

2171, 2173 & 2175 OPTIC COURT, KELOWNA
MOVE-IN READY UNITS AT GATEVIEW AIRPORT PARK

**FOR
LEASE**



WILLIAM | WRIGHT



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Flexible Industrial Spaces

Introducing Gateview Airport Park, the gateway into Kelowna, B.C. This modern development offers six remaining move-in ready units ranging from 4,676 SF - 12,237 SF, designed with both functionality and visibility in mind.

Strategically located at the entrance to the city and directly across from Kelowna International Airport, this business park provides unmatched access for operators looking to grow and showcase their brand. With its striking contemporary design, Gateview Airport Park stands out as a premier address for today's forward-thinking businesses. Flexible layouts make it the perfect fit for a wide range of businesses and uses, from light industrial to retail showroom and more. Join a dynamic hub that connects commerce, community, and opportunity in one exceptional location.



41,000 SF Across 3 Buildings



6 Flexible Units for Lease



Unit Size Range 4,676 SF - 12,237 SF



Facing Highway 97



Ready for Occupancy



I-2 Zoning



Immediate access to Kelowna International Airport





Building Specifications



26' ceiling



Grade level 12' x 14' loading door



Ample surface parking



Tilt-up concrete construction



3-Phase power / 200V



All units to be individually metered for gas, water, and power



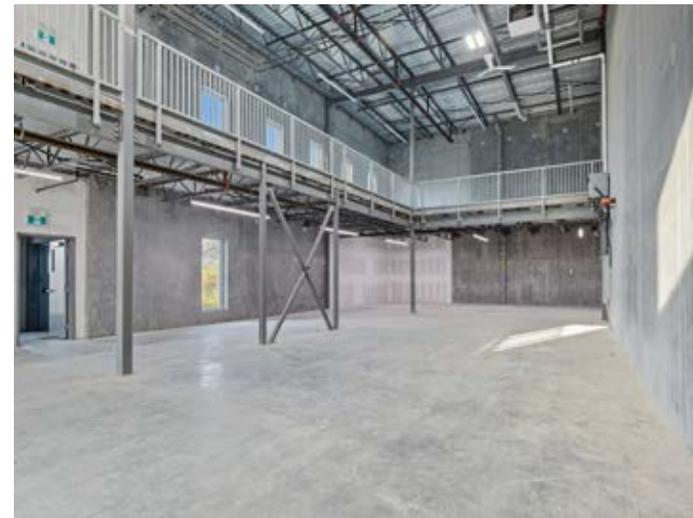
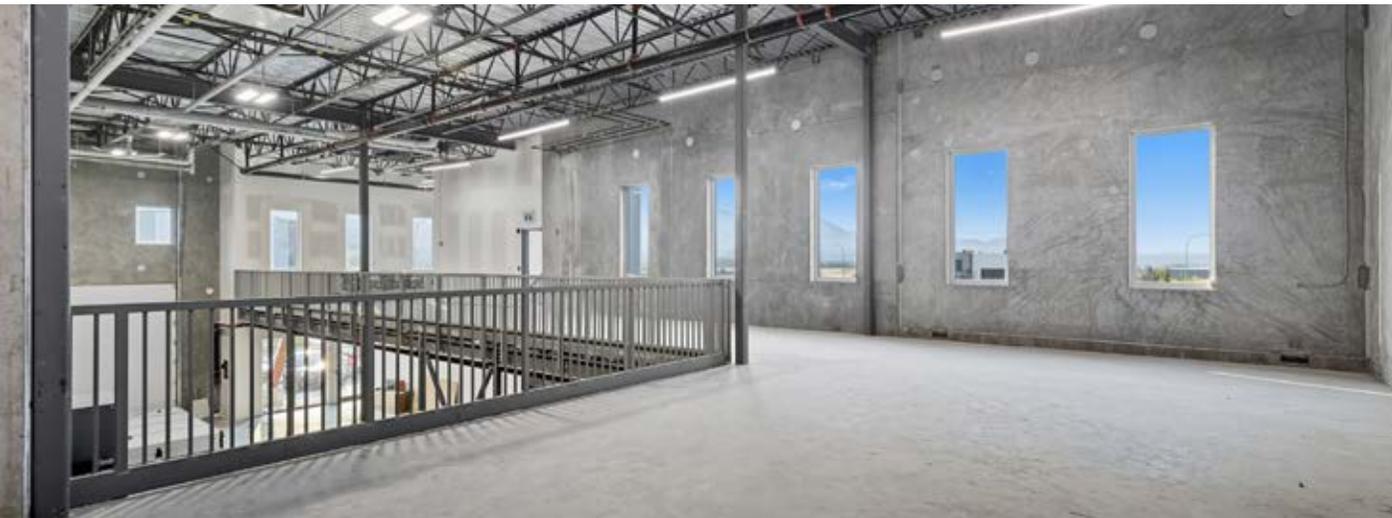
Second floor office and mezzanines

Units Availability

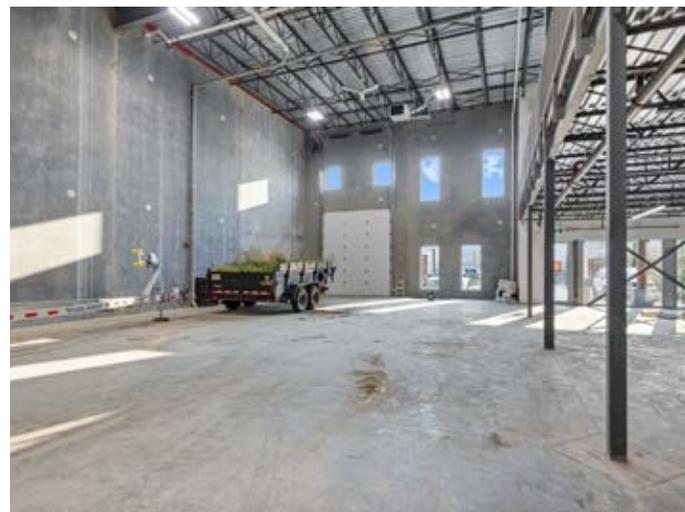
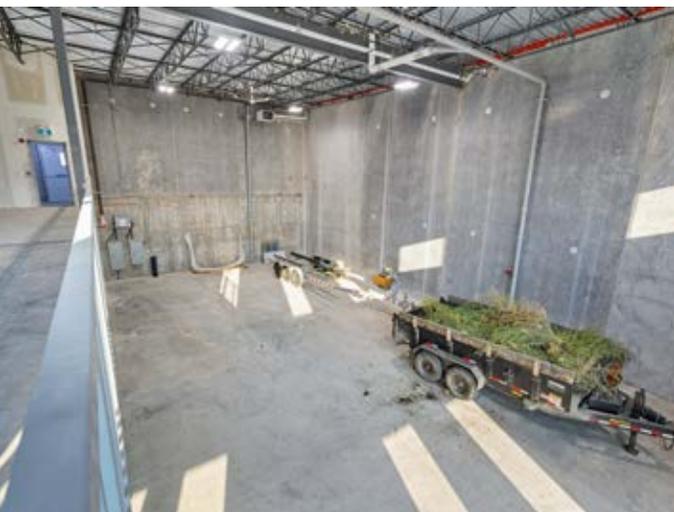
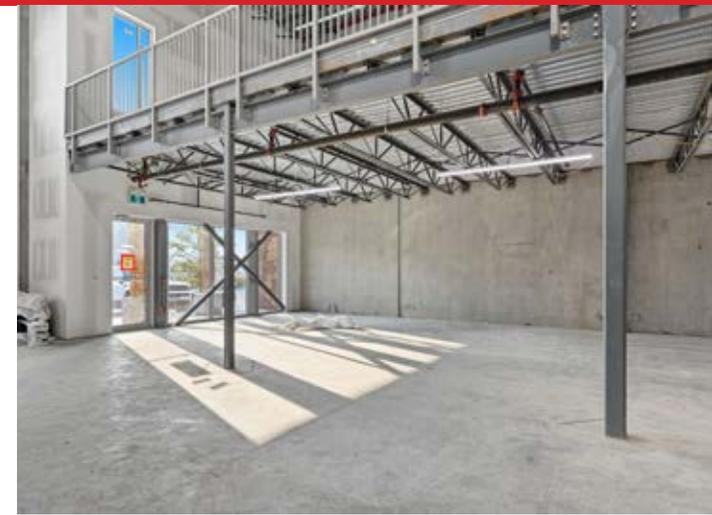
Unit	Building	Total Size	Lower Floor	Main Floor	Mezzanine	Basic Rent	Additional Rent	Zoning
101	Building 1 - 2171	5,339 SF	-	3,839 SF	1,500 SF	\$15.50/sqft	\$5.40/sqft	I2
102	Building 1 - 2171	4,676 SF	-	3,501 SF	1,175 SF	\$15.00/sqft	\$5.40/sqft	I2
201	Building 2 - 2173	5,849 SF	-	3,784 SF	2,065 SF	\$15.50/sqft	\$5.40/sqft	I2
202	Building 2 - 2173	6,793 SF	-	5,000 SF	1,793 SF	\$15.00/sqft	\$5.40/sqft	I2
301	Building 3 - 2175	5,288 SF	-	3,788 SF	1,500 SF	\$15.50/sqft	\$5.40/sqft	I2
302	Building 3 - 2175	6,949 SF	1,613 SF	3,580 SF	1,756 SF	\$15.50/sqft	\$5.40/sqft	I2



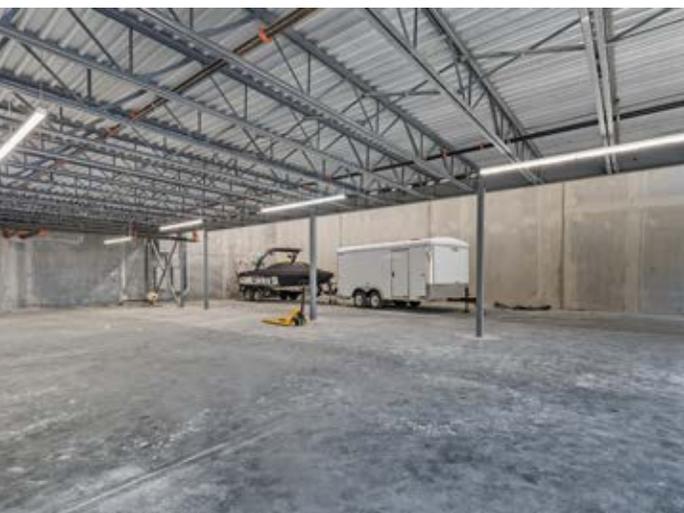
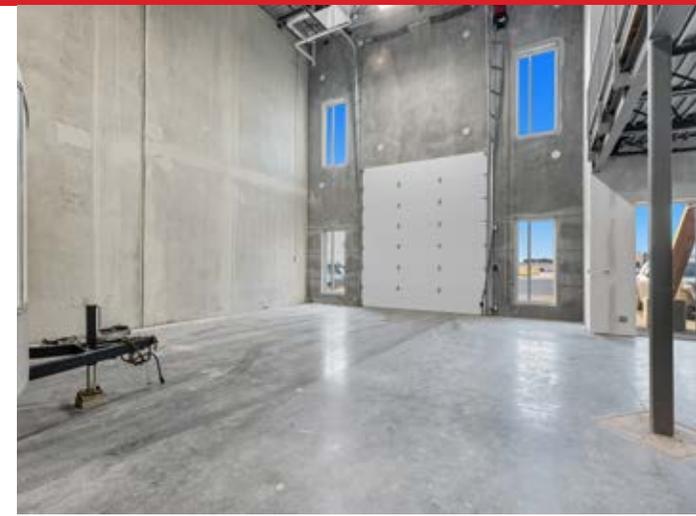
BUILDING 1
Unit 101



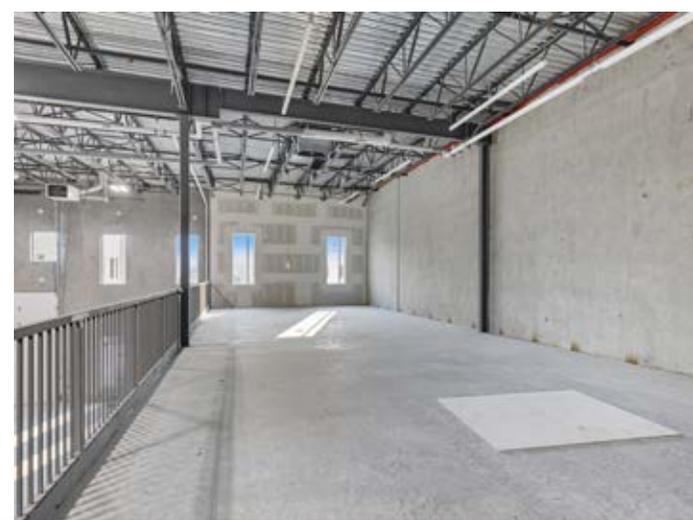
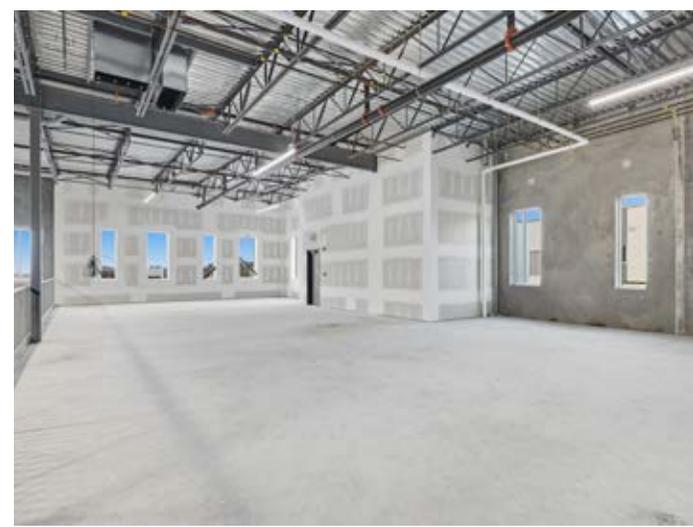
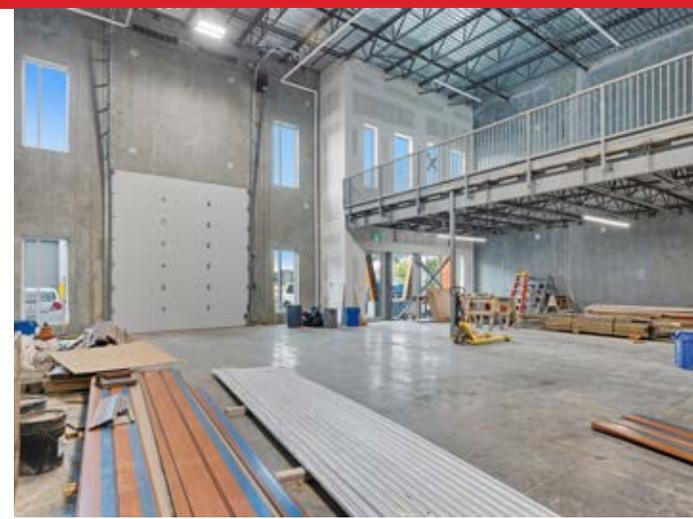
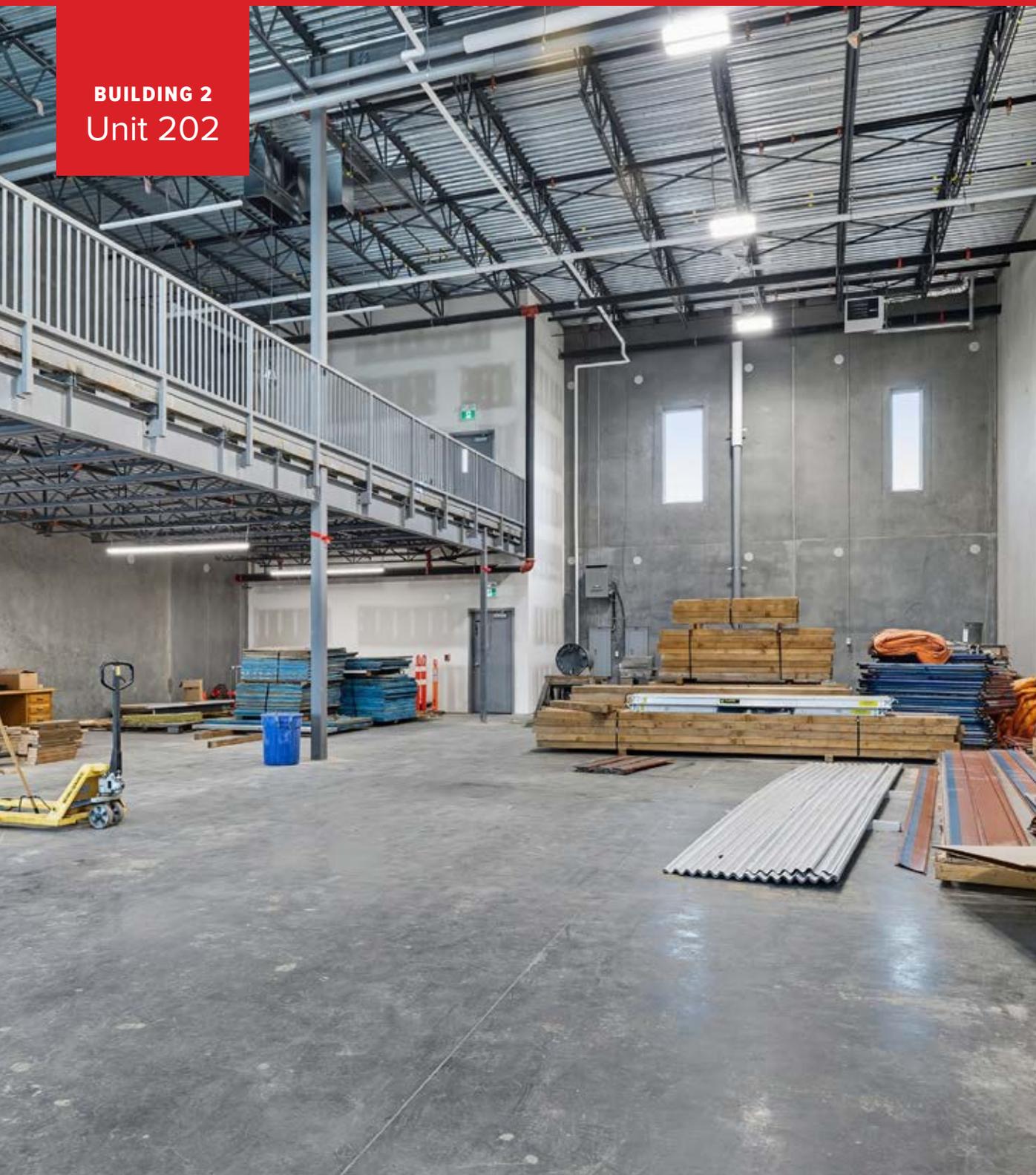
BUILDING 1
Unit 102



BUILDING 2
Unit 201



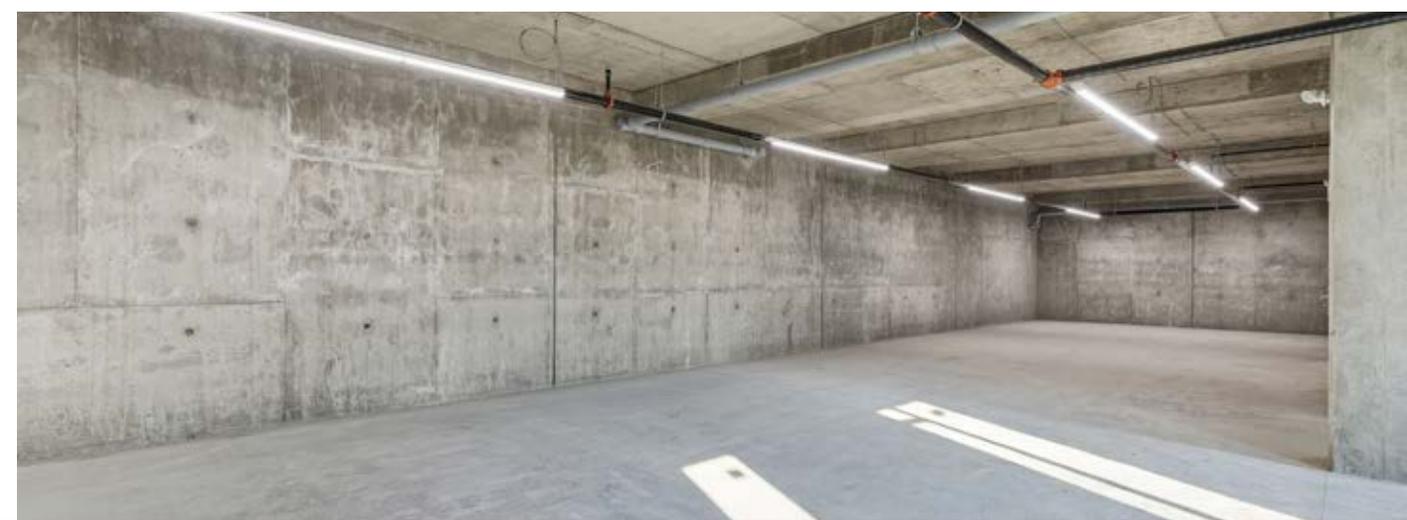
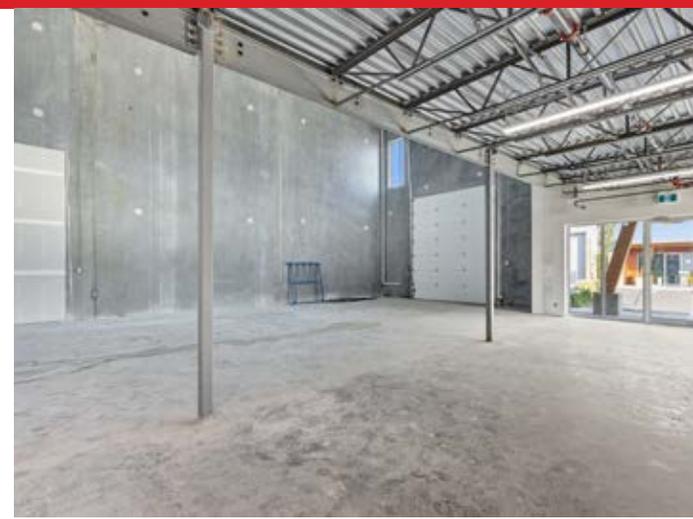
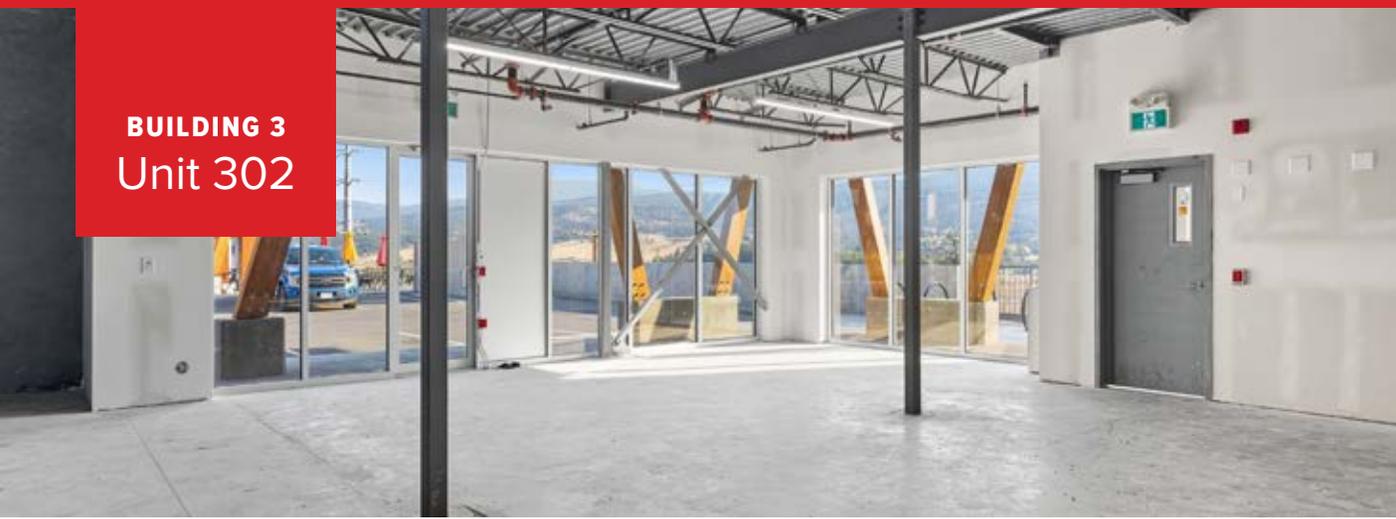
BUILDING 2
Unit 202

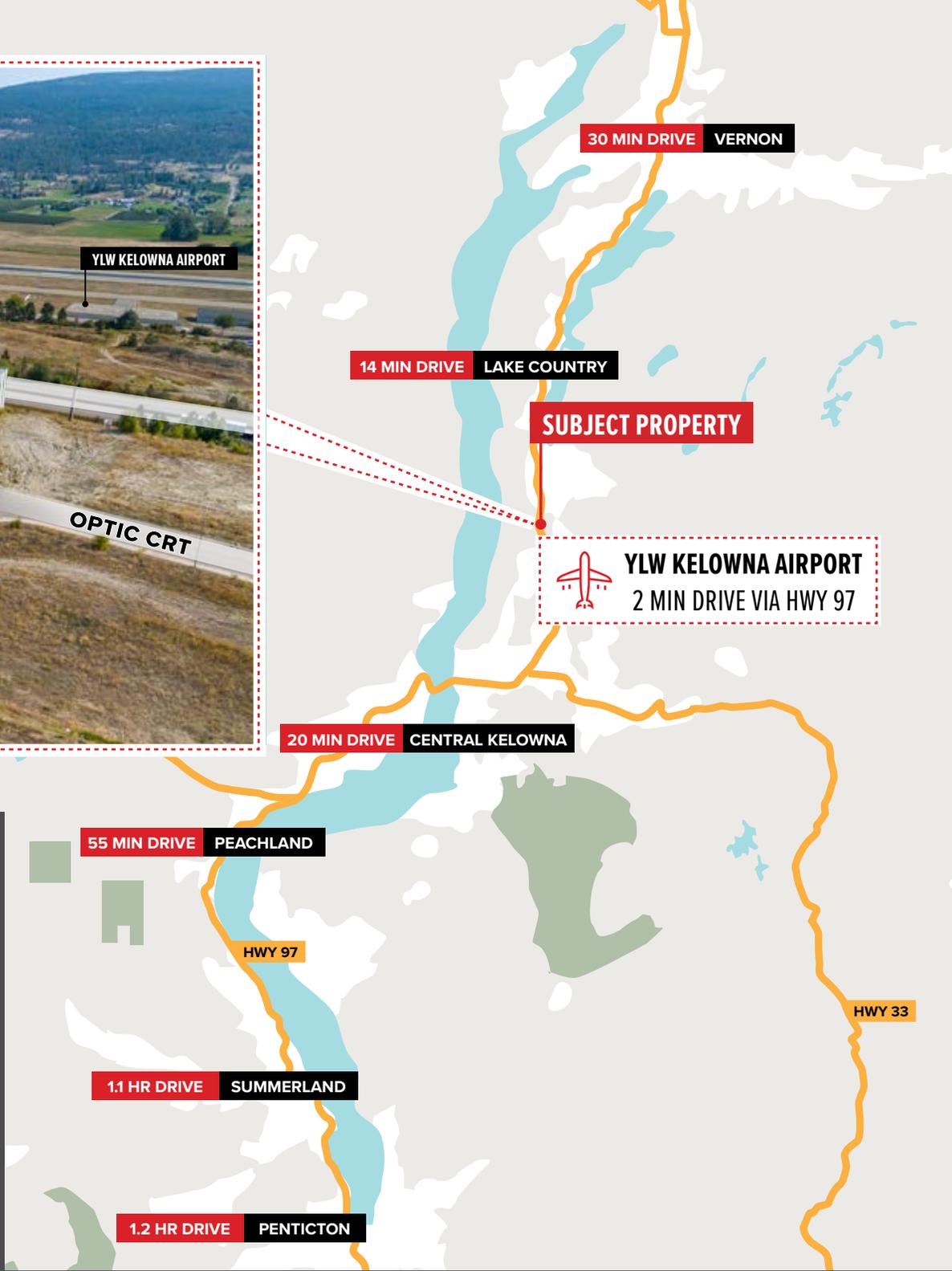


BUILDING 3
Unit 301



BUILDING 3
Unit 302

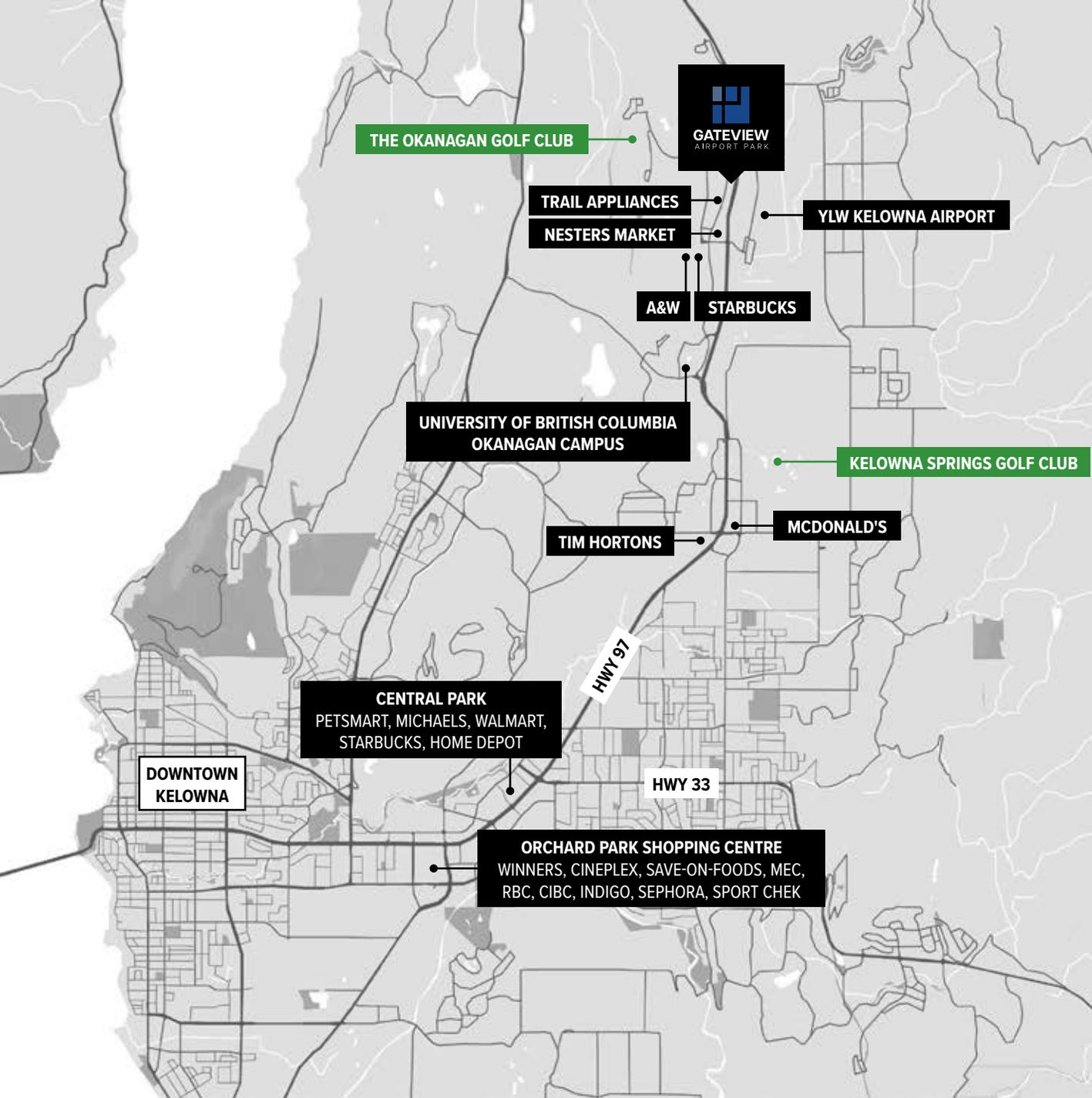




Location

Gateview Airport Park is located within Airport Business Park, Kelowna's fastest growing commerce node in the city and offers unmatched connectivity with immediate access to Highway 97 and Kelowna International Airport.

Ideally positioned along Highway 97—the primary thoroughfare of the Okanagan Valley—the park is seamlessly linked to Highway 33, the Highway 97C, and the Trans-Canada Highway. This strategic location provides businesses with unparalleled access to regional, provincial, and national destinations.



 **DRIVING TIMES**

HWY 97	-----	1 MIN
YLW KELOWNA AIRPORT	-----	2 MINS
UBCO	-----	3 MINS
DOWNTOWN KELOWNA	-----	20 MINS
VERNON	-----	30 MINS

