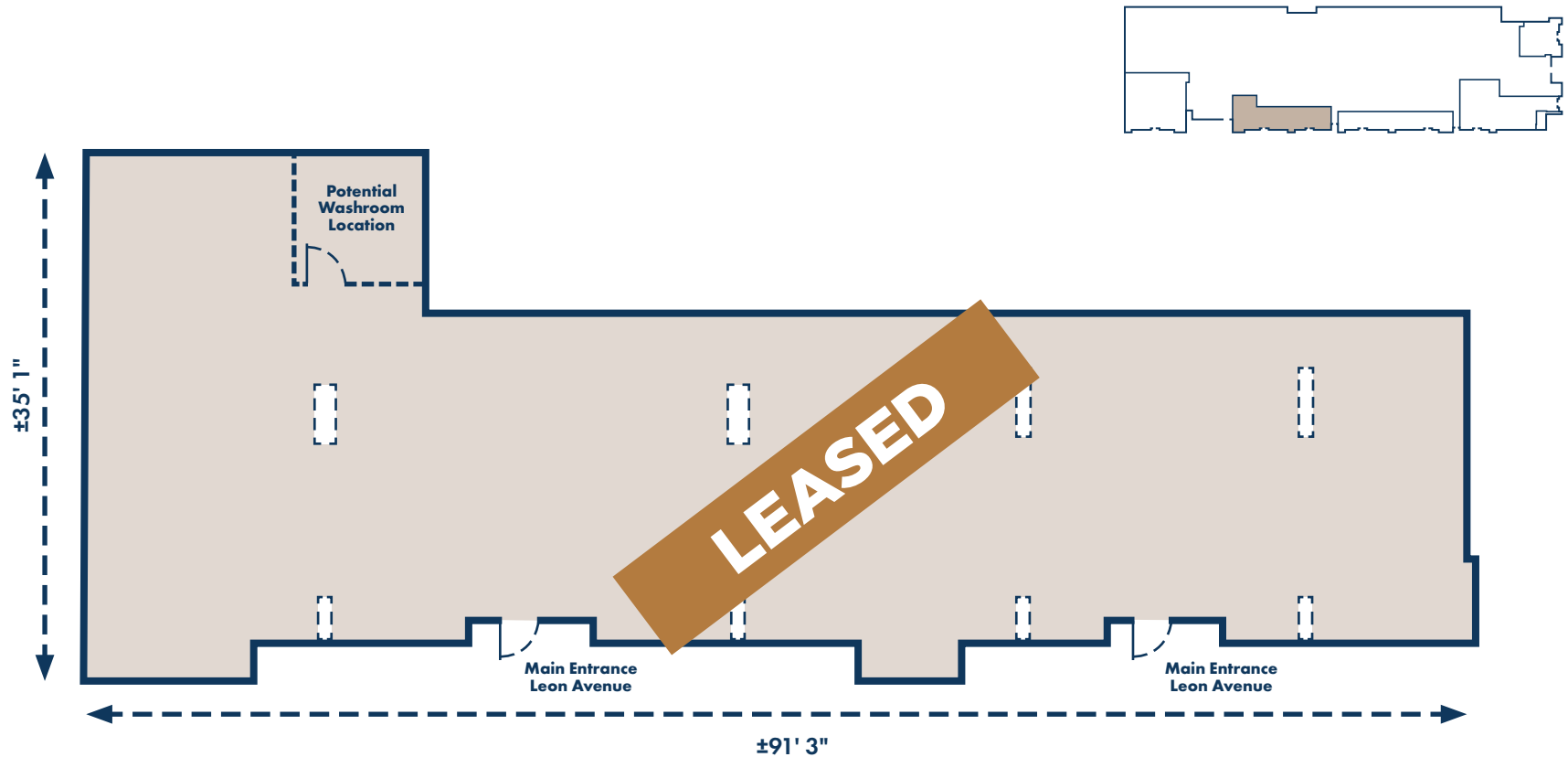




# WATER STREET BY THE PARK

## Commercial Units

### 246 Leon Avenue: LEASED



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

# WATER STREET BY THE PARK

## Commercial Units

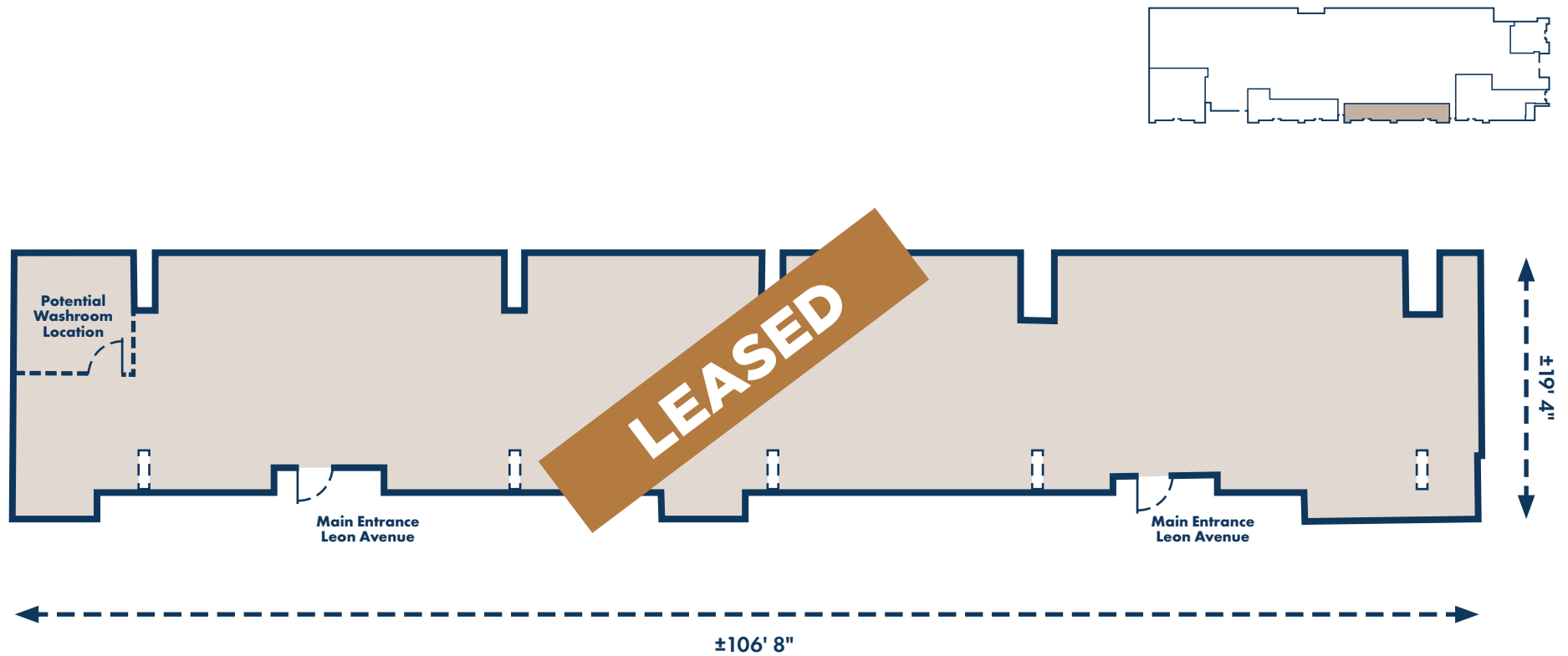
### 246 Leon Avenue: LEASED



# WATER STREET BY THE PARK

## Commercial Units

### 262 Leon Avenue: LEASED

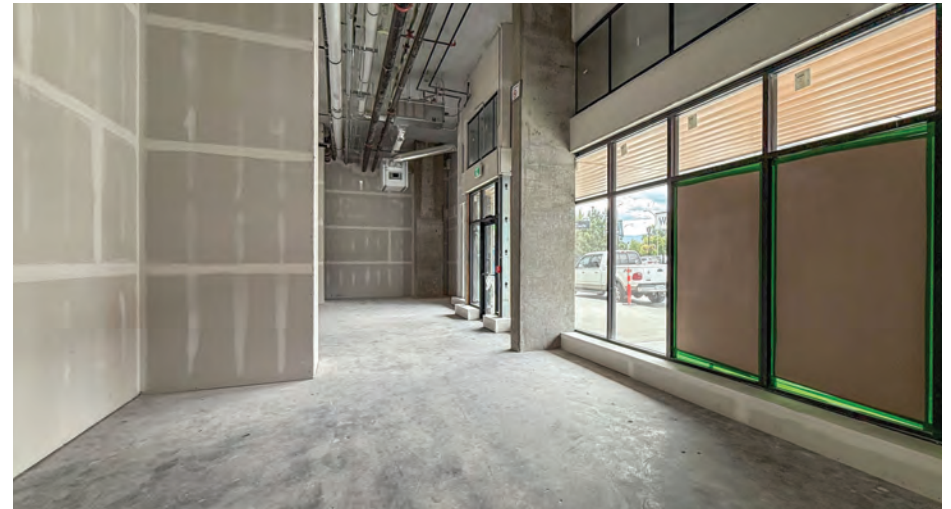




# WATER STREET BY THE PARK

## Commercial Units

**262 Leon Avenue: LEASED**





# 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, REMAX Commercial or REMAX 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.

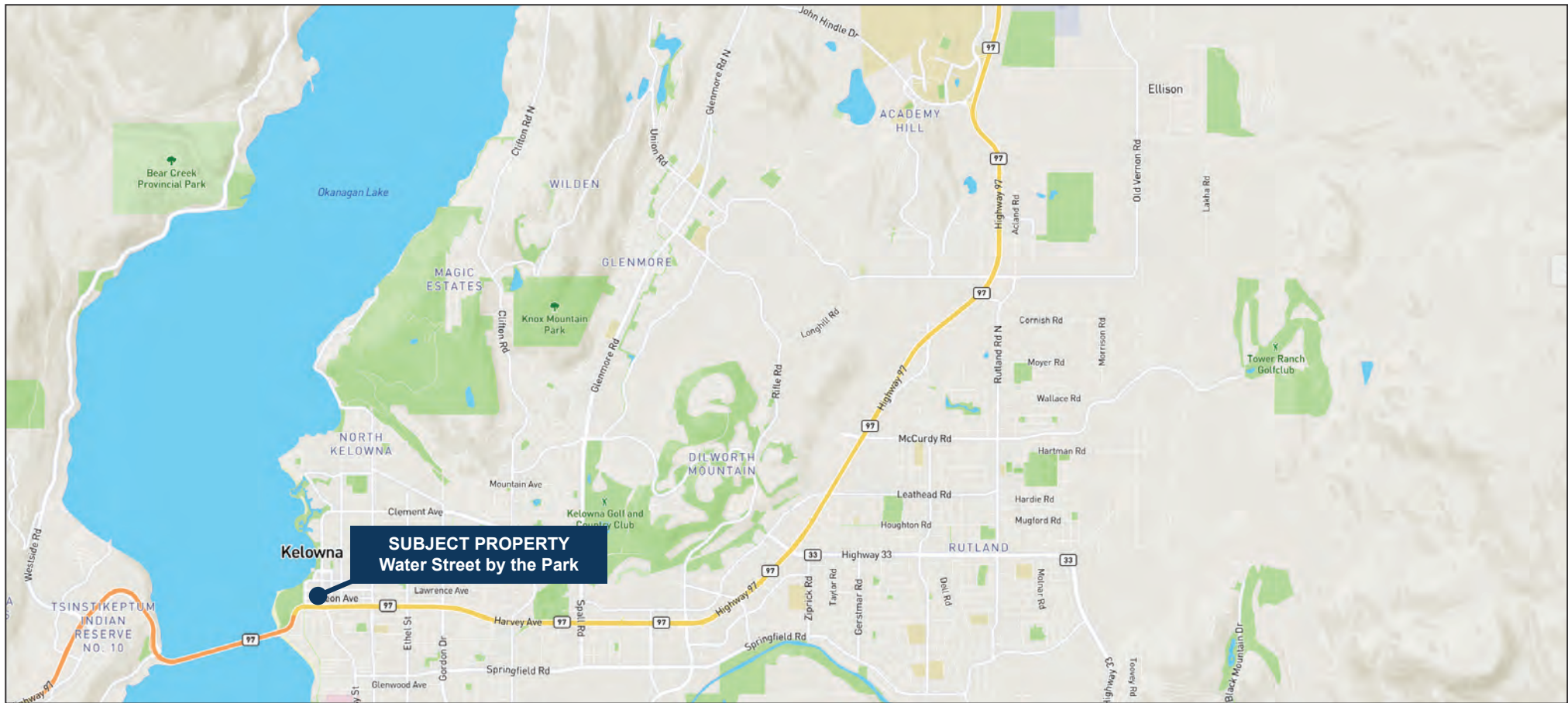
From the beginning phase of design and development to the later phases of construction and sales, our team manages each step. We use quality-driven development and building practices for each project, promising suitability to all our clients. To us, having the ability to lead all aspects of the project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

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