



**FOR LEASE**

**Modern Concept Industrial**

Leading edge construction, services and industry diversity

**270 Hiram Walker Court, Kelowna**

**OPPORTUNITY**

HW iPLEX is a leading-edge, industrial strata development strategically designed to provide a variety of tenant opportunities. Each ultra-modern unit provides drive in loading, ESFR Sprinklers, 3 phase power, structural steel mezzanines and architectural window glazing, plus 128 parking stalls and four long term bike storage spaces integrated into the development. **PRE-LEASING and Projected Possession Date Q3 2025**

**Building 1:** Units #101-#108, footprint sizes from 2400 sq. ft. to 22,121 sq. ft. Mezzanines Optional.

**Building 2:** Units #201-#210, ranging from 1650 sq. ft. to 17,185 sq. ft. Mezzanines Optional

**Building 3:** Units #301-#318, ranging from 2252 sq. ft. to 23,059 sq. ft. Mezzanines Optional.

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I-1890 Cooper Road Kelowna, BC V1Y 8B7

## ZONING

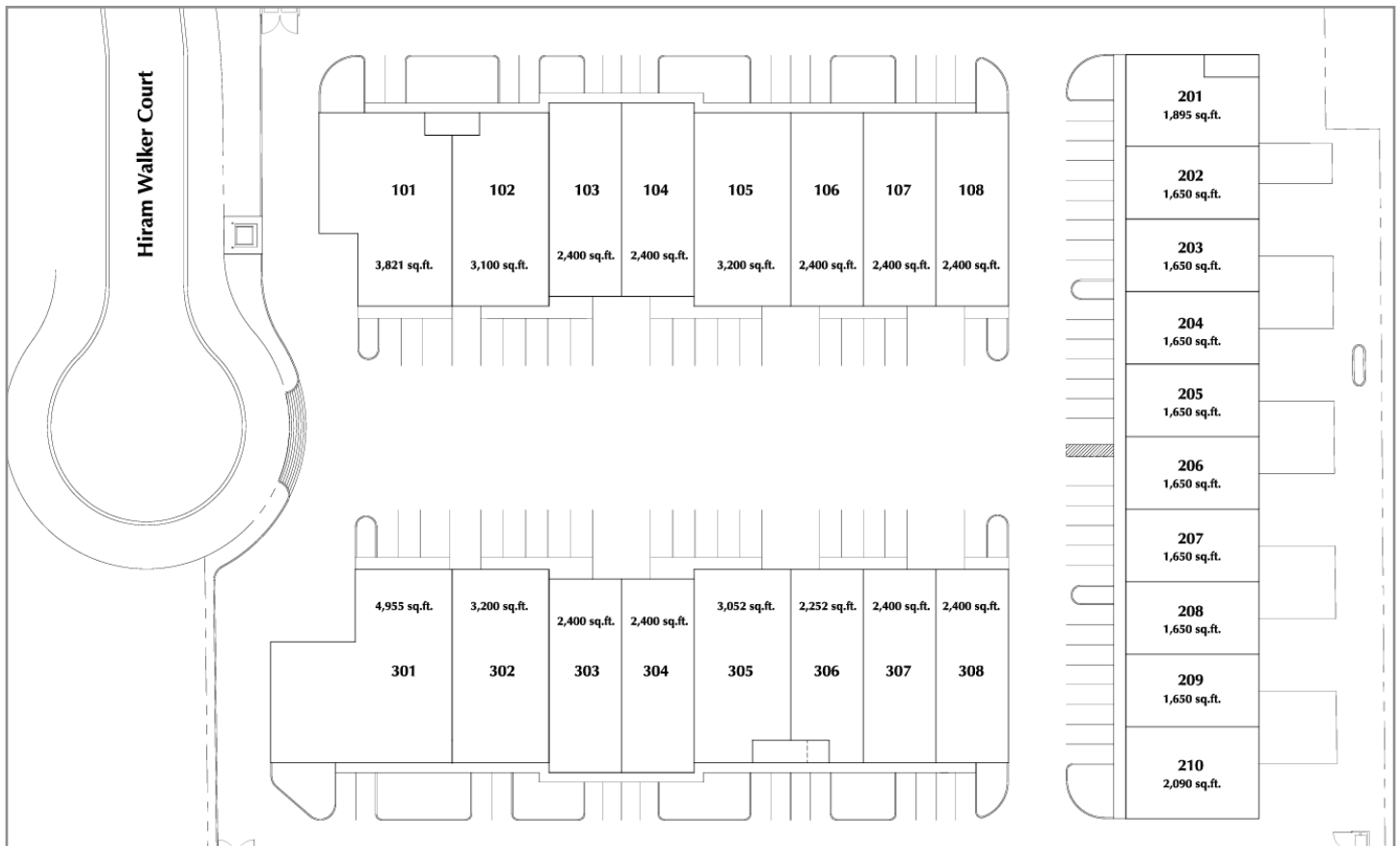
I2 General Industrial. This provides for a variety of business allowances including General Industrial Use.

## OCCUPANCY

Development is finalized with an occupancy date slated for Q3 of 2025.

## AMENITIES

HW iPLEX benefits from easy access to The District of Lake Country, providing all levels of restaurants, fast food (Starbucks, Tim Hortons) to up-market, grocery, sundry suppliers, wineries, major financial institutions and shopping centres. There is a strong representation of local operators for local fruits and vegetables, services, marine and adventure activities and the convenience of the Kelowna International Airport (YLW) within a 10 minute drive.



## LEASE DETAILS

Base Rent commencing, escalating 2% per annum for the term.  
Triple Net Rent: To be determined.

18.00/ sq'  
Estimated @ \$6.50 sq. ft.

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## BUILDING FEATURES

### PRECAST CONCRETE CONSTRUCTION

Allows flexibility in positioning interior finishes, particularly the options to choose appropriate plumbing locations for individual requirements.

### CEILING HEIGHT

26' clearance to the underside of roof trusses. This allows maximum flexibility in choosing mezzanine height.

### FLOOR LOAD

500 lbs/SF Live load warehouse.

### INTERIOR WAREHOUSE

Buildings 1 and 3: Two 6' x 6' skylights  
Building 2: One, 6' x 6' skylight.

### HVAC

Interior offices supplied with 3 ton A/C. (to be conf)

### MEZZANINE

Optional mezzanines will be structural steel complete with guard rail and stairs designed to 100 lbs/ Sq Ft floor load capacity.

### OVERHEAD GRADE DOORS AND LOADING

12' x 14' in front of Buildings 1 and 3, 12' x 14' in rear of Building 3. Designed to accommodate 37' semi-trailers,

### RECIRCULATING FANS

Ceiling fans.

### LIGHTING

High efficiency LED fixtures

### HEATERS

Gas fired unit heaters.

### SPRINKLERS

ESFR sprinkler system.

### OPTIONS

- Finished main floor washroom.
- Mezzanines, up to 40% of footprint.
- Drywalled and painted interior walls.
- Motorized overhead doors

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## LOCATION

HW iPLEX is situated in the evolving Industrial Hub of Kelowna. Multiple developments have and continue to be constructed throughout this area, providing an excellent mix of complementing industry suppliers.

Situated approximately 10 minutes from the Kelowna International Airport, 3 minutes from the business center of Lake Country, and central to both Kelowna and Vernon. Access is from Hwy 97 N and Beaver lake Rd. with a new entrance to the area via Commonwealth Road being planned for future access,



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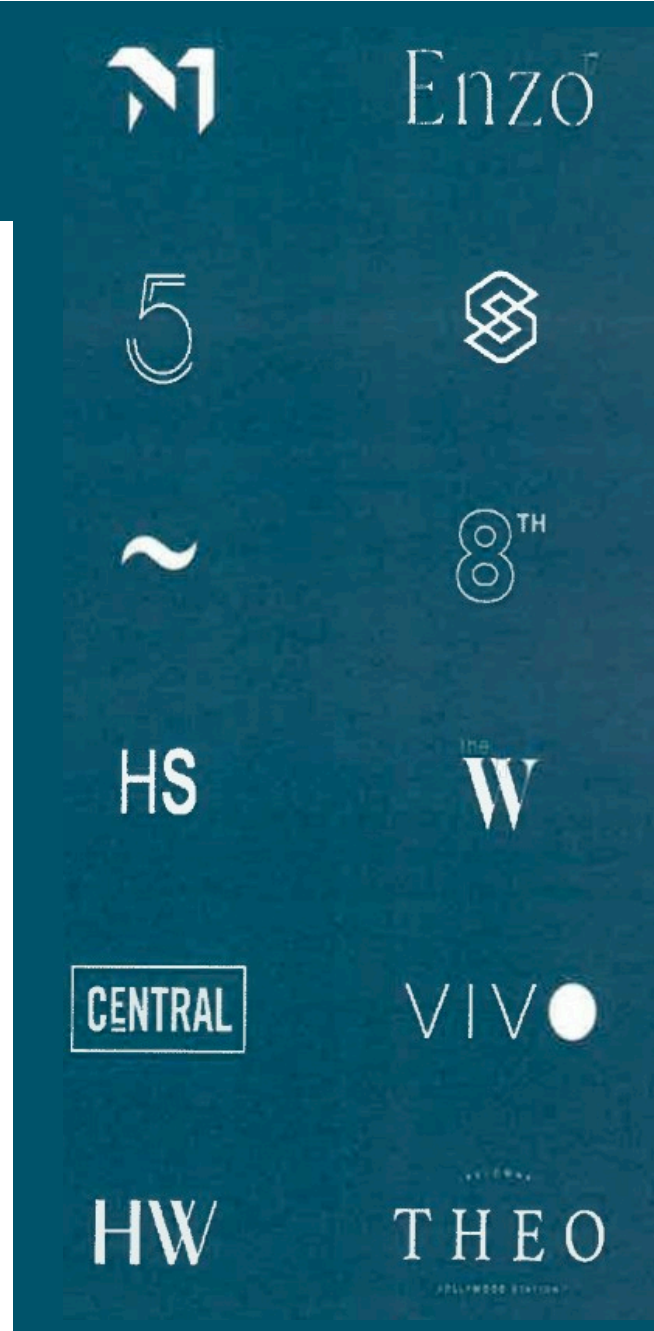
# Developer.

**ARLINGTON<sup>ST</sup>  
GROUP**

**Envision what ought to be there.  
Not what is. Then be courageous  
enough to create it.**

The Arlington Street Group (ASI) is a Calgary based investment firm and urban development company focused on value creation throughout the entire development process.

The team at Arlington brings over 50+ years of combined experience in residential, commercial and industrial real estate development. ASI creates strong real estate investments in Western Canada's urban markets to build unique properties that fulfill both tenant and community aspirations. ASI developments set new standards for architecture and are thoughtfully designed to revitalize and enhance the existing neighbourhoods in which they are built.



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## MUNICIPAL ZONING I2: General Industrial

The purpose is to provide for general industrial uses. I2RCS (Retail Cannabis Sales)

### PRINCIPAL USES

Alcohol Production Facility  
 Animal Clinics, Major  
 Animal Clinics, Minor  
 Auctioneering Establishments  
 Automotive & Equipment  
 Automotive & Equipment, Industrial  
 Boat Storage  
 Bulk Fuel Depot  
 Cannabis Production Facilities  
 Commercial Storage  
 Emergency & Protective Services  
 Fleet Services  
 Food Primary Establishment  
 Gas Bar

General Industrial Use  
 Liquor Primary Establishment  
 Non-Accessory Parking  
 Outdoor Storage  
 Participant Recreation Services, Indoor  
 Recycling Depots  
 Recycling Drop-Offs  
 Temporary Shelter Services  
 Warehousing

### SECONDARY USES

Accessory Buildings or Structures  
 Agriculture, Urban  
 Residential Security / Operator Unit  
 Retail Cannabis Sales

Section 14.10 – Subdivision Regulations				
m = metres / m <sup>2</sup> = square metres				
Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area <sup>1</sup>	Maximum Lot Area
I1	40.0 m	35.0 m	2,000 m <sup>2</sup>	n/a
I2			4,000 m <sup>2</sup>	n/a
I3			8,000 m <sup>2</sup>	n/a

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