

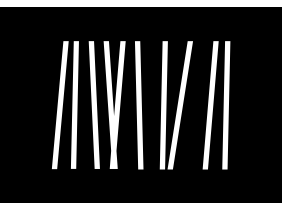
THE
BLOCK

RESHAPING THE
OFFICE LANDSCAPE
IN DOWNTOWN
KELOWNA

Move-in Ready Class A Smart
Technology Office Tower

FOR LEASE





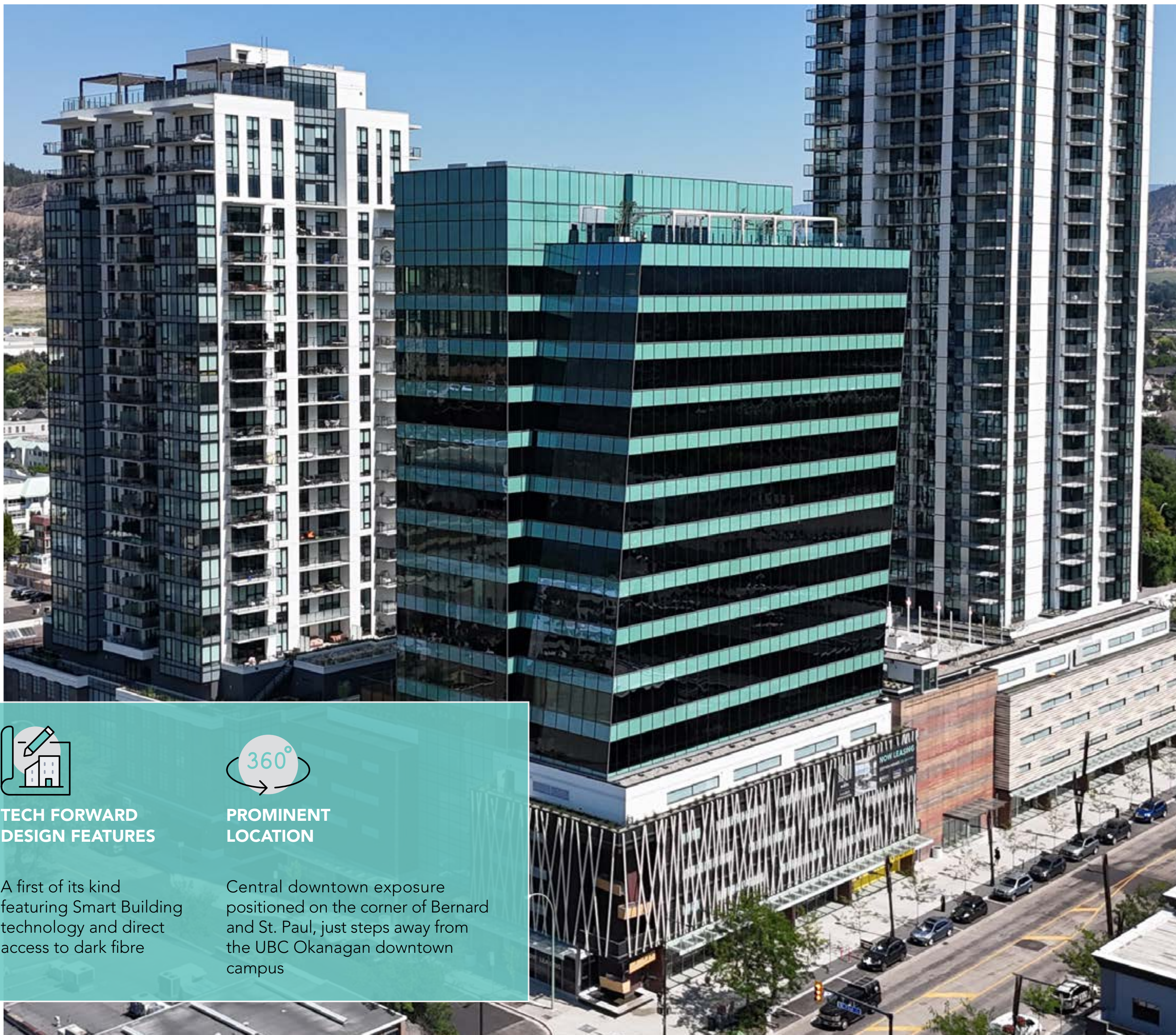
01

AT THE FOREFRONT OF TRANSFORMATION

Lease a modern office space in Downtown Kelowna. As the centrepiece of a master-planned urban village, The Block is leading the city's monumental transformation.

Discover the ease of a Class A tower. Equipped with smart technology and offering 110,000 SF of sunlit office space, The Block boasts a rooftop patio and access to state-of-the-art amenities to elevate your employee experience. Thrive in an unparalleled downtown location with spectacular views of Okanagan Lake and enjoy nearly 16,000 SF of sought-after retail and dining options on bustling Bernard Avenue.

Thoughtfully designed with your health in mind, The Block is where business meets balance.



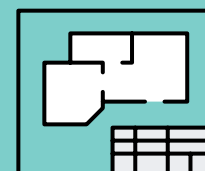
BUSTLING DOWNTOWN NEIGHBOURHOOD

Home to an extensive collection of eateries, bars, cafes, restaurants, childcare and parks



EXCEPTIONAL BUILDING AMENITIES

From the rooftop patio offering exceptional views of the Okanagan Lake and mountains to pet-friendly features



FLEXIBLE OFFICE LAYOUTS

Functional floor plans with the opportunity to customize your workspace to your needs



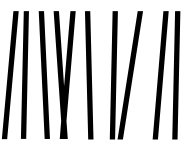
TECH FORWARD DESIGN FEATURES

A first of its kind featuring Smart Building technology and direct access to dark fibre



PROMINENT LOCATION

Central downtown exposure positioned on the corner of Bernard and St. Paul, just steps away from the UBC Okanagan downtown campus



02

AN OFFICE THAT'S BUILT BEYOND THE TYPICAL 9 TO 5

A NEW KIND OF WORKPLACE

We've redefined the office environment as you know it. Employees do their best work when they love coming to their workplace, and their needs are more complex than ever — pet-friendly features, specific facilities for two-wheeled commuters, and unprecedented access to the outdoors are just some of the ways The Block makes business a pleasure, with people-first thinking.



SMART BUILDING TECHNOLOGY

Control your environment to maximize comfort and productivity with smart technology integrated on all floors



PET-FRIENDLY WORKSPACES WELCOME

A 225-square-foot, tenants-only dog run on Level 5 extends workplace culture to pets



TENANT-EXCLUSIVE ROOFTOP PATIO ON LEVEL 17

Take your Zoom meetings to the next level at the highest commercial amenity of its kind in Kelowna



IDEAL LOCATION

Spectacular views from every floor and a rooftop patio with breathtaking views of Okanagan Lake



FLEXIBLE LAYOUTS

Large, efficiently designed floorplates with flexible configurations.



END-OF-TRIP FACILITIES

Two-wheeled commuters and mid-day gym-goers alike will appreciate the convenience and comfort of end-of-trip facilities, including dedicated a cyclist entrance and secure bike storage.



MODERN DAYCARE AND CO-WORKING FACILITIES

The perfect blend of productivity and peace of mind with in-building modern daycare and co-working facilities, where professionals can work seamlessly while their children thrive in a safe environment just steps away.



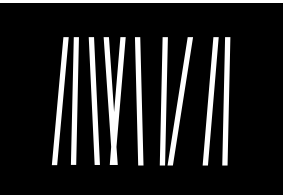
SECURE PARKING WITH EV CHARGING

Enjoy a tenant-exclusive, secured parkade from Levels 1 to 3, equipped with 2 EV charging stations



BOOKABLE PENTHOUSE BOARDROOM WITH SPECTACULAR LAKE AND VALLEY VIEWS

Make a memorable first impression on your clients in The Block's bookable shared penthouse boardroom



03 AVAILABILITY

Address: 1499 St. Paul Street, Kelowna, BC

Total Building Size: 110,000 SF

Typical Floor Plate Size: 9,600 SF

Demising Options: Starting at 1,500 SF

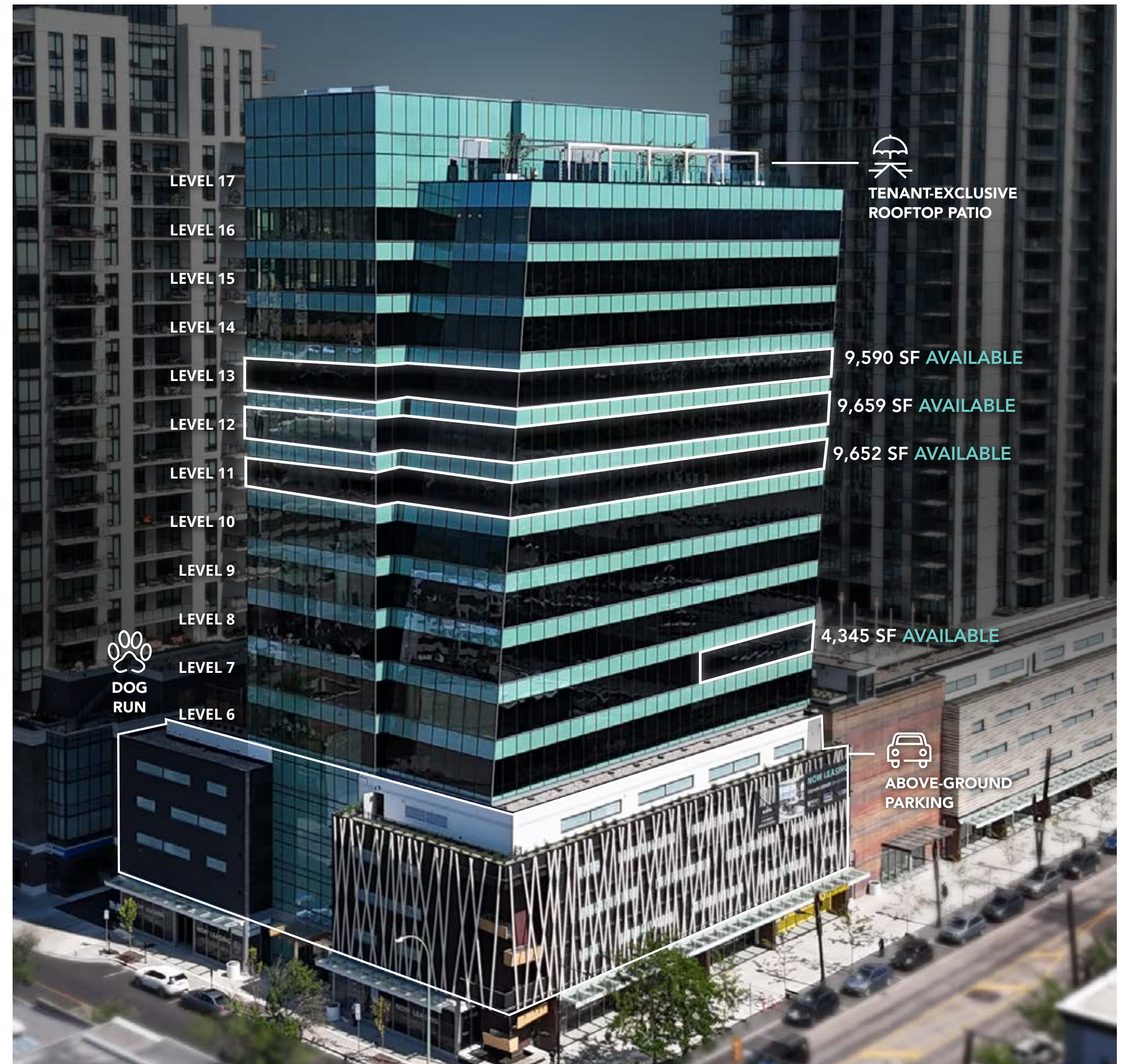
Contiguous Space Available: 28,901 SF (Levels 11 - 13)

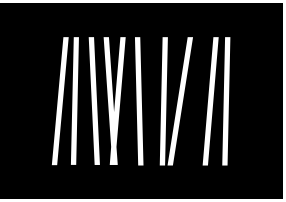
Turnkey Options: 4,345 SF (Level 7)

Net rent: Contact listing agents

Estimated Additional Rent (2026): \$14.13 per SF per annum

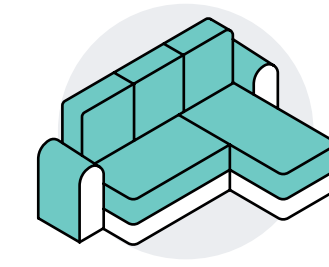
Above Ground Parking: 1.53 stall per 1,000 SF leased





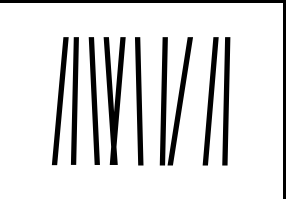
04 WHERE DESIGN MEETS BALANCE

Experience awe-inspiring views from the 2,477 SF rooftop patio - the perfect backdrop for your Zoom calls, cocktail hours, or much-needed moment of calm.



**BOOKABLE
BOARDROOM/
AMENITY ROOM**
508 SF





05 FROM THE BOARDROOM TO THE BEACH

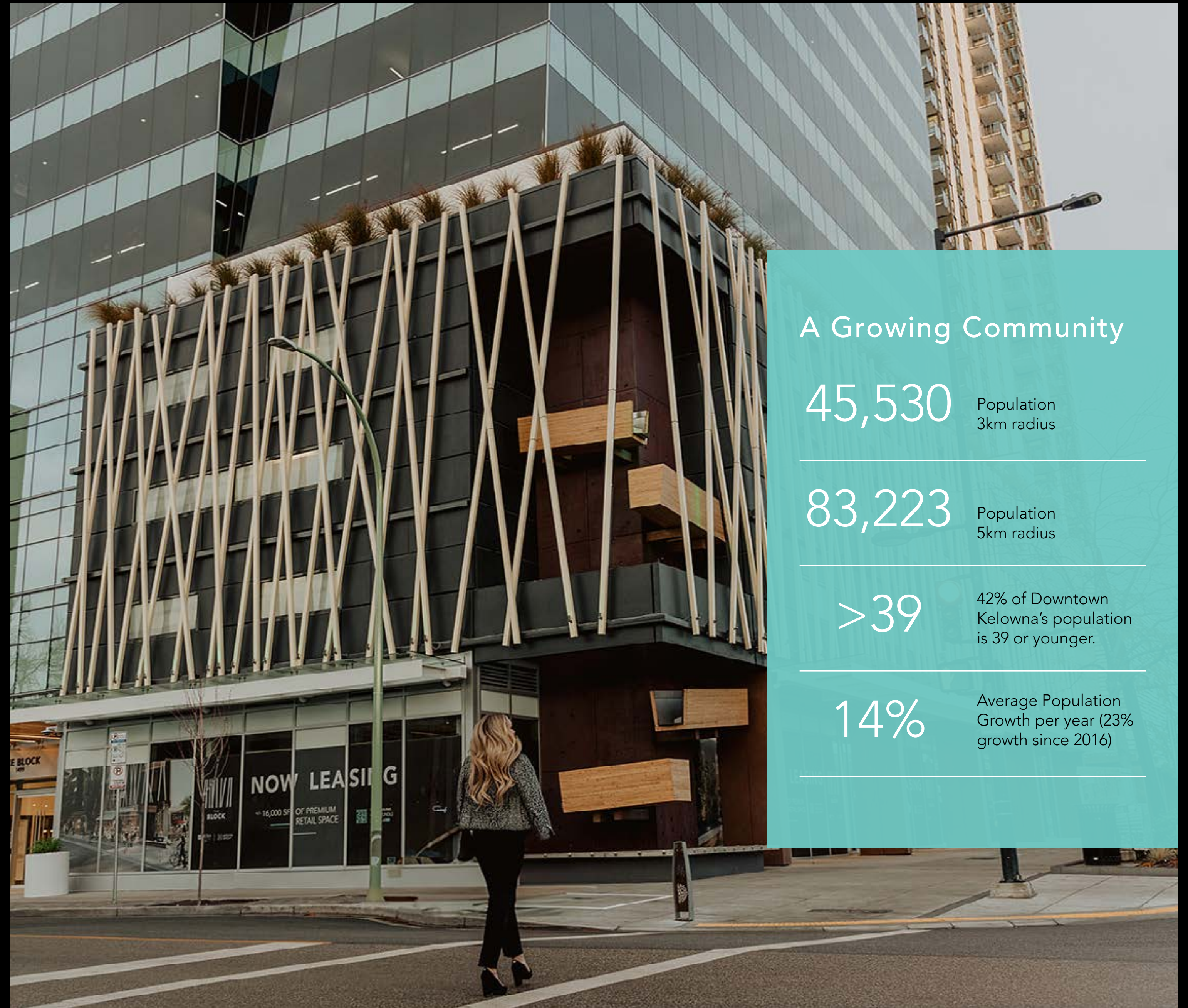
The Neighbourhood

YOUR BUSINESS, IN THE HEART OF CANADA'S FASTEST-GROWING CITY

The heart of Downtown Kelowna is quickly transforming into a game-changing environment for businesses to mix, mingle and create. A prime location on Kelowna's busiest boulevard — Bernard Avenue — puts you in the spotlight and offers your employees doorstep-access to the bustling hub that is downtown Kelowna.

Award-winning eateries, cafes, urban wineries, breweries, boutiques and services line the streets, where employees, tourists and residents alike mix and mingle, drawn to the magnetic pull of Okanagan Lake, just steps away.

Open your doors to the hustle and bustle of Kelowna's urban centre.



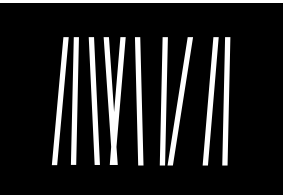
A Growing Community

45,530 Population
3km radius

83,223 Population
5km radius

>39 42% of Downtown
Kelowna's population
is 39 or younger.

14% Average Population
Growth per year (23%
growth since 2016)



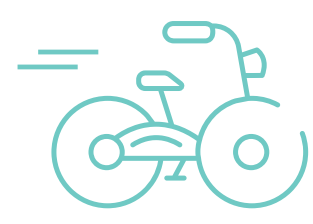
06 WORK-LIFE PLEASURE STARTS HERE

Open your doors to the hustle and bustle of Kelowna's urban centre.

From early-morning gym sessions to lunch meetings and happy hours, there's always something new to discover right outside your office — more than 74 restaurants, 6 daycares, 12 fitness centres, and 17 cafes await you in Kelowna's downtown core.



WALK SCORE 97



BIKE SCORE 98

RETAIL AT THE BLOCK

LAGREE KELOWNA

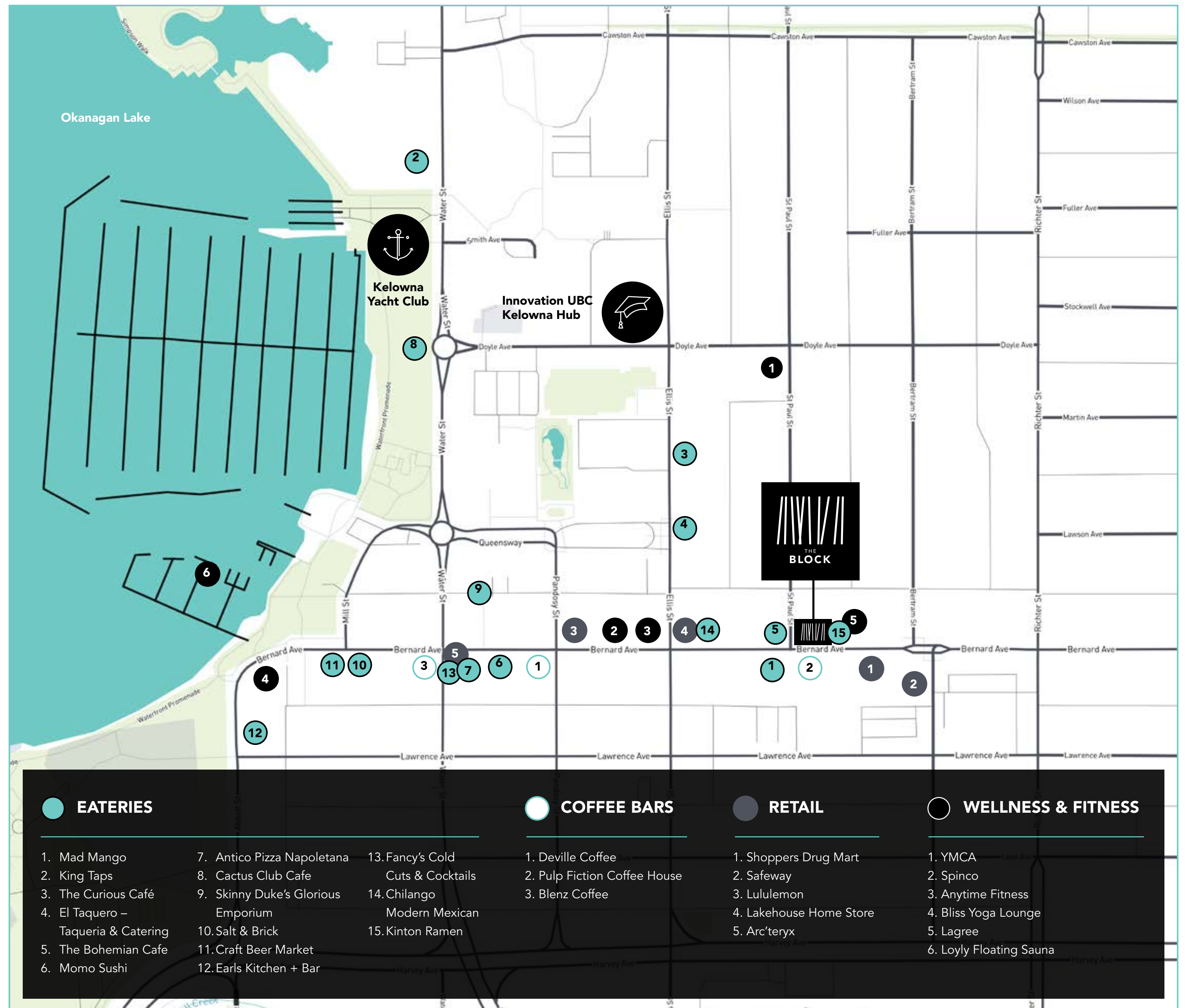
BEEM CREDIT UNION

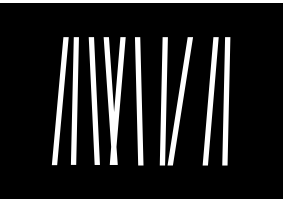
KINTON RAMEN

LAVENDER & GRACE

GALLERY

eyestyle EYECARE

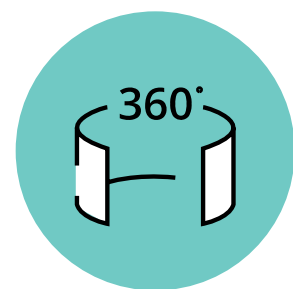




07 YOUR SPACE, YOUR WAY

At The Block, there is a configuration for every business. Large, efficiently designed floorplates offer flexible demising options. Share space with like-minded businesses, take a floor to yourself, or spread out over multiple floors with a private internal staircase.

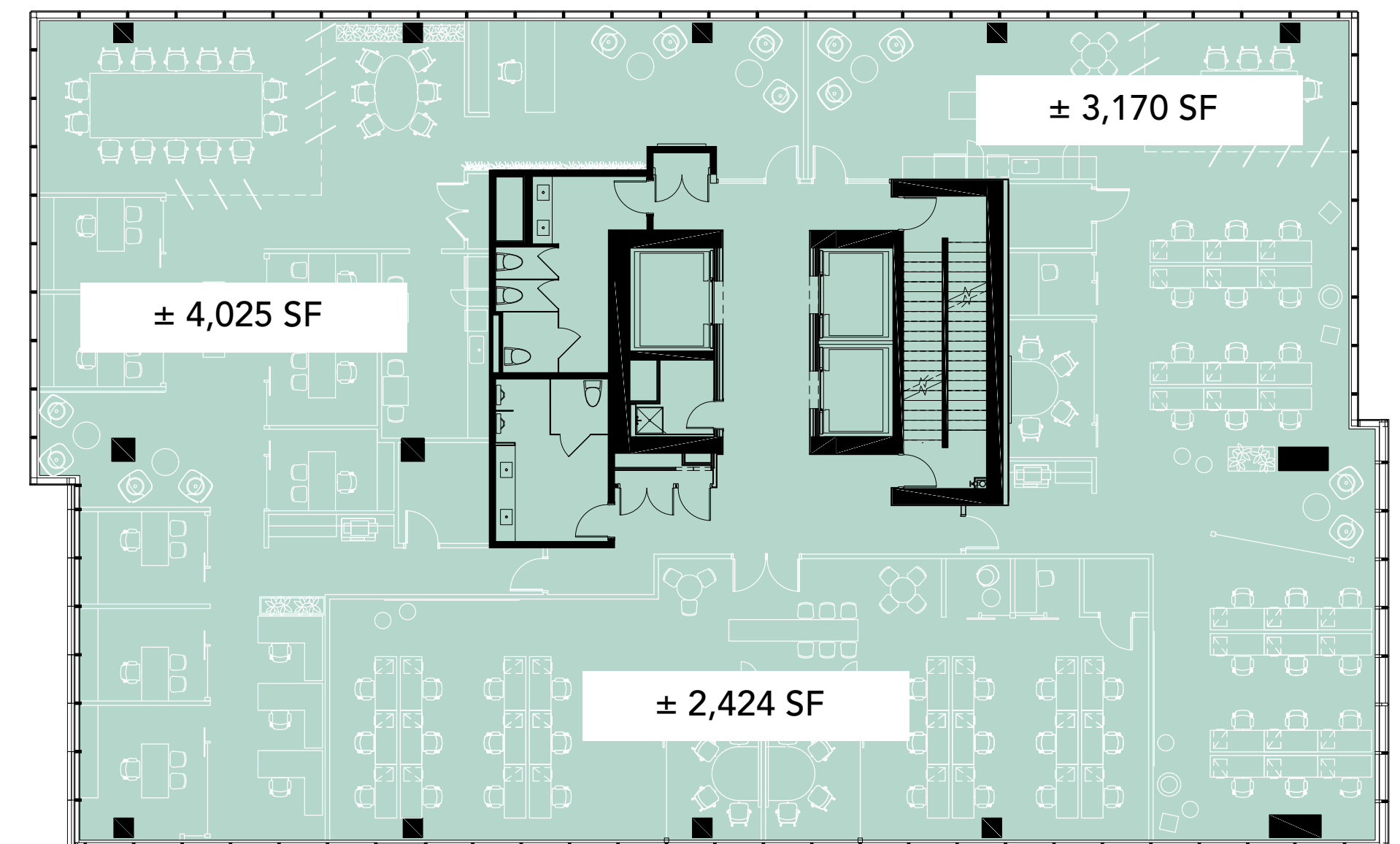
At The Block, you pave your own way.



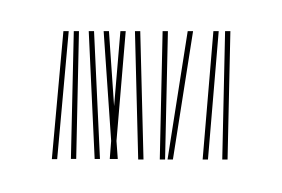
VIEW VIRTUAL TOURS



TYPICAL FULL FLOOR FLOORPLATE (LEVEL 6 TO 16)



TYPICAL FULL FLOOR FLOORPLATE - THREE-UNIT DIVISION (LEVEL 6 TO 16)



08 AN EXPERIENCED TEAM

BUILT & OWNED BY MISSION GROUP



A Mission Group Community
Since 2004, Mission Group has been contributing to the evolution of Kelowna’s urban landscape, guided by our diverse team who are proud to call Kelowna home. Mission Group’s ‘Build It Forward’ philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.

missiongroup.ca

POWERED BY NICOLA REAL ESTATE



Nicola Real Estate (NRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$17.2 Billion (CAD) of assets under management. Nicola Real Estate is an experienced and innovative, fully integrated team that sources, finances and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes, which include Industrial, Multi-Family Rental Apartment, Self-Storage, Seniors Living, Office and Retail. The Nicola Real Estate portfolio currently exceeds \$10 Billion in gross asset value.

nicolawealth.com

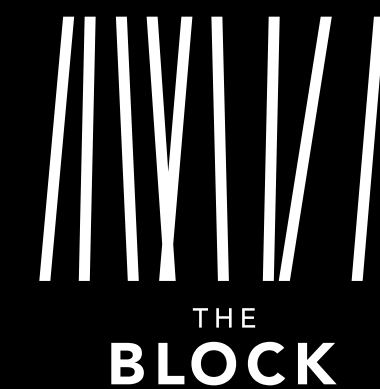
MARKETING & LEASING BY COLLIERS



Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients.

For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people.

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