



# FOR LEASE

## sopaSQUARE

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### PROPERTY DETAILS

- Prime retail space in the heart of Pandosy Village
- Modern building with attractive tenant mix
- Steps away from Okanagan Lake and the new Pandosy Waterfront Park
- Surrounded by multi and single family residences, boutique retail, restaurants and office properties

# PROPERTY DETAILS



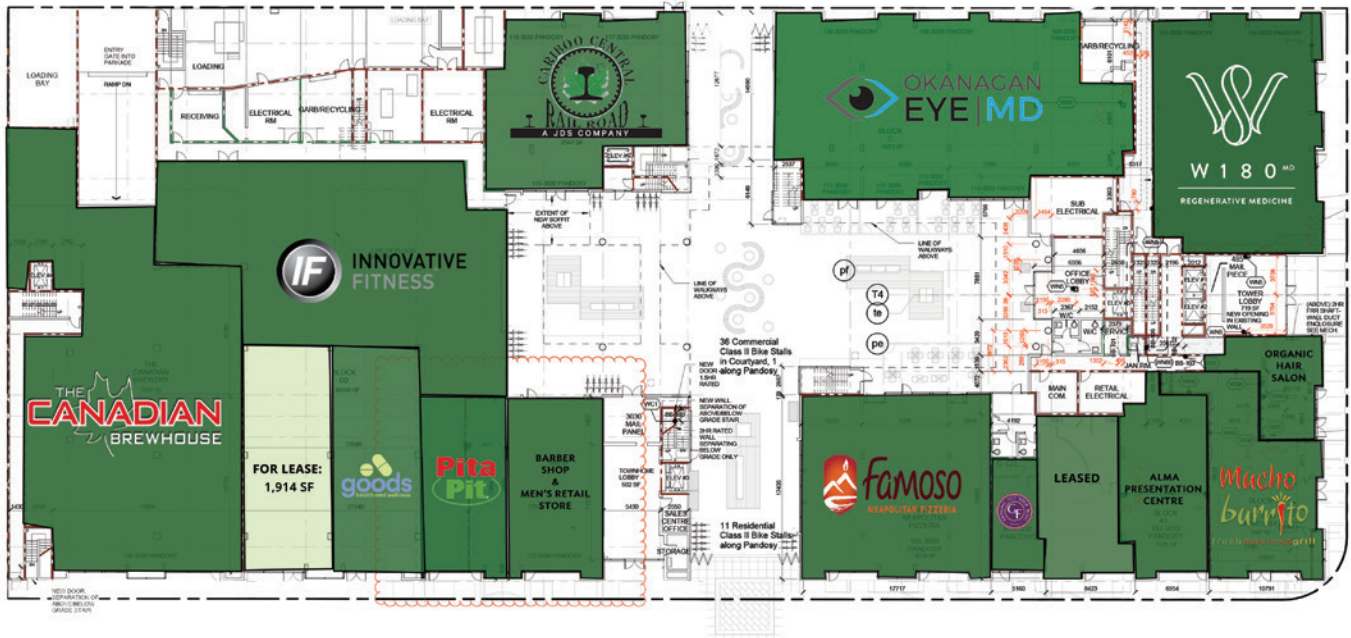
|                          |                                                      |
|--------------------------|------------------------------------------------------|
| <b>CIVIC ADDRESS</b>     | 3030 Pandosy Street, Kelowna, BC                     |
| <b>LEGAL DESCRIPTION</b> | Lot 1 Plan EPP34822 District Lot 14 Land District 41 |
| <b>AVAILABLE UNITS</b>   | 1,914 SF                                             |
| <b>ZONING (CURRENT)</b>  | UC5 South Pandosy Urban Centre                       |
| <b>LEASE RATE</b>        | \$35.00 PSF                                          |
| <b>ADDITIONAL RENT</b>   | Estimated at \$14.75 PSF excluding utilities         |

# AERIAL MAP

This premier mixed-use development is located in the coveted Pandosy Village area, and has become one of Kelowna's most desirable locations. SOPA is steps away from Lake Okanagan, Urban Fare, trendy boutiques, coffee shops and a wide array of restaurants. Pandosy Street directly connects to Downtown Kelowna and the Kelowna General Hospital is only a 4 minute drive away.



# AVAILABILITY PLAN



Pandosy Street

# PROPERTY PHOTOS

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# ZONING

## SECTION 14 –

## Core Area & Other Zones

| Section 14.1 – Core Area and Other Zone Categories |                                                                                                                                                            |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category                                           | Zones                                                                                                                                                      |
| Commercial Zones                                   | C1 – Local & Neighbourhood Commercial<br>C2 – Vehicle Oriented Commercial                                                                                  |
| Core Area Zones                                    | CA1 – Core Area Mixed Use                                                                                                                                  |
| Village Centre Zones                               | VC1- Village Centre                                                                                                                                        |
| Urban Centre Zones                                 | UC1 – Downtown Urban Centre<br>UC2 – Capri-Landmark Urban Centre<br>UC3 – Midtown Urban Centre<br>UC4 – Rutland Urban Centre<br>UC5 – Pandosy Urban Centre |
| Industrial Zones                                   | I1 – Business Industrial<br>I2 – General Industrial<br>I3 – Heavy Industrial<br>I4 – Natural Resource Extraction                                           |
| Institutional Zones                                | P1 – Major Institutional<br>P2 – Education and Minor Institutional<br>P3 – Parks and Open Space<br>P4 – Utilities<br>P5 – Municipal District Park          |
| Health District Zones                              | HD1 – Kelowna General Hospital                                                                                                                             |
| Water Zones                                        | W1 – Recreational Water Use<br>W2 – Intensive Water Use                                                                                                    |

# ZONING

| Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zones                                                                  | Purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| C1 – Local & Neighbourhood Commercial                                  | The purpose is to provide a zone for the commercial <a href="#">developments</a> outside the <a href="#">Core Area</a> to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, <a href="#">building</a> scale includes 2 storey <a href="#">structures</a> with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.                                                                                                                                                          |
| C2 – Vehicle Oriented Commercial                                       | The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. <a href="#">Building</a> scale generally includes two storey <a href="#">buildings</a> with potential for office related uses on upper floors.                                                                                                                                                                                                                                                                                                        |
| CA1 – Core Area Mixed Use                                              | The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the <a href="#">Core Area</a> and outside <a href="#">urban centres</a> . <a href="#">Buildings</a> up to 4 <a href="#">storeys</a> will be generally permissible with <a href="#">Buildings</a> up to 6 <a href="#">storeys</a> in certain circumstances based on development policy guidance from the <a href="#">OCP</a> . A further increase to 12 storeys will be acceptable on key <a href="#">Transit Supportive Corridors</a> and within close proximity to transit and Urban Centres. |
| VC1- Village Centre                                                    | The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified for each <a href="#">Village Centre</a> (as identified with the <a href="#">OCP</a> ).                                                                                                                                                                                                                                                                                                                                                                    |

| Section 14.3 – Urban Centre Zone Purposes |                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zones                                     | Purpose                                                                                                                                                                                                                                                                                    |
| UC1 – Downtown Urban Centre               | The purpose of this zone is to designate and to preserve land for <a href="#">developments</a> of the financial, <a href="#">retail</a> and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use <a href="#">buildings</a> . |
| UC2 – Capri-Landmark Urban Centre         | The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Capri-Landmark <a href="#">Urban Centre</a> that is consistent with and follows the <a href="#">Capri-Landmark Urban Centre Plan</a> .                                       |
| UC3 – Midtown Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Midtown <a href="#">Urban Centre</a> .                                                                                                                                       |
| UC4 – Rutland Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Rutland <a href="#">Urban Centre</a> .                                                                                                                                       |
| UC5 – Pandosy Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Pandosy <a href="#">Urban Centre</a> .                                                                                                                                       |

# ZONING

| Section 14.8 – Core Area and Other Sub-Zones Categories |                                        |                                                                                                                                                         |
|---------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category                                                | Zones and Sub-Zones                    | Sub-Zone Purposes                                                                                                                                       |
|                                                         | UC4 – Rutland Urban Centre             |                                                                                                                                                         |
|                                                         | • dt – Drive Through                   | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.                                                                      |
|                                                         | • fg – Fueling and Gas Stations        | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.                                    |
|                                                         | • r – Rental Only                      | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
|                                                         | • rcs – Retail Cannabis Sales          | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.                                                               |
|                                                         | UC5 – Pandosy Urban Centre             |                                                                                                                                                         |
|                                                         | • dt – Drive Through                   | The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.                                                                      |
|                                                         | • fg – Fueling and Gas Stations        | The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.                                    |
|                                                         | • r – Rental Only                      | The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification. |
|                                                         | • rcs – Retail Cannabis Sales          | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.                                                               |
| Industrial                                              | I1 – Business Industrial               |                                                                                                                                                         |
|                                                         | • rcs – Retail Cannabis Sales          | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.                                                               |
|                                                         | I2 – General Industrial                |                                                                                                                                                         |
|                                                         | • rcs – Retail Cannabis Sales          | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.                                                               |
|                                                         | I3 – Heavy Industrial                  | n/a                                                                                                                                                     |
| Institutional                                           | I4 – Natural Resource Extraction       | n/a                                                                                                                                                     |
|                                                         | P1 – Major Institutional               | n/a                                                                                                                                                     |
|                                                         | P2 – Education and Minor Institutional | n/a                                                                                                                                                     |
|                                                         | P3 – Parks and Open Space              | n/a                                                                                                                                                     |
|                                                         | P4 – Utilities                         | n/a                                                                                                                                                     |
| Health District                                         | P5 – Municipal District Park           | n/a                                                                                                                                                     |
|                                                         | HD1 – Kelowna General Hospital         | n/a                                                                                                                                                     |
| Water                                                   | W1 – Recreational Water Use            | n/a                                                                                                                                                     |

# ZONING

| Section 14.10 – Subdivision Regulations     |                                                                             |                                   |                                                                                                       |                                  |
|---------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------|
| m = metres / m <sup>2</sup> = square metres |                                                                             |                                   |                                                                                                       |                                  |
| Zones                                       | Minimum <a href="#">Lot Width</a>                                           | Minimum <a href="#">Lot Depth</a> | Minimum <a href="#">Lot Area</a> <sup>.1</sup>                                                        | Maximum <a href="#">Lot Area</a> |
| C1                                          | 40.0 m except 18.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> . | 30.0 m                            | 830 m <sup>2</sup>                                                                                    | 1,500 m <sup>2</sup>             |
| C2                                          | 40.0 m except 30.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> . | 30.0 m                            | 1,000 m <sup>2</sup>                                                                                  | n/a                              |
| CA1                                         | 40.0 m except 13.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> . | 30.0 m                            | 1,200 m <sup>2</sup> except 460 m <sup>2</sup> if <a href="#">site abuts</a> a <a href="#">lane</a> . | n/a                              |
| VC1 Village Centre                          | 25.0 m                                                                      | 30.0 m                            | 750 m <sup>2</sup>                                                                                    | n/a                              |
| UC1 (Downtown)                              | 6.0 m                                                                       | 30.0 m                            | 200 m <sup>2</sup>                                                                                    | n/a                              |
| UC2 (Capri /Landmark)                       | 40.0 m except 13.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> . | 30.0 m                            | 1,200 m <sup>2</sup> except 460 m <sup>2</sup> if <a href="#">site abuts</a> a <a href="#">lane</a> . | n/a                              |
| UC3 (Midtown)                               |                                                                             |                                   |                                                                                                       |                                  |
| UC4 (Rutland)                               |                                                                             |                                   |                                                                                                       |                                  |
| UC5 (Pandosy)                               |                                                                             |                                   |                                                                                                       |                                  |
| I1                                          | 40.0 m                                                                      | 35.0 m                            | 2,000 m <sup>2</sup>                                                                                  | n/a                              |
| I2                                          |                                                                             |                                   | 4,000 m <sup>2</sup>                                                                                  | n/a                              |
| I3                                          |                                                                             |                                   | 8,000 m <sup>2</sup>                                                                                  | n/a                              |
| I4                                          | 100.0 m                                                                     | 1000.0 m                          | 10,000 m <sup>2</sup>                                                                                 | n/a                              |
| P1                                          | 13.0 m                                                                      | 30.0 m                            | 460 m <sup>2</sup>                                                                                    | n/a                              |
| P2                                          | 18.0 m                                                                      | 30.0 m                            | 660 m <sup>2</sup>                                                                                    | n/a                              |
| P3                                          | n/a                                                                         | n/a                               | n/a                                                                                                   |                                  |
| P4                                          | n/a                                                                         | n/a                               | n/a                                                                                                   |                                  |
| P5                                          | 13.0 m                                                                      | 30.0 m                            | 460 m <sup>2</sup>                                                                                    | n/a                              |
| HD1                                         | 30.0 m                                                                      | 30.0 m                            | n/a                                                                                                   |                                  |
| W1                                          | n/a                                                                         | n/a                               | n/a                                                                                                   |                                  |
| W2                                          | n/a                                                                         | n/a                               | n/a                                                                                                   |                                  |

# ZONING

| Section 14.14 – Density and Height                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FAR = floor area ratio / GFA = gross floor area / m = metres / m <sup>2</sup> = square metres |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                             |
| Zones                                                                                         | Min. Density (if applicable) & Max. Base Density <a href="#">FAR</a> <sup>1,7</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Max. Public Amenity & Streetscape Bonus <a href="#">FAR</a>                                                                                                                                                                                                                                                                                                                                                                                                                     | Max. Rental or Affordable Housing Bonus <a href="#">FAR</a>                                                                                                                                                                                                                                              | Max. Base Height <sup>1,7</sup>                                                                                                                                                                                                                                                                                                                       | Max. Height with Bonus <a href="#">FAR</a>                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                               | For areas identified as PARK = 0.5 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 6 storeys = 1.8 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 12 storeys = 3.3 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 18 storeys = 4.9 <a href="#">FAR</a> <sup>9</sup><br>For site specific areas = See <a href="#">Section 14.15 Site Specific Parcels</a><br>See Underground Parking Base <a href="#">FAR</a> Adjustments <sup>12</sup>                                                                    | For areas identified as PARK = no bonus <sup>3</sup><br>For areas identified as 6 storeys = 0.25 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 12 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 18 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup><br>For site specific areas = See <a href="#">Section 14.15 Site Specific Parcels</a> <sup>11</sup>                                                 | An additional 0.3 <a href="#">FAR</a> for rental only projects or affordable housing <sup>3</sup><br>For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the <a href="#">FAR</a> bonus rate is 0.05 <a href="#">FAR</a> per storey <sup>10,11</sup> | For areas identified as PARK = 2 storeys & 22.0 m<br>For areas identified as 6 storeys = 12 storeys & 44.0 m<br>For areas identified as 18 storeys = 18 storeys & 66.0 m<br>For site specific areas = See <a href="#">Section 14.15 Site Specific Parcels</a>                                                                                         | For areas identified as PARK = No additional height<br>For Areas identified as 6 storeys = No additional height<br>For areas identified as 12 storeys = 3 additional storeys & 12.0 m <sup>3</sup><br>For areas identified as 18 storeys = 4 additional storeys & 16.0 m <sup>3</sup><br>For site specific areas = See <a href="#">Section 14.15 Site Specific Parcels</a> <sup>11</sup>                    |
| UC4 (Rutland)                                                                                 | The areas are identified in <a href="#">Map 4.7</a> within the OCP (UC4 Rutland)                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                               | For areas identified as PARK = 0.5 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 4 storeys = 1.6 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 6 storeys = 1.8 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 12 storeys = 3.3 <a href="#">FAR</a> <sup>9</sup><br>See Underground Parking Base <a href="#">FAR</a> Adjustments <sup>12</sup>                                                                                                                                                          | For areas identified as PARK = no bonus <sup>3</sup><br>For areas identified as 4 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 6 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 12 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup>                                                                                                                                                      | An additional 0.3 <a href="#">FAR</a> for rental only projects or affordable housing <sup>3</sup><br>For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the <a href="#">FAR</a> bonus rate is 0.05 <a href="#">FAR</a> per storey <sup>10</sup>    | For areas identified as PARK = 2 storeys & 18.0 m<br>For areas identified as 4 storeys = 4 storeys & 22.0 m<br>For areas identified as 12 storeys = 12 storeys & 44.0 m                                                                                                                                                                               | For areas identified as PARK = No additional height<br>For areas identified as 4 storeys = 2 additional storeys & 8.0 m <sup>3</sup><br>For areas identified as 6 storeys = 3 additional storeys & 12.0 m <sup>3</sup><br>For areas identified as 12 storeys = 3 additional storeys & 12.0 m <sup>3</sup>                                                                                                   |
| UC5 (Pandasy)                                                                                 | The areas are identified in <a href="#">Map 4.5</a> within the OCP (UC5 Pandasy)                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                               | For areas identified as PARK = 0.5 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 3 storeys = 1.5 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 4 storeys = 1.6 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 6 storeys = 1.8 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 8 storeys = 2.35 <a href="#">FAR</a> <sup>9</sup><br>For areas identified as 14 storeys = 3.9 <a href="#">FAR</a> <sup>9</sup><br>See Underground Parking Base <a href="#">FAR</a> Adjustments <sup>12</sup> | For areas identified as PARK = no bonus <sup>3</sup><br>For areas identified as 3 storeys = no bonus <sup>3</sup><br>For areas identified as 4 storeys = 0.1 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 6 storeys = 0.25 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 8 storeys = 0.3 additional <a href="#">FAR</a> <sup>3</sup><br>For areas identified as 14 storeys = 0.5 additional <a href="#">FAR</a> <sup>3</sup> | An additional 0.3 <a href="#">FAR</a> for rental only projects or affordable housing <sup>3</sup><br>For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the <a href="#">FAR</a> bonus rate is 0.05 <a href="#">FAR</a> per storey <sup>10</sup>    | For areas identified as PARK = 2 storeys & 12.0 m<br>For areas identified as 3 storeys = 3 storeys & 18.0 m<br>For areas identified as 4 storeys = 4 storeys & 22.0 m<br>For areas identified as 6 storeys = 6 storeys & 31.0 m<br>For areas identified as 8 storeys = 8 storeys & 52.0 m<br>For areas identified as 14 storeys = 14 storeys & 52.0 m | For areas identified as PARK = No additional height<br>For areas identified as 3 storeys = No additional height<br>For areas identified as 4 storeys = No additional height<br>For areas identified as 6 storeys = 2 additional storeys & 8.0 m <sup>3</sup><br>For areas identified as 8 storeys = 3 additional storeys & 12.0 m <sup>3</sup><br>For areas identified as 14 storeys = No additional height |

# KELOWNA & AREA

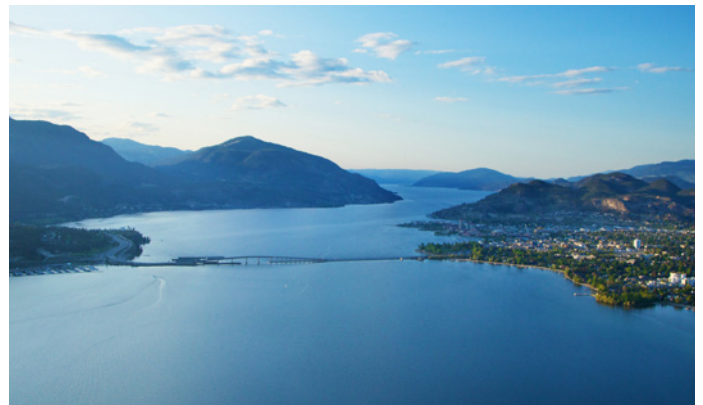
Kelowna, located in the heart of the Okanagan Valley, is a growing economic hub named the top entrepreneurial city in Canada this year by the Financial Post.

Kelowna is a recreational lakeside paradise with acres of scenic parkland and sandy beaches. Cradled within a range of breathtaking mountains, this urban sanctuary is bolstered by a pristine lake, pine forests, orchards, vineyards, sandy beaches, and unparalleled amenities.

Kelowna has the fastest growing population in British Columbia and the fourth fastest in Canada. With a regional population of approximately 190,000 in the Central Okanagan, an overall trading area of 520,000, and infrastructure to support business, Kelowna is the largest urban centre between Vancouver and Calgary.

Diversification and proximity to world markets are among Kelowna's greatest economic strengths. Agriculture, Tourism, Manufacturing, Health, and Technology are important industries in the region. Kelowna General Hospital is the largest healthcare facility in the Interior of BC.

As an active and vibrant recreation centre, Kelowna plays host to many visitors from all over the world. Kelowna International Airport, Canada's 10th busiest, easily connects visitors to major North American cities including direct flights to Vancouver, Calgary, Edmonton, Fort McMurray, Prince George, Seattle, Los Angeles, San Francisco, and Tofino. Visitors can enjoy renown wineries, golf courses and ski resorts. In short Kelowna is a four-season lakeside playground.



# THE FINE PRINT

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