

# CLASS A OFFICE TOWER NOW UNDER CONSTRUCTION & PRE-LEASING

Leading the Transformation of Downtown Kelowna

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ANTICIPATED OCCUPANCY WINTER 2023



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As the centrepiece of a master-planned urban village in Downtown Kelowna, The Block is set to lead the city's monumental transformation. Discover the ease of a Class A tower with smart technology and +/- 110,000 square feet of sun-drenched offices from floors six to 16. Experience prominent exposure with nearly 16,000 square feet of eye-catching retail and dining spaces on the bustling Bernard Avenue. Take a stroll to Okanagan Lake or enjoy the sweeping rooftop views. Thoughtfully designed with your health in mind, The Block is where business meets balance.

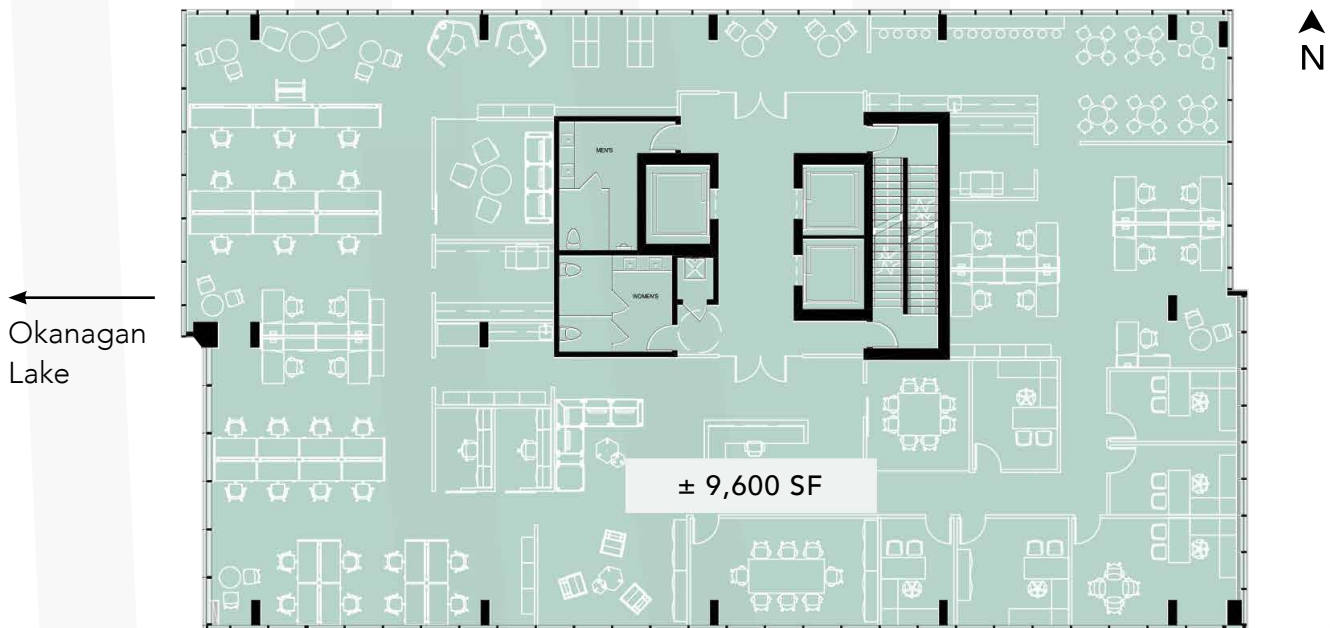
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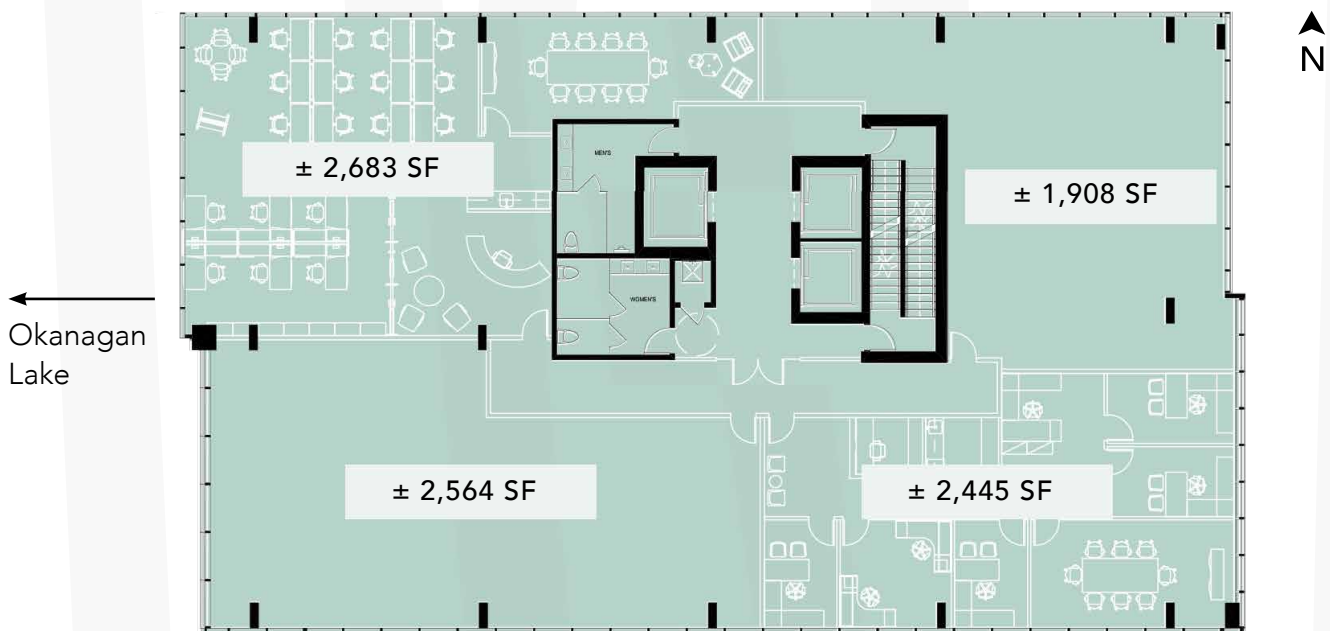


# YOUR SPACE, YOUR WAY

Typical Full Floor Floorplate (Level 6 to 16)



Typical Floorplate – Four-unit Division (Level 6 to 16)



Make your office your own with an array of large, efficiently designed floorplates with endless configurations. You can share space with like-minded businesses, take a floor to yourself or even have an internal stair case should you so desire. At The Block, you pave your own way.



PET  
FRIENDLY



END-OF-TRIP  
FACILITIES



SECURE PARKADE &  
BIKE STORAGE



TENANT EXCLUSIVE  
ROOFTOP PATIO AND  
BOARDROOM



SMART BUILDING  
TECHNOLOGY

± 110,000 SF  
OFFICE

± 16,000 SF  
DINING & RETAIL

## Highlights

Enjoy spectacular views from every floor

Select from 11 floors of office space, from level 6 to 16, with retail & dining on the main level

Thoughtfully designed with your health in mind

Bring Fido to work everyday and enjoy the 225 sq ft. grass dog run on Level 5

Hundreds of new homes under construction within steps of The Block

Experience the rooftop patio with breathtaking views of Okanagan Lake

Gain prominent exposure on the corner of Bernard and St. Paul

Take a short stroll to the recently announced UBC Okanagan campus

Park safe and easy at The Block with a parking ratio of 1.70 stalls per 1,000 sq ft.

## Salient Details

**Location** 1499 St. Paul Street

**Available for lease** Over 10 floors, and up to 110,000 sq ft, with endless demising options to meet your needs

**Lease rate** Please contact our Commercial Leasing Manager

**Additional rent** Please contact our Commercial Leasing Manager

**Anticipated Occupancy** Winter 2023







WHERE DESIGN MEETS FUNCTION





 Okanagan Financial

# TENANT EXCLUSIVE ROOFTOP PATIO



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Experience awe-inspiring views from the massive 2,400+ square foot rooftop patio - the perfect backdrop for your Zoom calls, cocktails hours, or a needed moment of calm

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# STREET LEVEL DINING AND RETAIL



Artistic Representation Only

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Open your doors to the hustle and  
bustle of Kelowna's urban center

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# TRANSFORMING DOWNTOWN KELOWNA



Artistic Representation Only

## The Neighbourhood

The heart of Downtown Kelowna is quickly transforming into a groundbreaking environment for businesses to mix, mingle and create. Connect with your team while you explore the one-of-a-kind boutiques, urban wineries, independent coffee shops, local eateries, craft breweries, and more. Take a restful pause while you stroll the pristine, calming shores of Okanagan Lake.

With a Walk Score® 97 and Bike Score® 98, everything you need is here.

Amenities within a 10-minute walk:

<b>74</b> 	<b>3</b> 	<b>17</b> 	<b>6</b> 	<b>12</b> 
RESTAURANTS	BARS	CAFÉS	DAYCARES	GYMS

## Population & Growth



Population | Relative to The Block\*  
**3 Km Radius – 40,447**  
**5 Km Radius – 83,542**



42% of Downtown Kelowna's\* population  
is 39 or younger



Average Population Growth  
**14%/year**

\*as of 2016's census

\*2019 Downtown Kelowna Community Health Area — covers approx. a 5KM radius from The Block  
(1% margin for rounding)



EATERIES

- 1 Mad Mango Cafe
- 2 King Taps
- 3 The Curious Café
- 4 El Taquero - Taqueria & Catering
- 5 The Bohemian Cafe
- 6 Momo Sushi
- 7 Antico Pizza Napoletana
- 8 Cactus Club Cafe
- 9 Skinny Duke's Glorious Emporium
- 10 Salt & Brick
- 11 Craft Beer Market
- 12 Earls Kitchen + Bar



COFFEE BARS

- 13 Deville Coffee
- 14 350° Bakehouse and Cafe
- 15 Pulp Fiction Coffee House
- 16 Blenz Coffee



WELLNESS & FITNESS

- 17 YMCA
- 18 Spinco
- 19 Anytime Fitness
- 20 The Hot Box Yoga



RETAIL

- 21 Shoppers Drug Mart
- 22 Safeway
- 23 Lululemon
- 24 Lakehouse Home Store

BUILT, OWNED, & OPERATED BY



## A Mission Group Community

Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape, guided by our diverse team who are proud to call Kelowna home. Mission Group's 'Build It Forward' philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.

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Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$9.2 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset-manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include office, retail, industrial, multi-family residential, self-storage, and seniors housing. With the acquisition of Blackwood Partners, the current real estate portfolio now exceeds \$6 billion gross asset value.

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## Leasing Enquiries

Explore opportunities in this Class A office tower and main floor retail spaces.

**CALL 250.317.6998 OR EMAIL [MGLEASING@MISSIONGROUP.CA](mailto:MGLEASING@MISSIONGROUP.CA)**  
**[bernardblock.com](http://bernardblock.com)**