For Lease

STRATOSPHERE

BY BEEDIE

Final Unit Remaining



Tenant Improvement Packages & Landlord Inducements Available

3440 Circuit Road & 1870 Pier Mac Way, Kelowna, BC

Developed By Beedie

Marketed By CBRE + ROYAL LEPAGE KELOWNA COMMERCIAL

The Next Generation of Large-Format Industrial Strata

Welcome to **Stratosphere** — the next generation of industrial real estate in the Okanagan Valley. Now move-in ready, Stratosphere offers a rare opportunity to lease Beedie-built industrial space close to Kelowna's city centre.

Developed by Western Canada's largest industrial developer, Stratosphere marks Kelowna's first large-format premium multi-user industrial development with grade and dock loading, consisting of 13 thoughtfully crafted units across two buildings. The **final unit** at Stratosphere offers **10,450 SF** of state-of-the-art industrial space, built with best-in-class specifications designed to maximize warehouse efficiency and streamline business operations.



ZONING	AVAILABILITY	LEASE RATE	SIZE
I-2 General Industrial	Immediate	Contact Listing Agents	10,450 SF

Building Features

CONSTRUCTION
Concrete tilt-up insulated panels

CEILING HEIGHT
28′ clear

LOADING
Dock and grade loading per unit

FLOOR LOAD
500 lbs/SF live load warehouse floor load capacity

POWER
200 amps at 347/600 volts per bay

RECIRCULATION FANS
Ceiling fans located near loading doors

SPRINKLERS
ESFR sprinkler system

INTERIOR WAREHOUSE
A minimum of two (2) 6′x6′ skylights per bay with interior walls painted white for greater illumination

LIGHTING
High efficiency LED fixtures

MEZZANINE
Structural steel mezzanine complete with guard rail and designed to 100 lbs/SF floor load capacity

HEATERS
Gas-fired unit heaters

PROPERTY MANAGEMENT
Professionally managed by Beedie



Where You Want To Be Situated

Conveniently located immediately off Highway 97, Stratosphere offers unparalleled access to the Okanagan's primary arterial routes and unrivaled transportation advantage through the Interior.

Adjacent to Kelowna International Airport, Stratosphere is the latest addition to Airport Business Park, offering a strategic location for businesses seeking space close to Kelowna's core.

Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and comprised of unique mixed commercial. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.

Population Figures

KELOWNA METROPOLITAN AREA

222,162 (2021 Census Data)

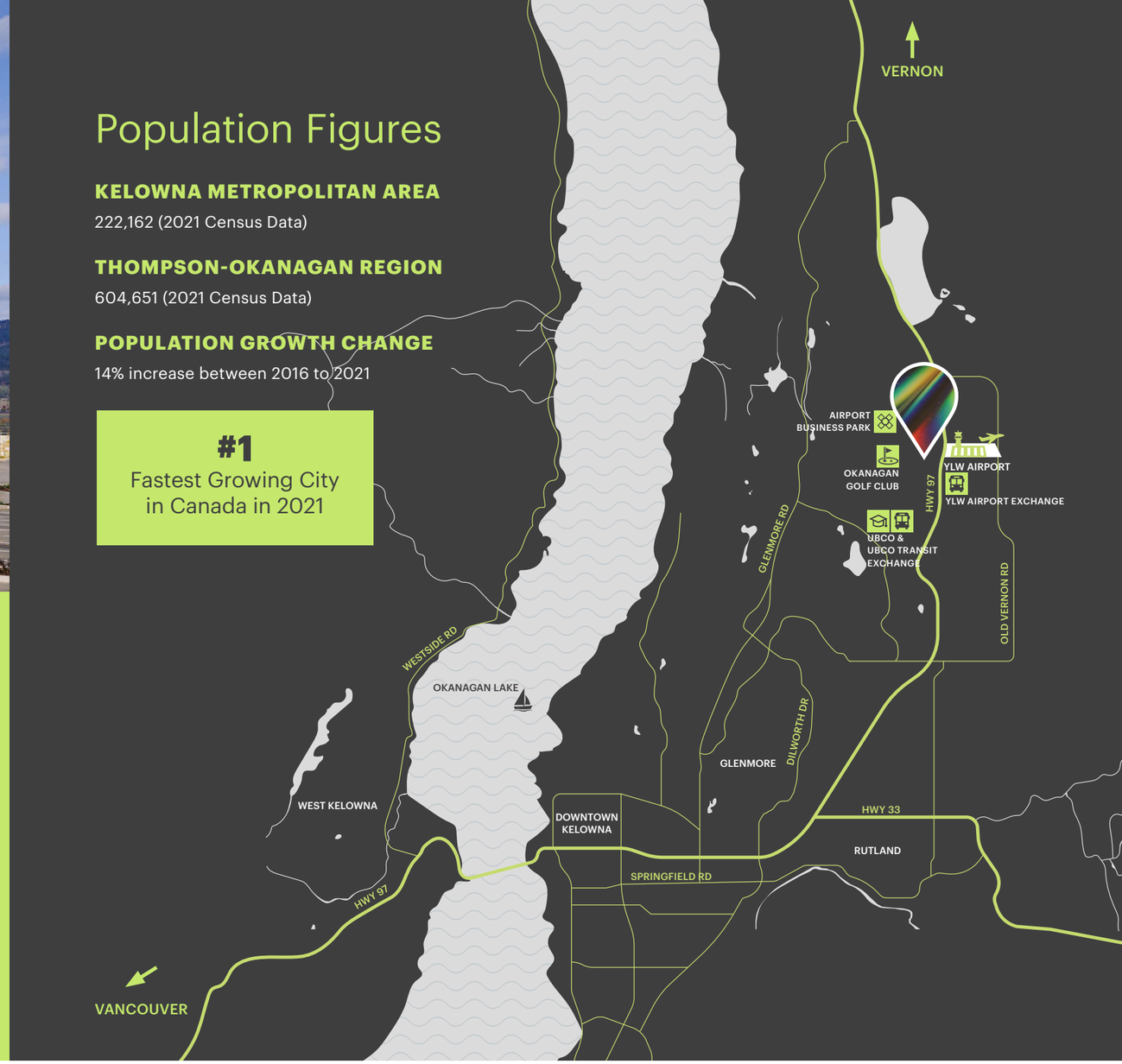
THOMPSON-OKANAGAN REGION

604,651 (2021 Census Data)

POPULATION GROWTH CHANGE

14% increase between 2016 to 2021

#1
Fastest Growing City in Canada in 2021





Amenities

Airport Business Park is rich in amenities with retail, restaurant, and hospitality services within walking distance from Stratosphere. The area is home to Airport Village, which includes anchor tenants Nesters Market, Pharmasave, and Tim Hortons and Kelowna's first airport hotel, Four Points by Sheraton.

Public Transportation

Stratosphere is essentially located within Kelowna, in proximity to two of the city's main public transportation hubs:

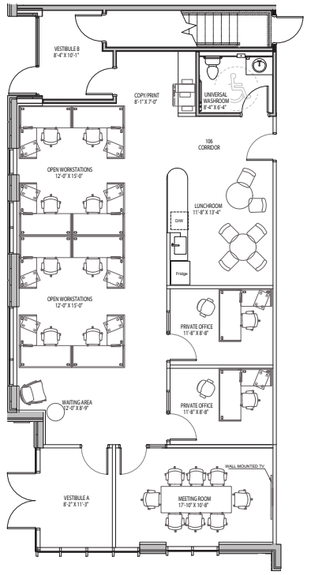
- Kelowna International Airport
- UBCO Transit Exchange

Six individual bus stops are located within walking distance of Stratosphere, offering transportation ease for tenants and employees.

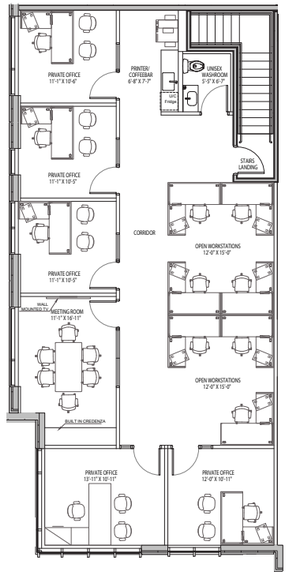
Potential Office Build-Out

This example of an optimized usage of ground floor and mezzanine office build-out at Stratosphere illustrates a combination of open office workstations, meeting rooms, and private office spaces.

The standards and configuration are fully customizable to meet the desired look and feel of your new state-of-the-art facility.



Unit 101 - Ground Floor Plan



Unit 101 - Mezzanine Plan







About the Developer

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.




Warehouse Interior


Mezzanine with Ample Glazing

At Stratosphere, Beedie will be there to support you every step of the way, creating a seamless experience to meet your property needs, leaving you free to focus on your business.

The Beedie Way

Opportunity to engage Beedie's in-house design and construction teams for office design and build out.

Professionally managed space after occupancy by an experienced, licensed property manager taking care of day-to-day management.

A team of experts to help you navigate through the approvals for office improvements and corporate signage installation.


Dock and Grade Loading Bays

Beedie

beedie.ca

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