



For Lease

130-1640 DILWORTH DRIVE, KELOWNA, BC



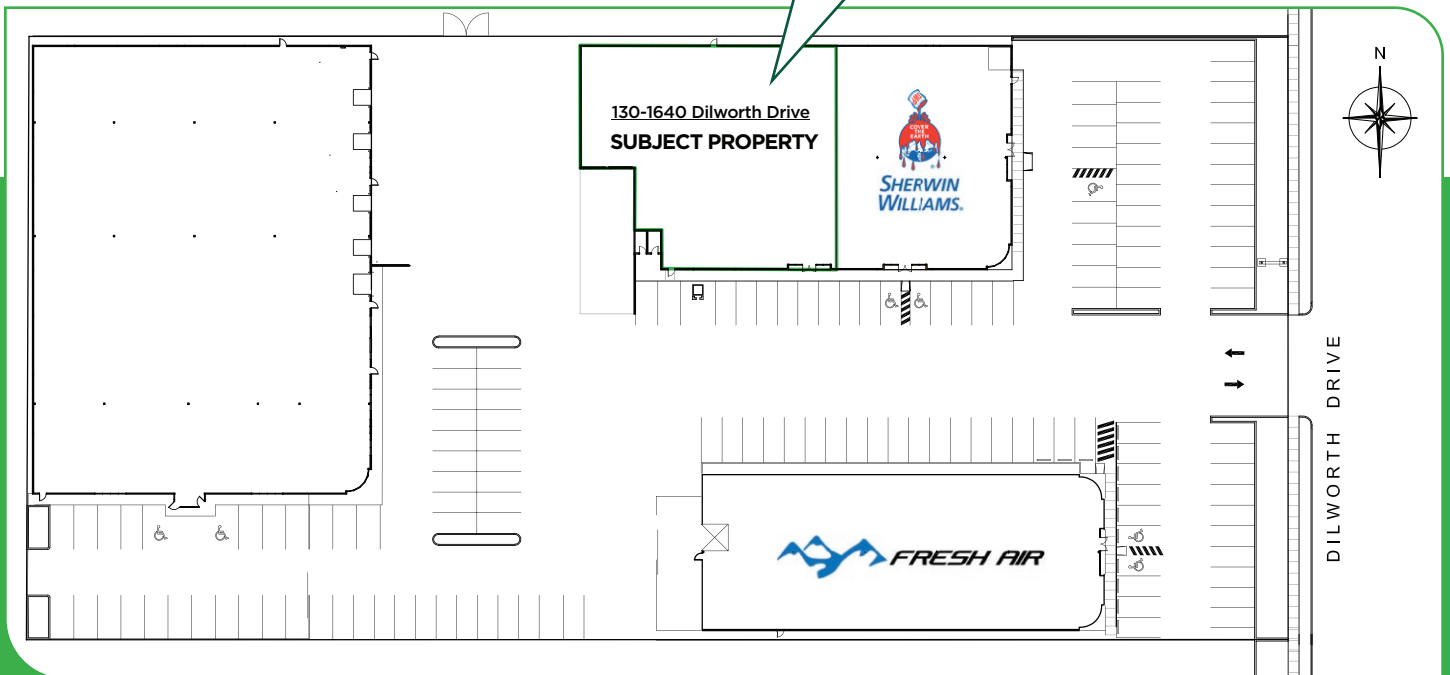
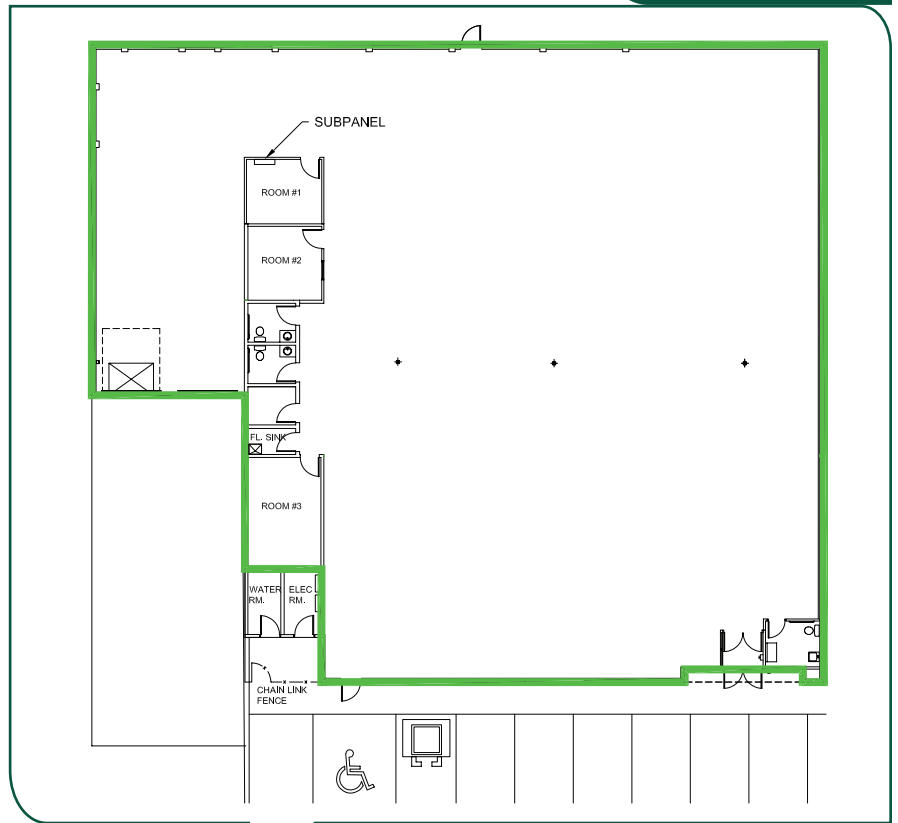
Commercial unit for lease in the **heart of Kelowna** at 1640 Dilworth Drive. Unit 130 is **± 9,895 sq. ft.** and offers an open floor plan with **dock loading**. Centrally located on the **Enterprise Way** intersection, one block from **Highway 97** and a block and a half from **Orchard Park Shopping Centre**. Opportunity for **pylon signage** in high-traffic location facing Dilworth Drive. Large **parking** lot providing an abundance of parking for employees, visitors & customers.

± 9,895 sq. ft. available in the heart Kelowna's retail district



Opportunity Highlights

Unit 130 at 1640 Dilworth Drive offers a convenient **open floor plan** suitable for a variety of uses, including **warehousing** and retail oriented commercial operations. The current lay-out incorporates washrooms, a break room with kitchenette and meeting rooms or offices. The unit measures **± 9,895 sq. ft.** and is **fully airconditioned**.



Opportunity Summary



± 9,895 sq. ft. available



Open floor plan with washrooms, breakroom with kitchenette & meeting rooms or offices

Area Highlights

Dilworth Business Centre is located in the heart of Kelowna's power retail district and easily accessible from all areas of Kelowna. Main access via Dilworth Drive, Enterprise Way, and Highway 97, by way of signalized intersections. **Highway 97** accommodates \pm 52,995 vehicles per day.

Within minutes from **car dealerships** and other **automotive services**. The commercial landscape is shaped by a variety of vehicle oriented businesses, national and local restaurants, and Kelowna's largest indoor retail destination: **Orchard Park Shopping Centre**.



Located on Dilworth Drive, one block from Highway 97, on the intersection with Enterprise Way



Block and a half from Orchard Park Shopping Centre, Kelowna's largest indoor retail destination



Mixed-use commercial and retail centre



Accessible from all of Kelowna and West Kelowna by public transit



Zoning: C2 (Vehicle Oriented Commercial)



Bike & pedestrian friendly

Subject Property



Accommodates ramp to grade loading



\pm 19' clear ceiling height



Abundance of parking for employees & customers



Possibilities for pylon signage



Subject Property

LOCATION

ABOUT US

Callahan Property Group is a leader in developing, leasing, and managing commercial, build-to-suit, and residential real estate in the Okanagan. We offer a diverse portfolio of **high-quality** properties in optimal locations and take pride in helping tenants **design** and **develop** space that lead to success, and expedite business growth and expansion. For over 60 years, Callahan Property Group has invested in long-lasting connections and building strong partnerships.

Get in touch

CALL OR EMAIL TODAY

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