

Reduced Rates



# High Profile Retail Lease

Quality Retail Space Available on Busy Intersection

Opportunity to lease main floor retail space in a brand new, two storey mixed use development located on the busy and high profile intersection of Leathead Road and Rutland Road North. This high exposure retail space offers plenty of pedestrian and vehicular traffic and is surrounded by single family and high-density residential units. Last three remaining retail units available, ideal location for a coffee shop, small food use, medical clinics, pharmacy and more.

**CHRIS WILLS**  
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## FOR LEASE

### 555 Montgomery Road, Kelowna, BC

- › Located less than one block away from the Rutland Middle and Secondary School which is home to approx. 2,200 students and the Kelowna YMCA which has over 6,000 active memberships
- › Mixed use development offers excellent retail exposure
- › New building with modern feel and attractive brick facade
- › Located on busy intersection in the heart of Rutland
- › The last remaining two units have been recently renovated to include a washroom and clean open retail shell

Civic Address: 555 Montgomery Road, Kelowna

Legal Address: Lot 1, Plan KAP64894 Section 26 TWP 26 ODYD

Location: Centrally located on the corner of Rutland Road N and Leathead Road

Neighbourhood: Rutland North

Zoning: C4 - Urban Centre Commercial

Parking: Free parking in rear of building

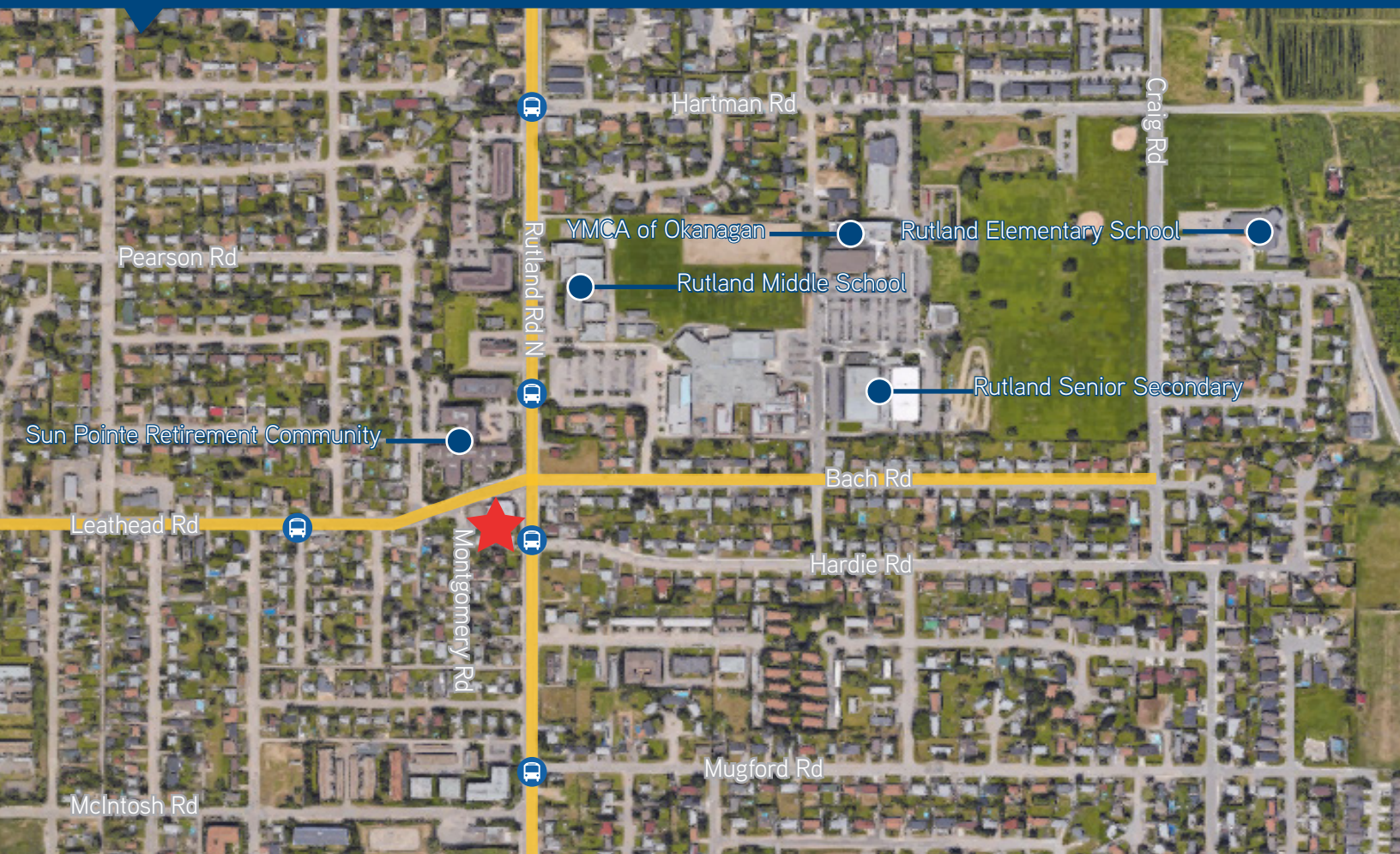
Operating Costs: \$7.00/SF (estimated)

Lease Rate: \$20.00/SF

### UNITS AVAILABLE

Unit	SF (approx.)	Lease Rate
102	1,041	\$20/SF





## Contact Us

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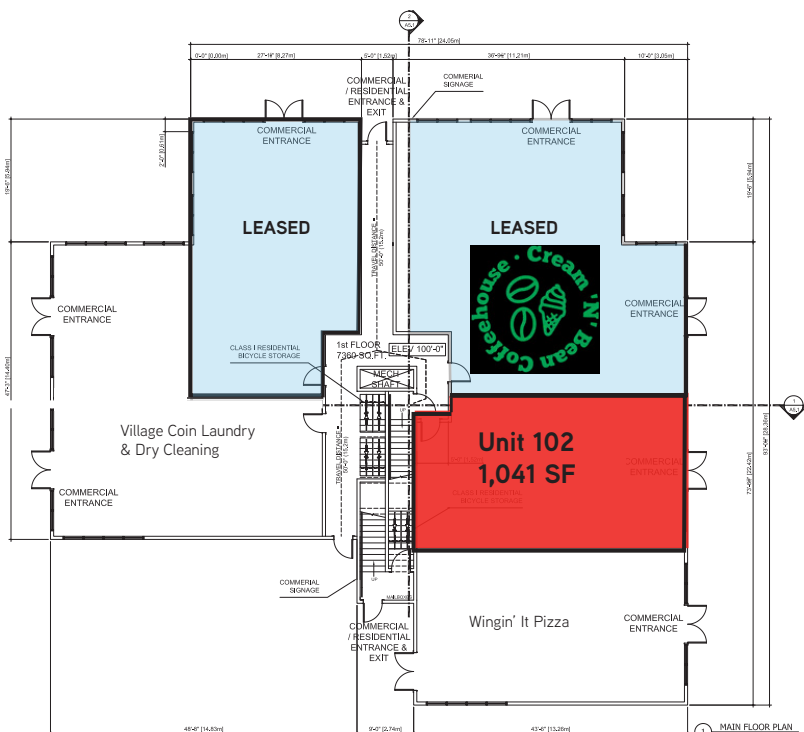
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\*Measurements not to scale