



# FOR LEASE

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

HIGH EXPOSURE SERVICE COMMERCIAL OPPORTUNITY  
FLEXIBLE DEMISE OPTIONS - UP TO 31,782 SF REMAINING!

**ONE UNIT REMAINING**



1689 E. TRANS CANADA HWY, KAMLOOPS, BC

# PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC (“C&W”) is pleased to present the leasing opportunity at 1689 E. 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 22,000 square feet of ground-floor building area and an additional 9,782 square feet of mezzanine space.

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

Permitted Uses:  
A wide variety of commercial, retail and industrial uses that support the day-to-day needs of commuters and adjacent neighbourhoods.

## ZONING

### SITE AREA

2.11 Acres

### BUILDING AREA

Mezzanine*	9,782 SF
Ground Floor	22,000 SF
Total	31,782 SF

\*Mezzanine removal optional

### ADDITIONAL RENT (EST. 2026)

\$4.50 PSF

### AVAILABILITY

October 1, 2026

### NET LEASE RATE

\$14.50 PSF



24' Clear Height (Approximately)



2 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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