



FOR LEASE

**1689 E. TRANS CANADA HWY.
KAMLOOPS, BC**

**HIGH EXPOSURE SERVICE COMMERCIAL OPPORTUNITY
FLEXIBLE DEMISE OPTIONS - UP TO 75,000 SF AVAILABLE**



PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC ("C&W") is pleased to present the leasing opportunity at 1689 Trans Canada Highway in Kamloops, British Columbia (the "Property"). Prominently located along one of Kamloops' highest-traffic commercial corridors, the 2.11 acre Property offers 50,000 square feet of ground-floor building area and an additional 25,000 square feet of mezzanine space. The building can be efficiently demised to accommodate tenancies starting at 19,350 square feet and larger.

The strategic location along the Trans-Canada Highway provides customers and employees with quick and efficient access to all areas of Kamloops. With exceptional visibility and exposure and flexible service commercial zoning, the Property is well-suited to a wide range of business uses.

SALIENT DETAILS

	C4 - Service Commercial
ZONING	Permitted Uses: A wide variety of commercial, retail and industrial uses that support the day-to-day needs of commuters and adjacent neighbourhoods.
SITE AREA	2.11 Acres
BUILDING AREA	Mezzanine 25,000 SF Ground Floor 50,000 SF Total 75,000 SF
POTENTIAL DEMISE	Minimum 19,350 SF
ADDITIONAL RENT (EST. 2026)	\$3.00 PSF
AVAILABILITY	October 1, 2026
NET LEASE RATE	\$14.50 PSF



24' Clear Height (Approximately)



3 Dock Level Loading Doors



Freight Elevator



Fully Sprinklered Building



600 Amp, 600 Volt 3-Phase Electrical Service



70+ Parking Stalls on Site



Full HVAC throughout the premises



Wheelchair Accessible



1974 Building Construction Completed



Flexible Demise Options

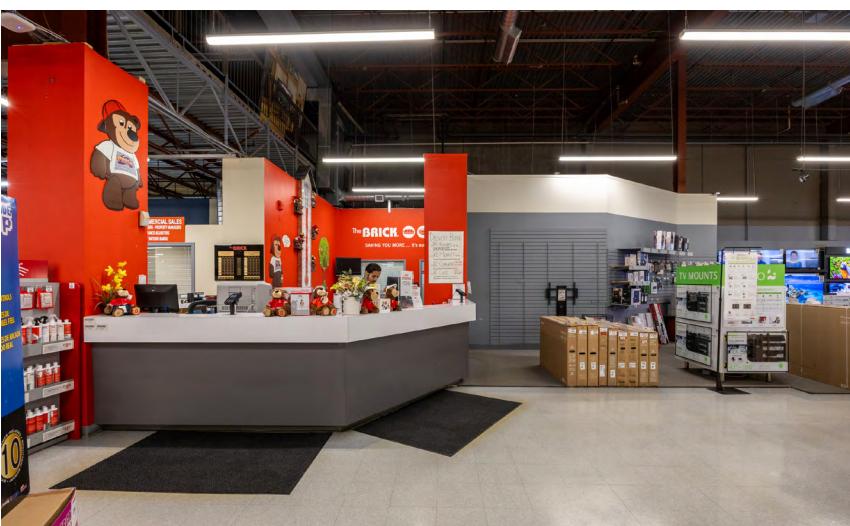
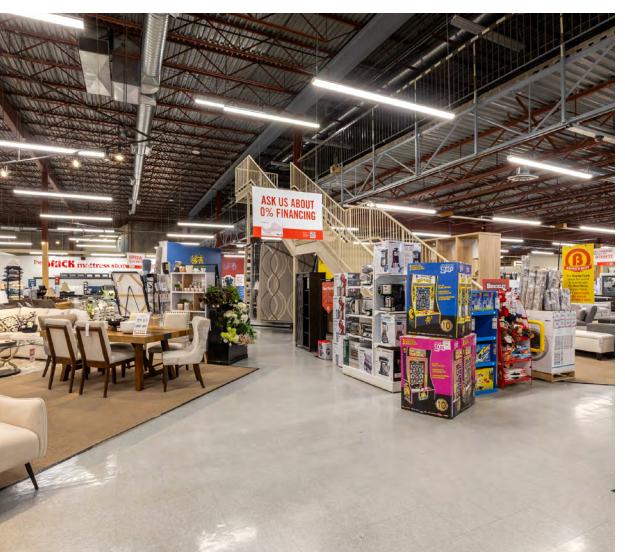
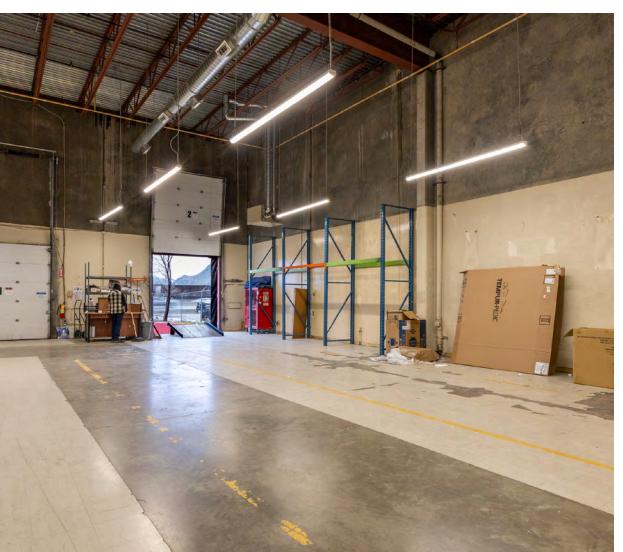
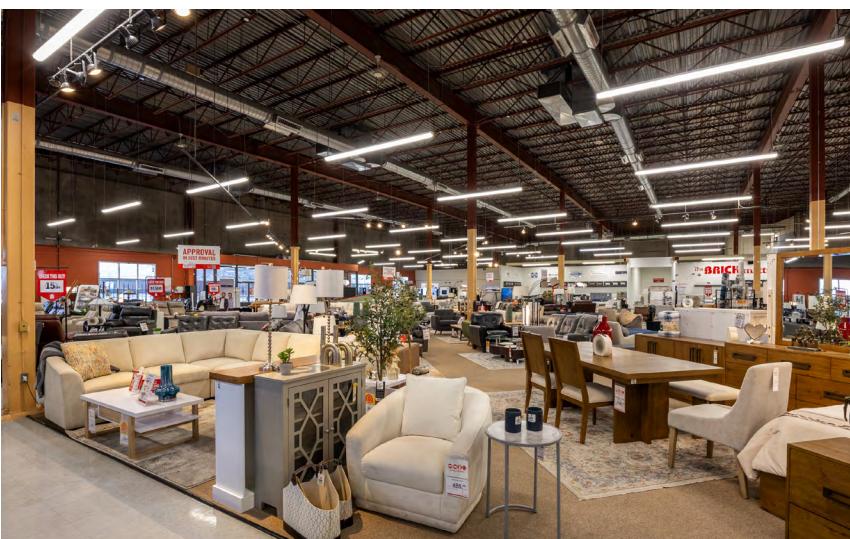


Kitchenette, staff room and multiple offices & washrooms



1689 E. TRANS CANADA HWY., KAMLOOPS, BC

PROPERTY IMAGES



PROPERTY LOCATION



For more information, please contact:

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Better never settles