



STEFANI LEA
COMMERCIAL REAL ESTATE



FOR LEASE

**#3-1482 Springfield
Road, Kelowna, BC**

\$23.00psf

Plus additional rent
\$4,176.33 per month plus GST and Utilities

1,496 SF of fully built-out, move-in ready office space available for lease on the second floor. Includes exclusive use of a private balcony and dedicated parking stalls. Professionally finished with three large offices, a boardroom, reception area, kitchenette, and bathroom — no additional capital investment required.

MLS #10387659



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FEATURES

OFFERING:

Professional office space with private balcony, fully built-out and move-in ready with boardroom, reception, kitchenette and bathroom.

AREA:

1,496sf Main Floor
Exclusive Use Balcony
Dedicated parking stalls

ZONING:

C2- Vehicle Oriented Commercial

AVAILABLE:

Flexible

ADDITIONAL RENT:

Estimated at \$10.50psf (2026)

CONTACT



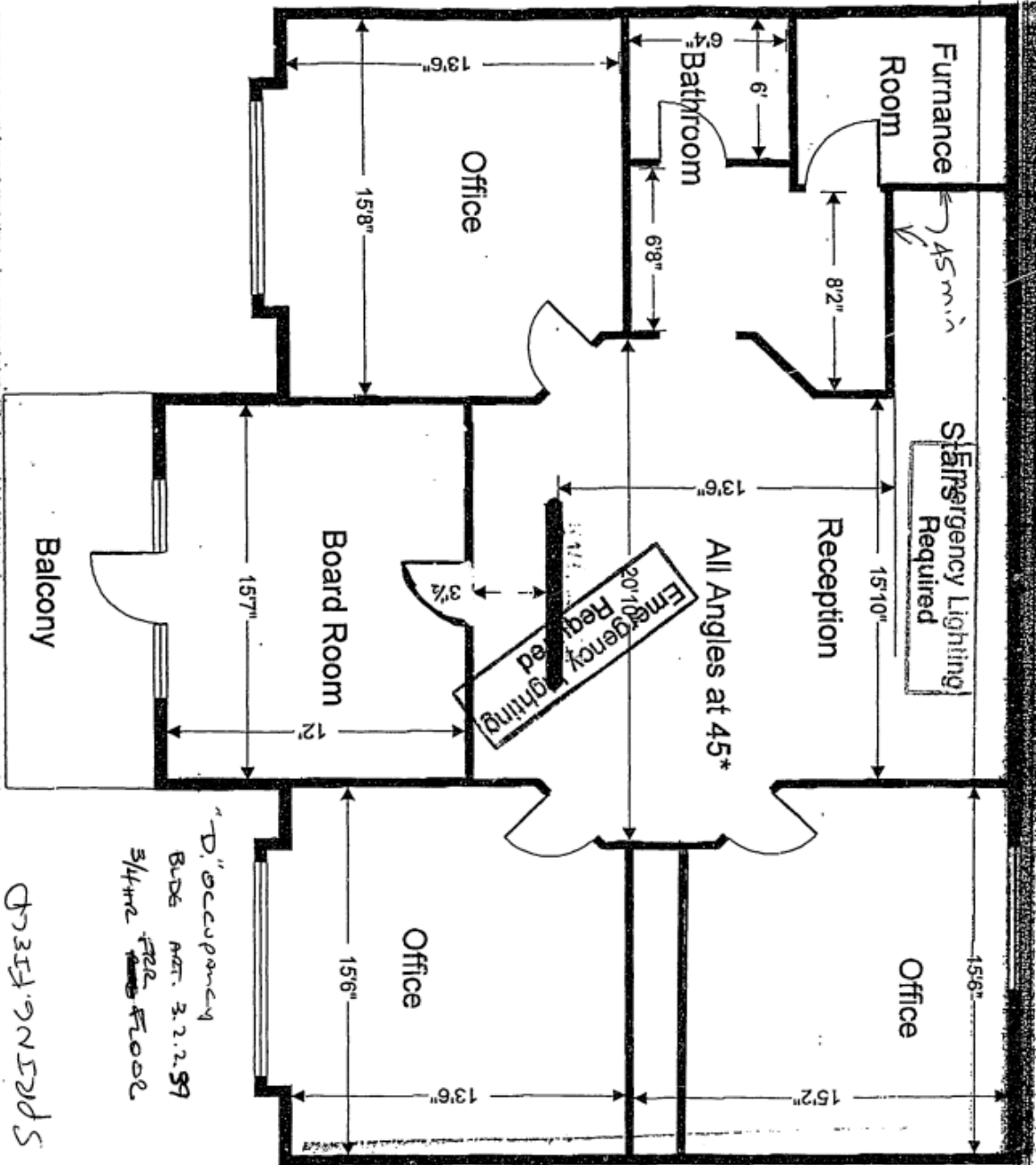
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FLOORPLAN



"D" occupancy
 BLDG MAR. 3.22.99
 3/4th FLOOR

DR319.921515 2851

APPROVED
 FORMING PART OF BUILDING PERMIT # 14052
 THESE DRAWINGS SHALL REMAIN ON SITE
 AVAILABLE TO CITY BUILDING INSPECTORS

City

14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Uses	Section 14.9 – Principal and Secondary Land Uses																						
	C1	C2	CA1	VCI	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
									(P' Principal Use, 'S' Secondary Use, 'N' Not Permitted)														
1 Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2 Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	n/a	n/a	n/a
3 Alcohol Production Facilities	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	-	-	-	-	-	-	-	-	-	-
4 Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
5 Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
6 Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-
7 Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
8 Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
9 Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
10 Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11 Boat Storage	-	-	-	S ^{.13}	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
12 Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
13 Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
14 Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15 Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	S	-	S	S	P	-	-	-
16 Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17 Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
18 Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-	-
19 Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	S	-	S	-	-	-	-	-
20 Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
21 Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22 Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	-	-	-	-	-	-	-	-	-	P ²	P	-

Section 14 – Core Area and Other Zones

Agriculture & Rural Zones		Single & Two Dwelling Zones		Multi-Dwelling Zones		Core Area and Other Zones					
Uses	Regs	Uses	Sub	Uses	Regs	Uses	Regs	Uses	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

Uses	Zones																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23 Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-
24 Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	S	S	P	-	-
25 Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26 Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27 Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-	-	P	-	P	-	S	S ^{.7}	S ^{.5}	-	S ^{.5}
28 Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	-	P ^{.12}	-	-	-	-	-	-	-	-	-	-	-
30 General Industrial Use	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
31 Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33 Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S ^{.3}	P	-	-	-
34 Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-	-	-	-	-	-	-	-	S ^{.10}	-	-
35 Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36 Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37 Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Liquor Primary Establishment	P ^{.4,5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-	-	S ^{.4}	-	S ^{.4}	-	S ^{.4}	-	-	-	S ^{.4,5}
39 Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40 Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41 Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
42 Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43 Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	S	-	-	-	-	-
44 Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46 Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-

Section 14 – Core Area and Other Zones

Uses	Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones									
	Uses	Regs	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density
Agriculture & Rural Zones										
AI Regs										
Multi-Dwelling Zones										
Core Area and Other Zones										

Uses	Section 14.9 – Principal and Secondary Land Uses																						
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2	
	(P= Principal Use, S= Secondary Use, N= Not Permitted)																						
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-	-
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-	-
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
53 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-	-
54 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	S	S	S	-	S	-	S	S	S	S
57 Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	S	S	-	S	-	S	S	S	S
58 Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹	-	-	-	-	-	-	-	-	-	-	-	-
59 Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60 Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61 Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
62 Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-	-	-
63 Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
64 Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-	-
66 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-	-
67 Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
68 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-

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Uses	Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones												
	Agriculture & Rural Zones			Single & Two-Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones			
At Regs	Regs	Uses	Sub	Uses	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density