

FOR LEASE



CAPRI CENTRE
1835 Gordon Drive, Kelowna, B.C.



For more information, please contact



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CAPRI CENTRE 1835 Gordon Drive, Kelowna, B.C.

LOCATION & ZONING

This enclosed mall is ideally situated in the heart of Kelowna (approx. population 100,000) at the bustling and major intersection of Highway 97 and Gordon Drive. The City of Kelowna is located in the Regional District of Central Okanagan, which is one of the fastest growing regions in British Columbia with a population of approximately 150,000. Kelowna boasts approximately two-thirds of the population of this region.

The property has easy access from Harvey Avenue (Highway 97), Sutherland Avenue, Capri Street and Gordon Drive. Capri Centre is attached to and complemented by the 185-room, full-service Coast Capri Hotel. There is ample on-site customer parking. The property is zoned C-3 Community Commercial Zone by the City of Kelowna.

IMPROVEMENTS

The property is comprised of the main mall building with attached hotel and 4 pad buildings. Parts of the mall have covered walkways. The total leaseable area is 205,129 sq. ft. for the main mall, and approximately 35,624 for the 4 pad buildings. The main building also has a food court and a 15,503 sq. ft. bowling centre in the lower level.

PARKING

A total of 1,242 stalls, strategically located around the mall perimeter.

TENANTS

Primary tenants consist of Winners, Extra Foods, Shoppers Home Health Centre, with several popular restaurants including Fatburger, DeDutch Pannekoek House, A&W, Booster Juice and Kelsey's. The Centre also has a strong Health & Lifestyle component with a Bank of Montreal, medical clinic, dental office, hearing & vision services, passport centre, Member of Parliament

constituency office, Interior Health Authority services, and a recently upgrade Bowling Centre.

AVAILABLE SPACES & LEASE RATES

Commercial and office units with sizes range from 500 sq.ft. to 19,000 sq.ft. are available for lease at rates between **\$15.00 - \$40.00 per sq. ft. triple net.** Please contact the property manager for availability.

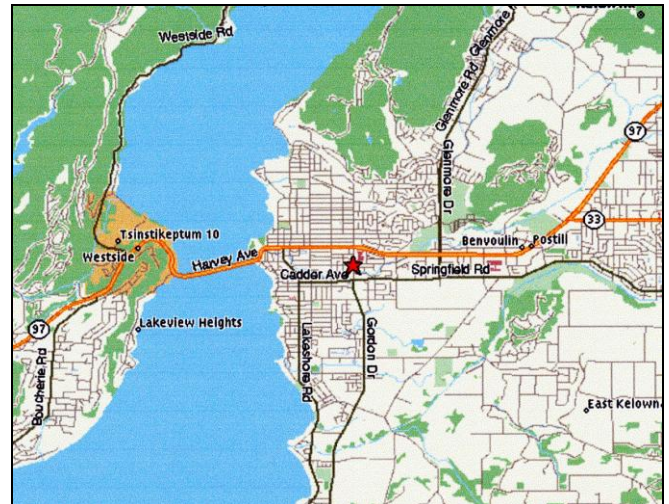
IMPROVEMENT ALLOWANCE

Negotiable tenant improvement allowance may be offered.

ESTIMATED OPERATING COSTS AND TAXES

\$11.25 per square foot (2010)

LOCATION MAP



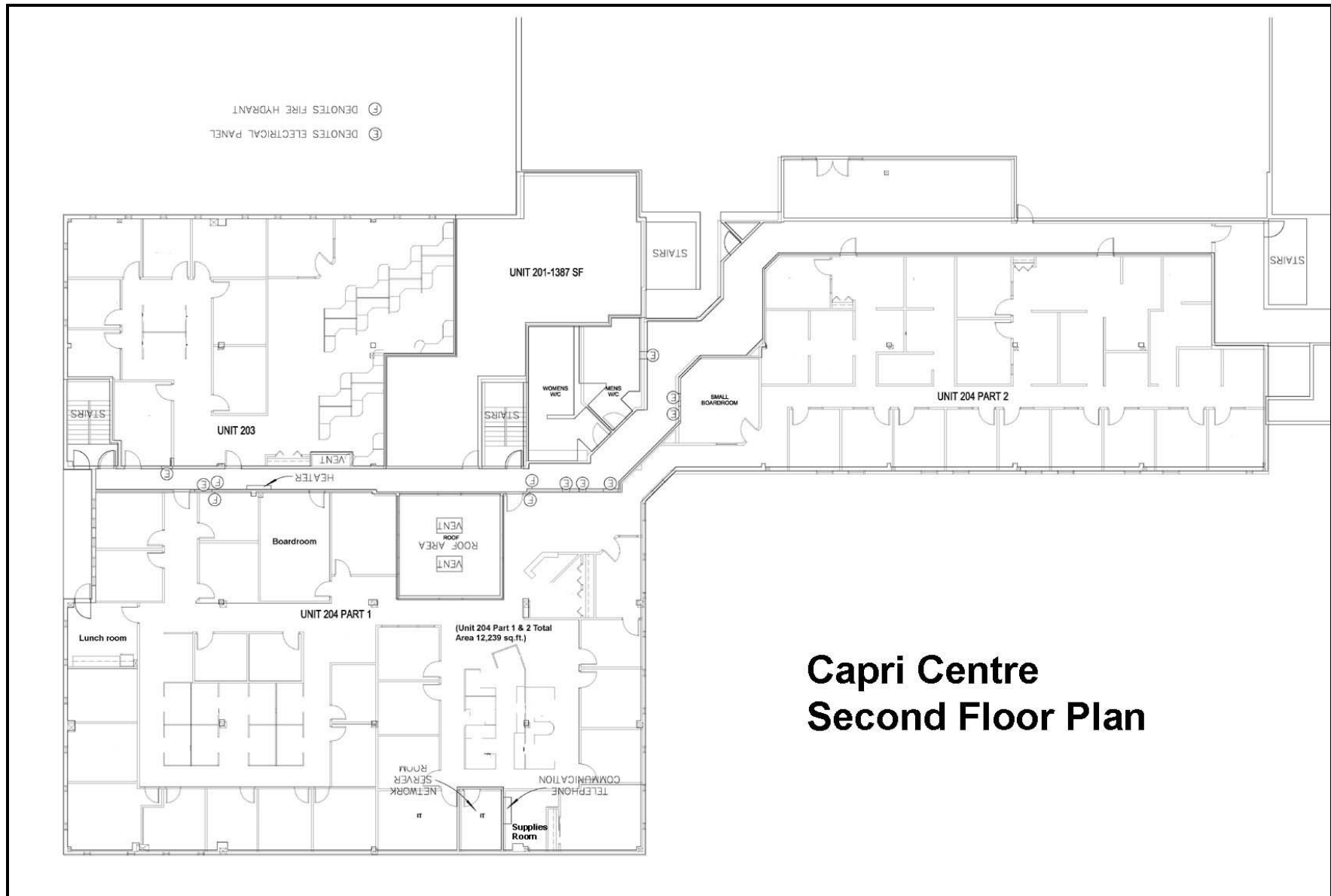
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GORDON DRIVE



CAPRI OFFICE TOWER
SECOND FLOOR PLAN



Capri Centre Second Floor Plan