

460 Doyle Avenue, Kelowna, BC

Colliers
INTERNATIONAL



Okanagan Centre for Innovation



Colliers International is pleased to present retail and office leasing opportunities at the Okanagan Centre for Innovation ("OCI"). This state-of-the-art facility will introduce approximately 105,000 square feet to downtown Kelowna, and will offer a culture conducive to the technology sector that is second to none. The building is slated to be one of the most innovative and environmentally sustainable spaces ever to be constructed in the Interior of British Columbia and is scheduled to complete in the fall of 2016.

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**COLLIERS INTERNATIONAL
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FOR LEASE > Okanagan Centre for Innovation

OKANAGAN CENTRE FOR INNOVATION

A UNIQUE OPPORTUNITY

This state-of-the-art building will house everything from two-person start-ups to large technology and innovation firms. The goal of the OCI is to shape the future of Canada's most innovative, creative and entrepreneurial technology community. Once completed the new centre will be the third largest dedicated technology building in BC.

THE EMERGING CULTURAL DISTRICT OF KELOWNA

Featuring a growing number of cafés, pubs, brewhouses and trendy restaurants, the Cultural District is pulsing with originality, attracting a diverse and strong population to its vibrant arts, business and boutique community. An abundance of eclectic shopping, artisan shops, and inventive restaurants offer your employees a creative atmosphere to do business in. The Cultural District also features easy access to Lake Okanagan, Prospera Place, Rotary Centre for the Arts, Kelowna Community Theatre as well as civic, art and cultural properties. This vibrant area cultivates the most innovative and creative minds in Kelowna - and the OCI is located in the centre of it all.

A LANDMARK IN THE MAKING

The OCI will be a building unlike any other in Kelowna, a focal point of the high tech community and an architecturally stunning hub of innovation, creativity, technology and entrepreneurship in the Okanagan.

The OCI will be a contemporary, state-of-the-art facility designed to respect the environment and its neighbours and to honour the Okanagan's natural beauty and landscape. A rooftop patio with trees and a walking path will enhance the location's views and create increased opportunities for tenants & the public to enjoy time outdoors.

THE CULTURAL DISTRICT OF KELOWNA



The Cultural District features an ever-growing number of cafés, pubs, brewhouses and great restaurants.



AS UNIQUE AS THE COMMUNITY WITHIN

The OCI is a state-of-the-art facility that will house everything from small start-up companies to large technology firms and expansive public space that together will serve as a modern hub of innovation, entrepreneurship, technology, and creativity. The goal is to foster a community of inclusiveness, create support across the full spectrum of the entrepreneurial path. The centre will become a new “technopolis,” where business and economic development is tied to community and culture.

BUILDING DESIGN FEATURES

The OCI’s design is as innovative and as unique as the organizations and occupants who are going to inhabit it. The OCI will offer numerous attractive features that invite the cross-pollination of technology, creativity, artistry, education and innovation.

Rooftop Patio - At the top of the OCI will be a multi-functional roof deck which will provide panoramic views of the city, a space unlike any other in the Okanagan. Featuring trees, walking paths and conversation areas, the rooftop patio will be accessible by tenants and the general public.

Atrium - The interior atrium will be the buildings connective tissue running centrally through the entire building. Its goal is to help build community and a connection between tenants as they make their way throughout the building. It also provides an openness and provides an abundance of natural light to the building.

Theatre Space - Featured on the first floor of the OCI will be a theatre space which will be bookable by not only tenants but the general public and local cultural groups as well. It is intended to be used for both internal and external events.

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PROPERTY DETAILS

Municipal Address:	460 Doyle Avenue, Kelowna, BC
Legal Description:	Lot 4, District Lot 139, Plan KAP57837 ODYD
PID:	023-568-984
Location:	The Okanagan Centre for Innovation is located on the corner of Doyle Avenue and Ellis Street in Downtown Kelowna's Cultural District. It is located next to and will provide interior access to and from the Kelowna Public Library.
Total Building Area:	105,000 sq ft
Rooftop Patio Area:	15,000 sq ft (approximate)
Number of Floors:	6 storey + rooftop patio
Site Size:	.499 acres (21,800 sq ft)
Zoning:	C7 - Central Business Commercial



Scenic rooftop patio with walking paths and conversation areas.





Okanagan Centre for Innovation - Level One



Level One: 32% Pending

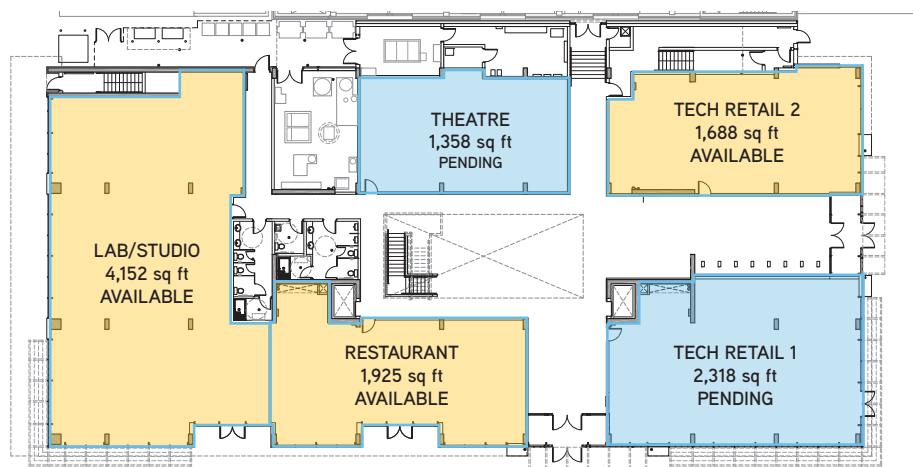
Spaces

Tech Retail 1:	PENDING
Tech Retail 2:	1,688 sq ft
Lab/Studio 1:	4,152 sq ft
Theatre:	PENDING
Restaurant:	1,925 sq ft

Features

- Building entry from both Doyle Ave and Ellis Street
- Pass-through access to current Okanagan Regional Library

Floor Plan - Level One



Okanagan Centre for Innovation - Level Two



Level Two: 100% Pending

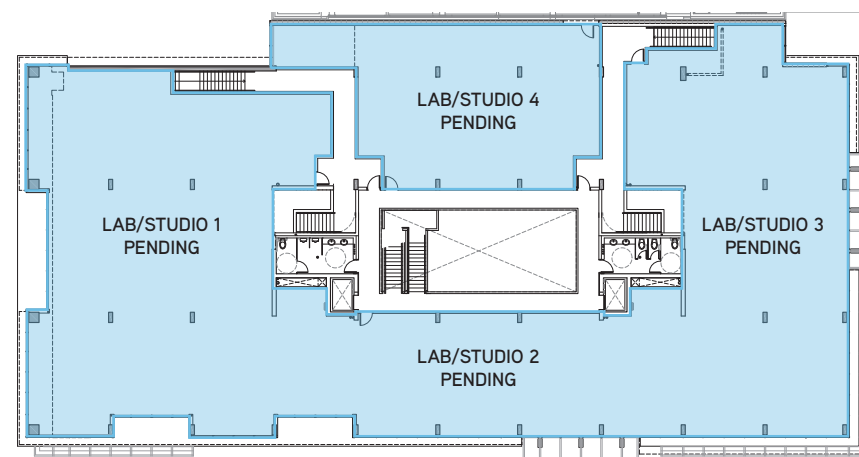
Spaces

Lab/Studio 1:	PENDING
Lab/Studio 2:	PENDING
Lab/Studio 3:	PENDING
Lab/Studio 4:	PENDING

Features

- Designed to facilitate the growth of technology, innovation, and entrepreneurial ecosystem within a purpose built enclave

Floor Plan - Level Two



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Okanagan Centre for Innovation - Level Three

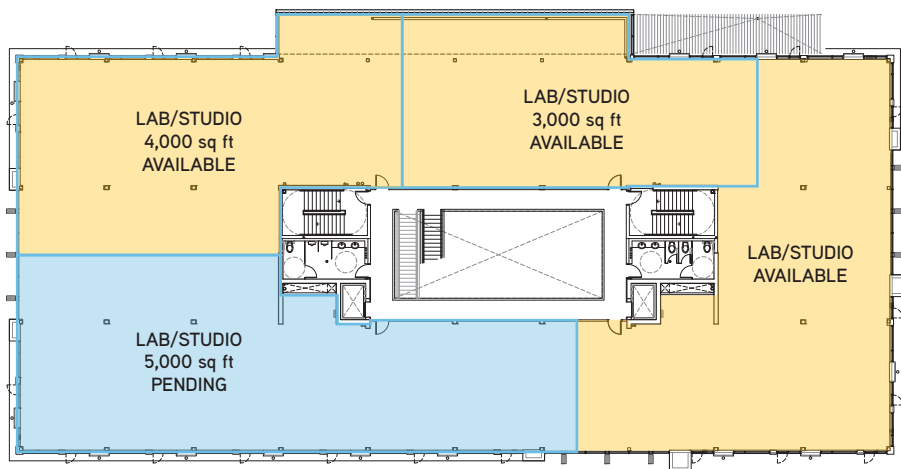


Level Three: 32% Pending

Features

- Demisable options up to 15,936 sq ft of usable space and 17,871 sq ft rentable
- Designed to facilitate the growth of technology, innovation, and entrepreneurial ecosystem within a purpose built enclave

Floor Plan - Level Three



Okanagan Centre for Innovation - Level Four

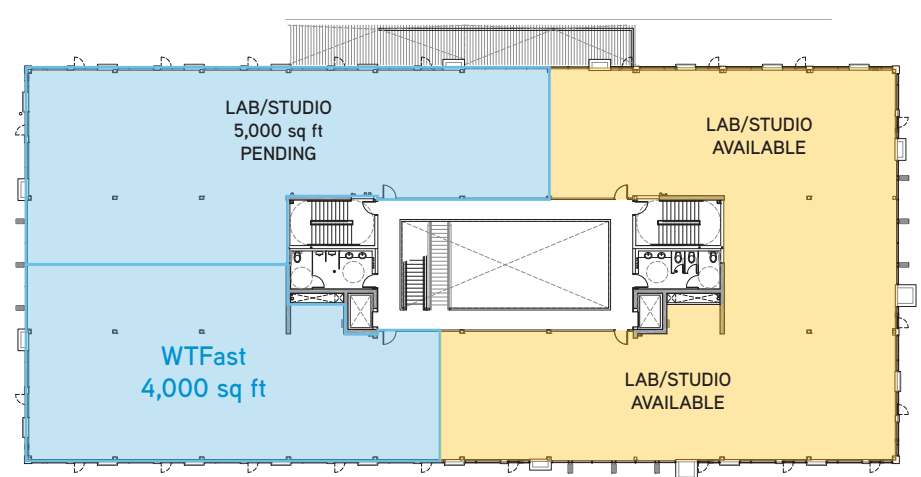


Level Four: 50% Pending

Features

- **WTFast - 4,000 sq ft**
- Demisable options up to 15,936 sq ft of usable space and 17,871 sq ft rentable
- Designed to facilitate the growth of technology, innovation, and entrepreneurial ecosystem within a purpose built enclave

Floor Plan - Level Four





Okanagan Centre for Innovation - Level Five

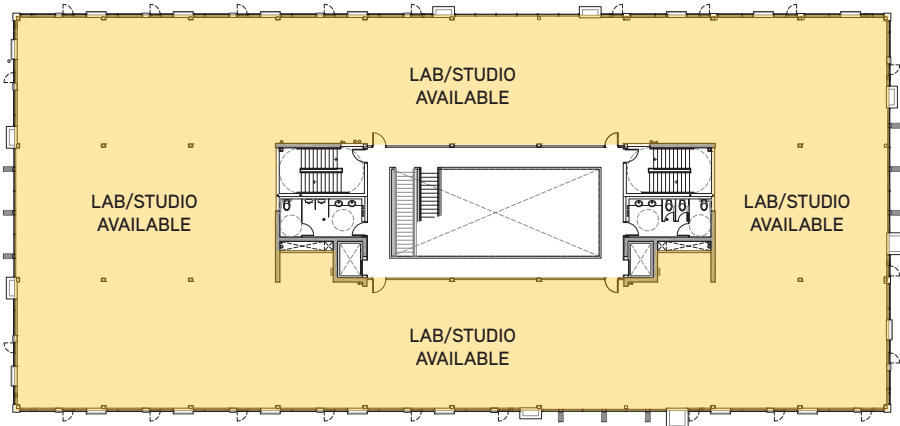


Features

- Demisable options up to 15,938 sq ft of usable space and 17,095 sq ft rentable
- Designed to facilitate the growth of technology, innovation, and entrepreneurial ecosystem within a purpose built enclave

Level Five: Available

Floor Plan - Level Five



Okanagan Centre for Innovation - Level Six

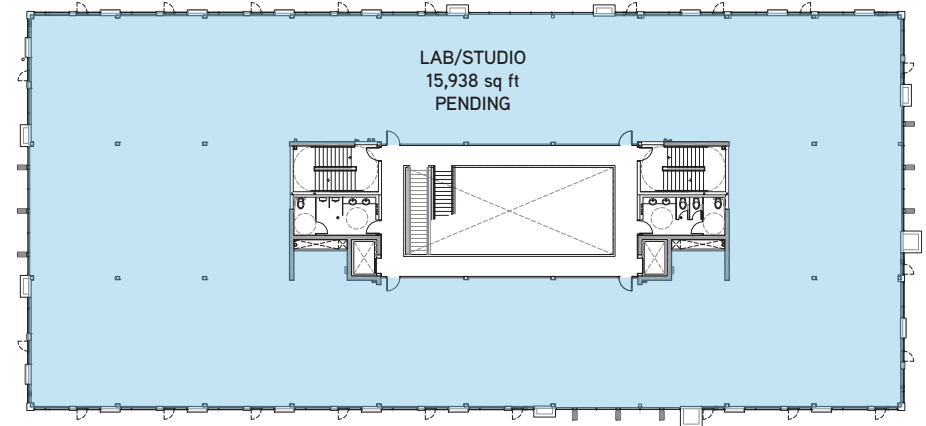


Features

- Demisable options up to 15,938 sq ft of usable space and 17,095 sq ft rentable
- Designed to facilitate the growth of technology, innovation, and entrepreneurial ecosystem within a purpose built enclave

Level Six: 100% Pending

Floor Plan - Level Six



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DOWNTOWN MAKES SENSE

Downtown Kelowna is undergoing a transformation and nowhere is that more evident than in the Cultural District. Formerly the centre of the Okanagan Fruit Packing Industry, the area is now a unique and dynamic destination, a place to enjoy with family, friends and co-workers. Good coffee, craft beer and inventive menus are plentiful among the ever-growing number of urban eateries. The streets feature artisan shops, eclectic stores and other businesses that cater to this vibrant growing community.

"Downtown is the heart of Kelowna, especially for tech companies. It is the ideal place to work: not far from the lake, lots of restaurants and coffee shops nearby, and lots of other tech companies to bump into."

Rob Barillett, WTFast





EMPLOYEES ENJOY LIFE BALANCE IN KELOWNA

Kelowna provides a great blend of urban and rural lifestyle opportunities to provide the life balance many high-tech employees are looking for. Some of these include:

Weather - Over 2,000 hours of sunshine each year, average summer temp of 30° C

Lake Okanagan - Spans 135 km from Penticton to Vernon in the north.

Wine - Over 200 wineries to explore in the Okanagan, 30 of which are in Kelowna

Golf - Kelowna is home to 18 exceptional golf courses

Recreation - Miles of parkland and beautiful beaches, providing opportunities for

boating, swimming, water-skiing, wakeboarding, windsurfing and fishing

Winter Recreation - Big White, Crystal Mountain and Silver Star provide opportunities for skiing, snowboarding, cross country skiing and snowmobiling.

Culture - The Cultural District offers a concentration of galleries, museums, theatres, a casino, artist studios and more.

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EASY COMMUTE FOR EMPLOYEES

Artistic and inventive, historic and modern the Cultural District is emerging as the energetic epicenter of Kelowna. This is the hub of activity and the sidewalks are alive with community and local character.

And if that wasn't enough – it's easy to get here from anywhere

The OCI is centrally located at the intersect of Doyle Avenue and Ellis Street in the heart of Kelowna's Cultural District.

PUBLIC TRANSIT



The Queensway Transit Exchange is the city's main public transportation hub and is only a block away from the OCI. Buses frequently leave downtown to the mall, East Kelowna, Glenmore and the Mission, making it easy to commute to your final destination.

MAJOR TRANSIT ROUTES

MOTOR VEHICLE



The OCI is in close proximity to Kelowna's three major traffic corridors:

Harvey Avenue (Highway 97) - the city's main east-west arterial route
Pandosy/Lakeshore - one of the major southern arterial routes
Clement/Glenmore - the gateway to the rapidly growing northern sector

BICYCLE



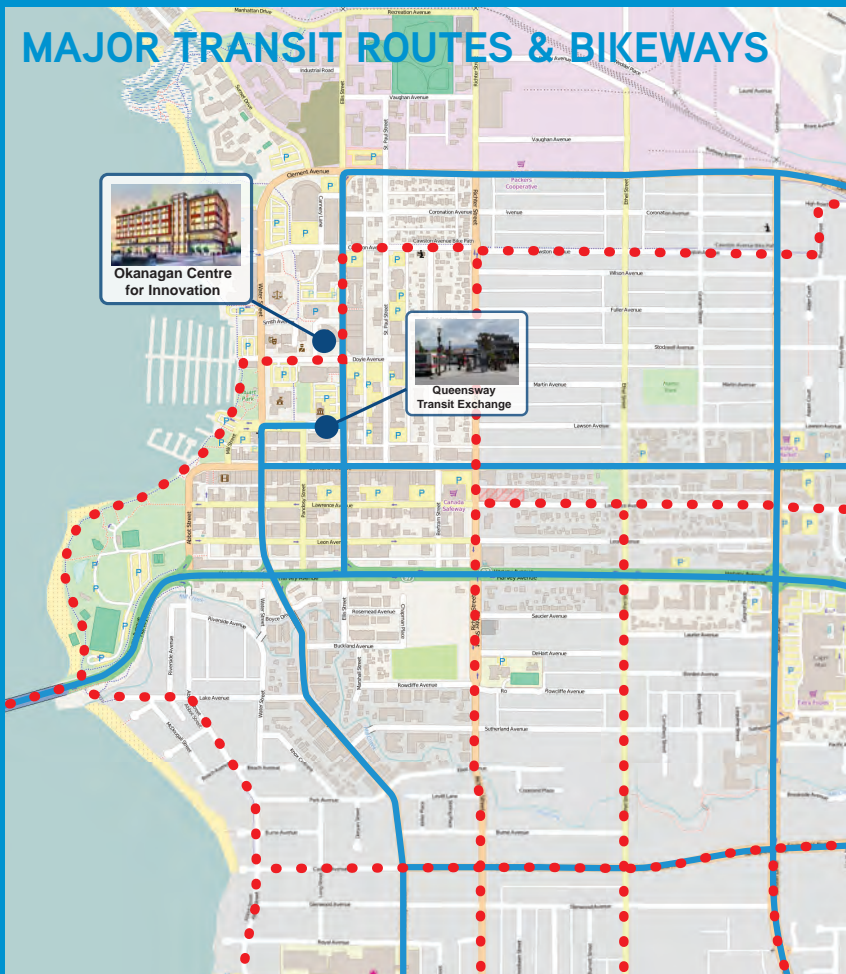
Kelowna is bike friendly, with an array of bike lanes connecting the various surrounding communities. The network of bikeways features nearly 300 km of on-street bike lanes and 40 kms of separated paved multi-use paths.

MAJOR BIKEWAYS

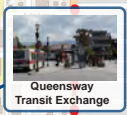




MAJOR TRANSIT ROUTES & BIKEWAYS



Okanagan Centre for Innovation



Queensway Transit Exchange

90%

of the City's population lives within a 15 minute commute by car or 25 to 30 minutes by bicycle from the OCI.

MAJOR TRANSIT ROUTES

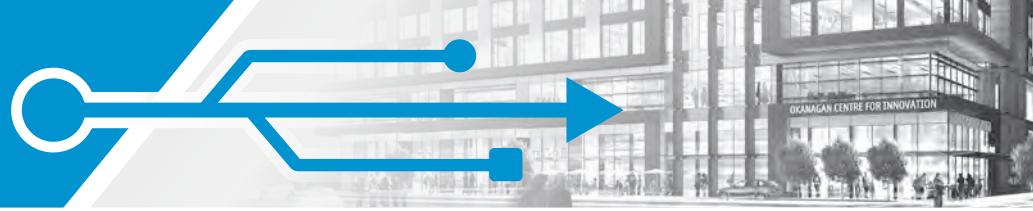
MAJOR BIKEWAYS

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LIFESTYLE IN DEMAND



KELOWNA A GREAT PLACE TO BE

Kelowna, located in the Okanagan Valley of British Columbia, is a growing city that offers a highly desired lifestyle.

As the largest city between Vancouver and Calgary, Kelowna is a recreational lakeside paradise with acres of beautiful parkland and sandy beaches. Cradled within a glorious range of mountains, this urban sanctuary is blessed with a pristine lake, pine forests, orchards, vineyards, sandy beaches, and superb amenities.

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

Diversification and proximity to world markets are 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 and business centre, Kelowna plays host to many visitors and business travellers from all over the world. Kelowna International Airport, Canada's 10th busiest, easily connects travellers to and from major North American cities including direct flights to Vancouver, Victoria, Calgary, Edmonton, Fort McMurray, Toronto, Seattle, Las Vegas, Phoenix, Kamloops, Prince George, Cranbrook, Trail and Whitehorse. It is possible to fly to over 375 destinations worldwide with only one connection out of Kelowna.



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