



# FOR LEASE

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

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





1689 E. TRANS CANADA HWY., KAMLOOPS, BC

# 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

### ZONING

#### C4 - Service Commercial

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

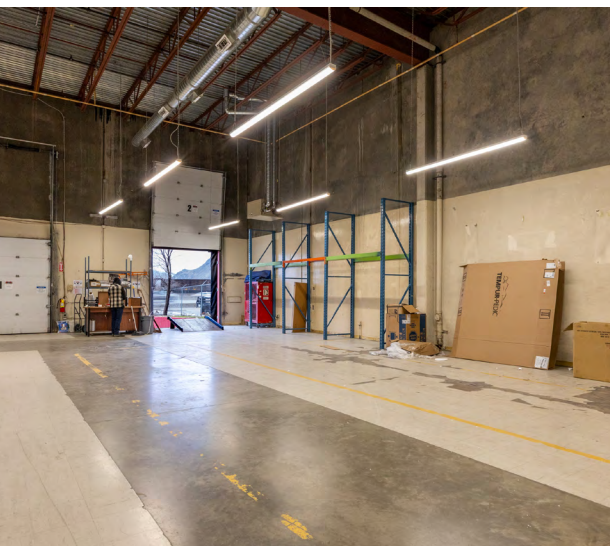


Kitchenette, staff room and  
multiple offices & washrooms



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# PROPERTY IMAGES





1689 E. TRANS CANADA HWY., KAMLOOPS, BC

## PROPERTY LOCATION



For more information, please contact:

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Better never settles

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