

ONLY 5 UNITS REMAINING IN PHASE 1



NOW SELLING

State-of-the-Art Industrial Strata Units For Sale

2090, 2094 & 2096 Pier Mac Way, Kelowna, BC





# INTRODUCING QUAIL RIDGE BUSINESS CENTRE

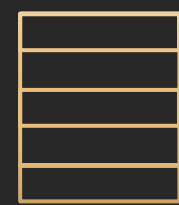
Quail Ridge Business Centre is a brand new, state-of-the-art industrial strata project comprised of 3 buildings totaling 66,000 SF, with 18 units ranging from 2,686 SF to 7,039 SF. With a focus on functionality, contemporary design and maximizing user operational utility, Quail Ridge Business Centre is a tier-1 industrial complex designed to facilitate and enhance your business.



Highly accessible location  
minutes from the  
Kelowna Airport and the  
Trans-Canada Highway



Zoning: Airport  
Business Park  
(CD15IN)



19 Loading Bays  
with 12' X 14'  
and 12' X 12'  
Bay Doors



Ample surface  
parking available



Occupancy  
Q4 2022







NOW SELLING  
**Building C** 15,691 SF

NOW SELLING  
**Building B** 32,401 SF

COMING SOON  
**Building A** 18,089 SF



# HIGHLY ACCESSIBLE

Establish your business at a location that readily connects you to key points.

With immediate access to Highway 97 and Kelowna International Airport, Quail Ridge Business Centre provides optimal logistics and excellent transportation networks. Directly adjacent to Highway 97, the main transportation route running through the Okanagan Valley and connections to Highway 33, the Okanagan Connector, and the Trans-Canada Highway, your business will be connected to everywhere.



1

Minute to Highway 97



2

Minutes to Kelowna International Airport



15

Minutes to Downtown Kelowna



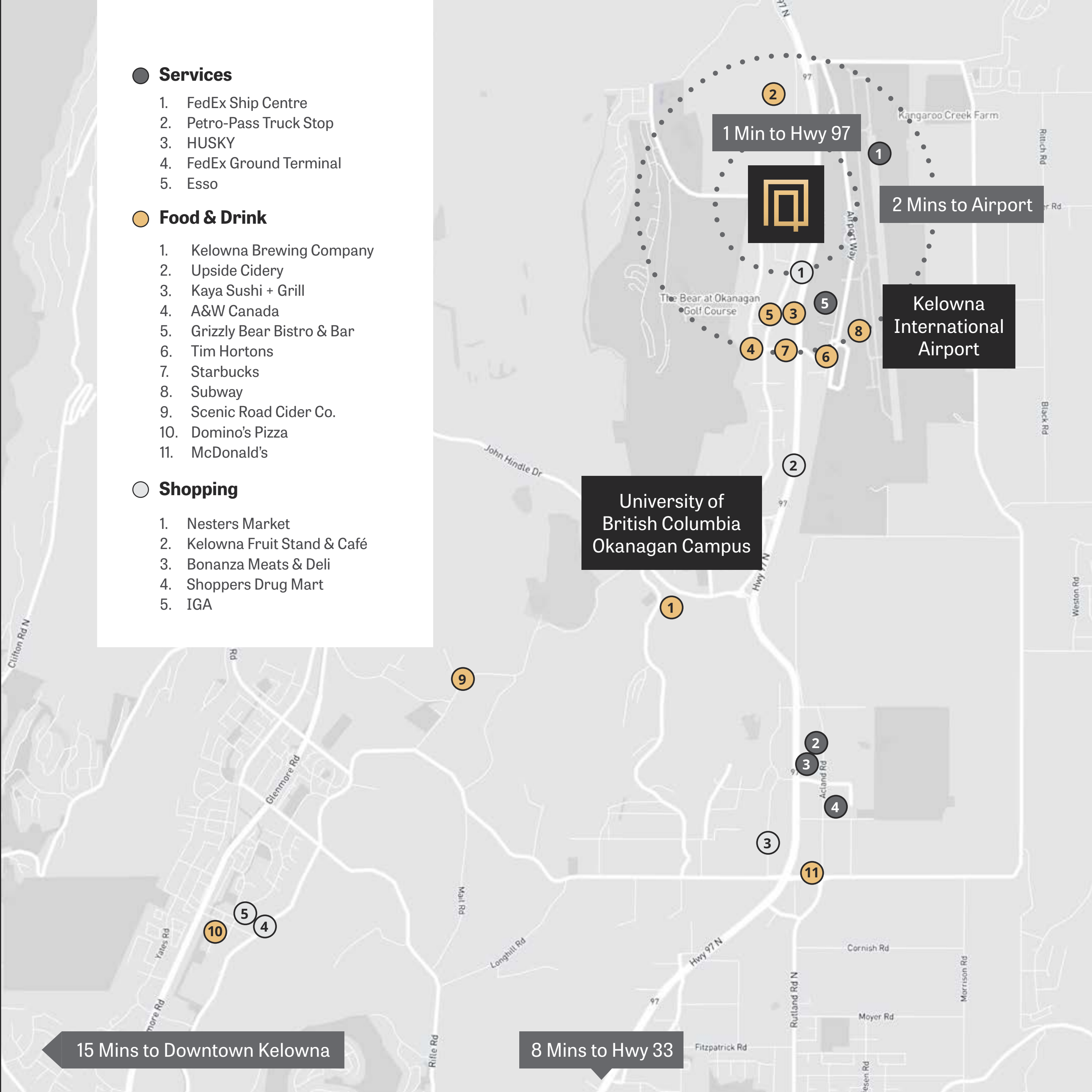
34

Minutes to Vernon



8

Minutes to Highway 33



- Services**
  1. FedEx Ship Centre
  2. Petro-Pass Truck Stop
  3. HUSKY
  4. FedEx Ground Terminal
  5. Esso
- Food & Drink**
  1. Kelowna Brewing Company
  2. Upside Cidery
  3. Kaya Sushi + Grill
  4. A&W Canada
  5. Grizzly Bear Bistro & Bar
  6. Tim Hortons
  7. Starbucks
  8. Subway
  9. Scenic Road Cider Co.
  10. Domino's Pizza
  11. McDonald's
- Shopping**
  1. Nesters Market
  2. Kelowna Fruit Stand & Café
  3. Bonanza Meats & Deli
  4. Shoppers Drug Mart
  5. IGA



# AN IDEAL PLACE TO POSITION YOUR BUSINESS FOR SUCCESS

Located at the north-end of Kelowna, Quail Ridge is a vibrant and well-established neighbourhood within a 5-minute drive to Kelowna International Airport, University of British Columbia Okanagan campus, restaurants, hotels and other amenities.

Kelowna is currently the fastest growing metropolitan area in Canada. The community continues to grow from the increasing demand of consumers from the University Campus nearby and the Kelowna International Airport. Quail Ridge also has bus services connecting it to the rest of Kelowna, making it an ideal place to live, work and thrive.



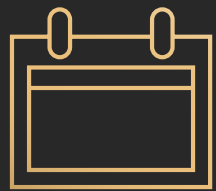
Total Population

**133,579**



Total Households

**53,900**



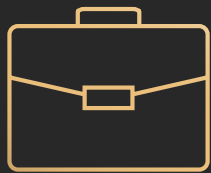
Median Age

**43.6**



Average Household Income

**\$91,999**



Labour

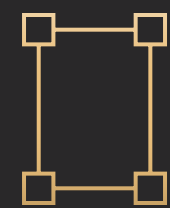
**68,060**

Statistics from The City of Kelowna





# STATE-OF-THE-ART FEATURES



## Construction

Insulated concrete tilt-up panels, curtain wall glazing, and metal spandrel panels



## Electrical

All units separately metered and have two electrical panels: (1) 100A, 347/600V 3 $\phi$  4W; and (2) 225A, 120/208V 3 $\phi$  4W, with a 600V - 120/208V 45kVa transformer



## Loading

Grade level loading doors  
Building A & C doors - 12' W X 14' H  
Building B doors - 12' W X 12' H  
  
Heavy duty asphalt paving in truck maneuvering areas



## Fire Protection

ESFR sprinkler system with a 24' height on single or double racking



## Ceiling Height

24' clear



## Lighting

High efficiency LED

## BUILDING A OFFERS MARKET- LEADING FEATURES

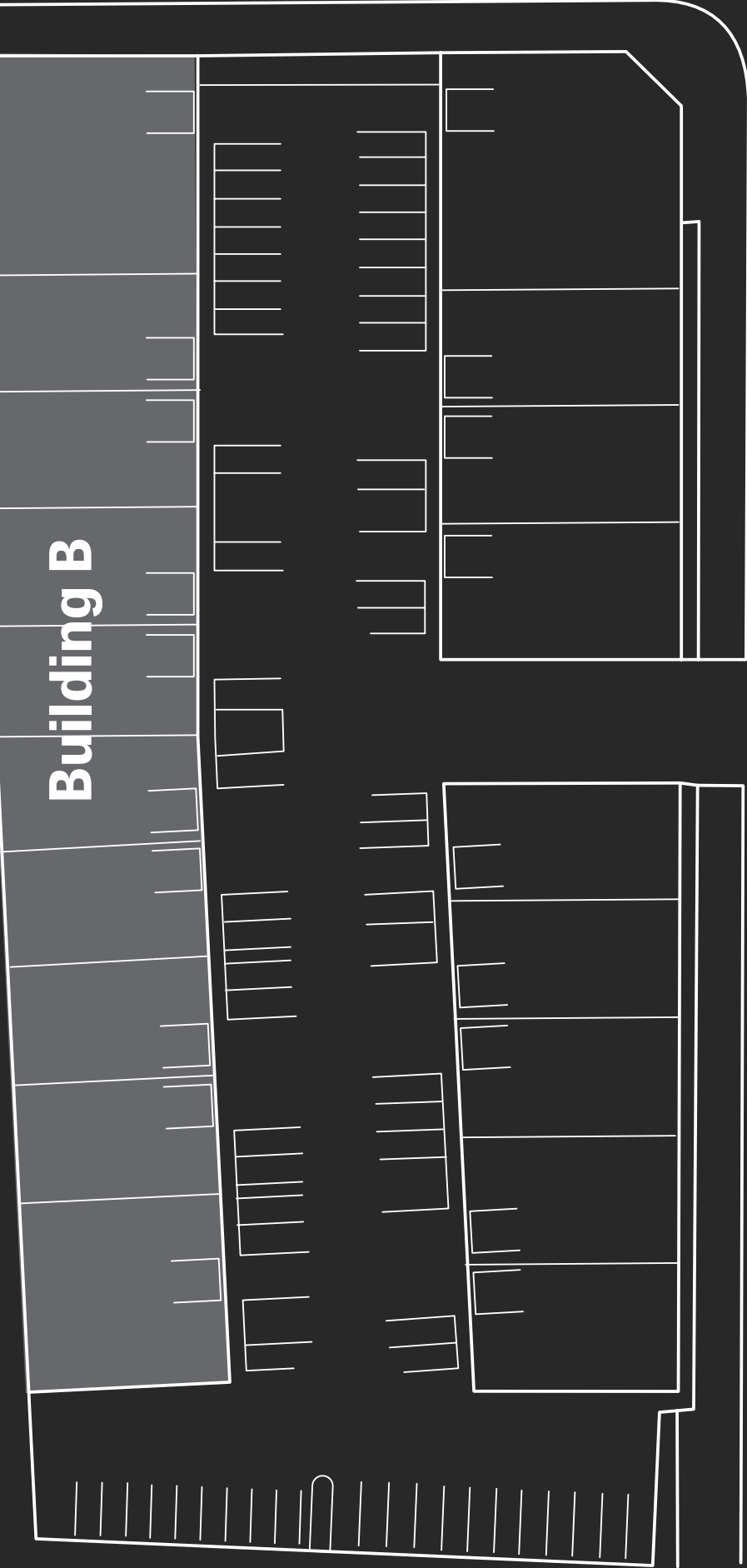
- High visibility with two access points – street frontage with main entry and loading in the rear
- Two separate entrances
- Desirable layout with mezzanine in the front





SITE PLAN  
BUILDING B

Building Total | 32,401 SF

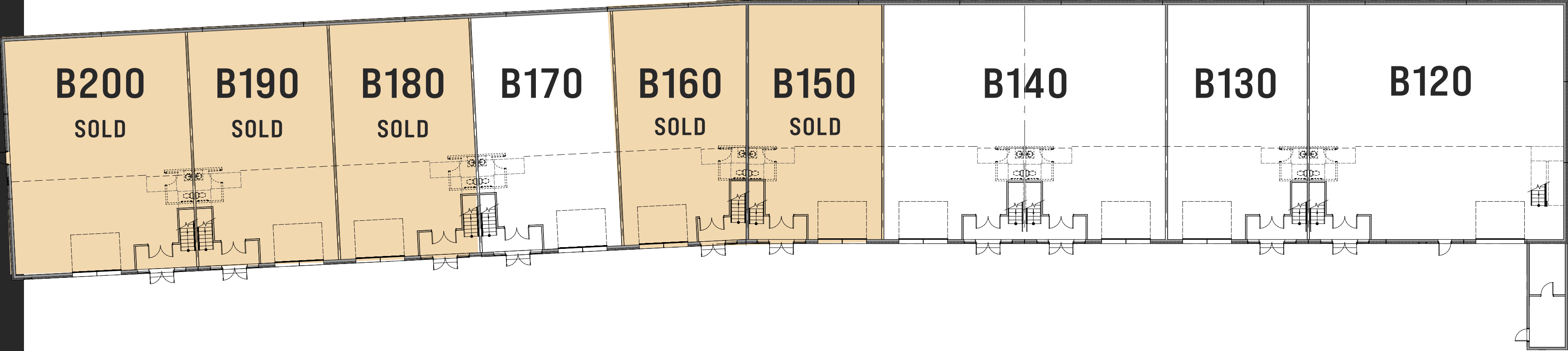


NOW SELLING

Unit	Ground Level	Mezzanine	Total
Unit B120	3,839 SF	1,536 SF	5,375 SF
Unit B130	2,100 SF	840 SF	2,940 SF
Unit B140	4,200 SF	1,680 SF	5,880 SF
Unit B150	2,005 SF	802 SF	2,807 SF

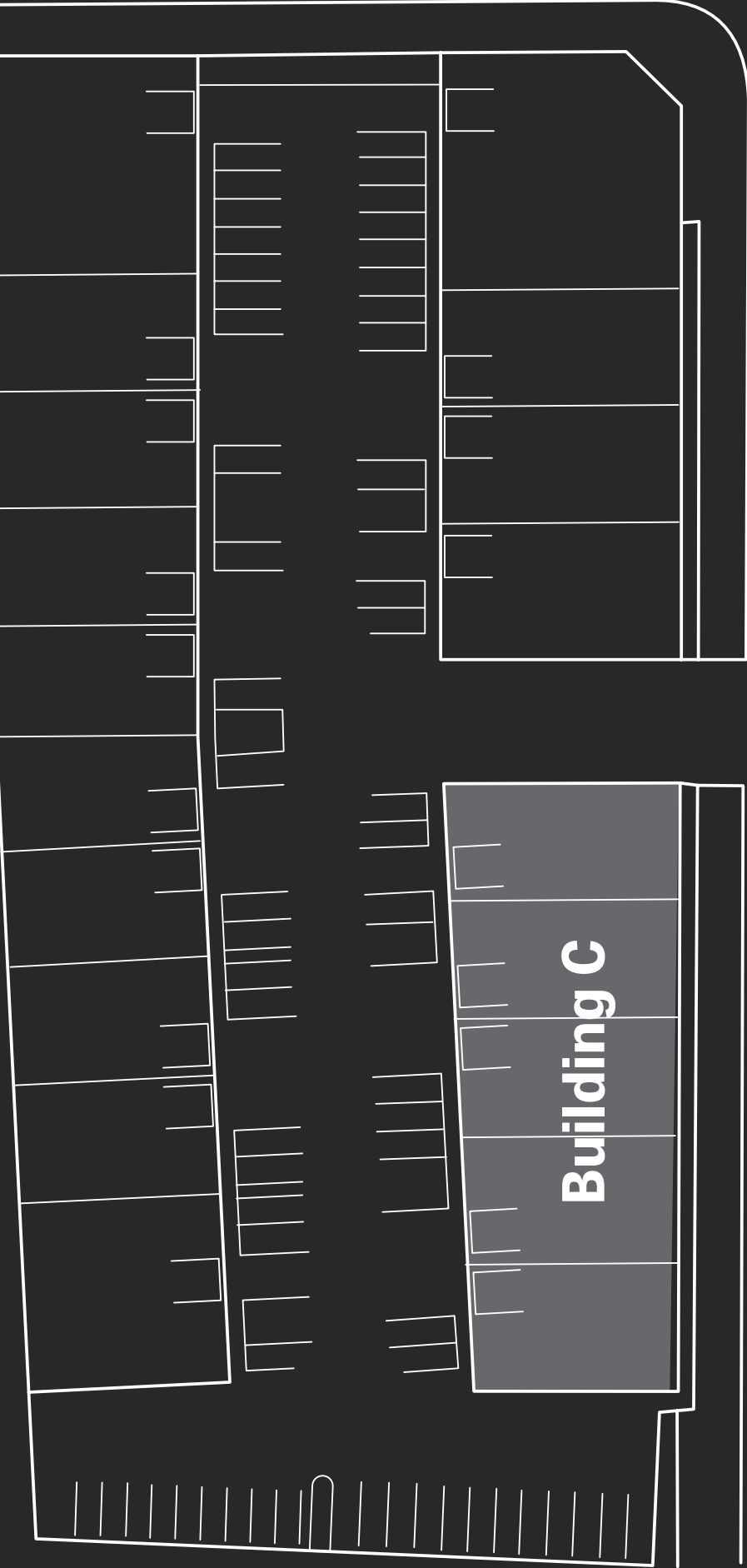
Unit	Ground Level	Mezzanine	Total
Unit B160	1,928 SF	757 SF	2,685 SF
Unit B170	2,100 SF	847 SF	2,947 SF
Unit B180	2,100 SF	847 SF	2,947 SF
Unit B190	2,100 SF	847 SF	2,947 SF
Unit B200	2,760 SF	1,114 SF	3,874 SF

 SOLD



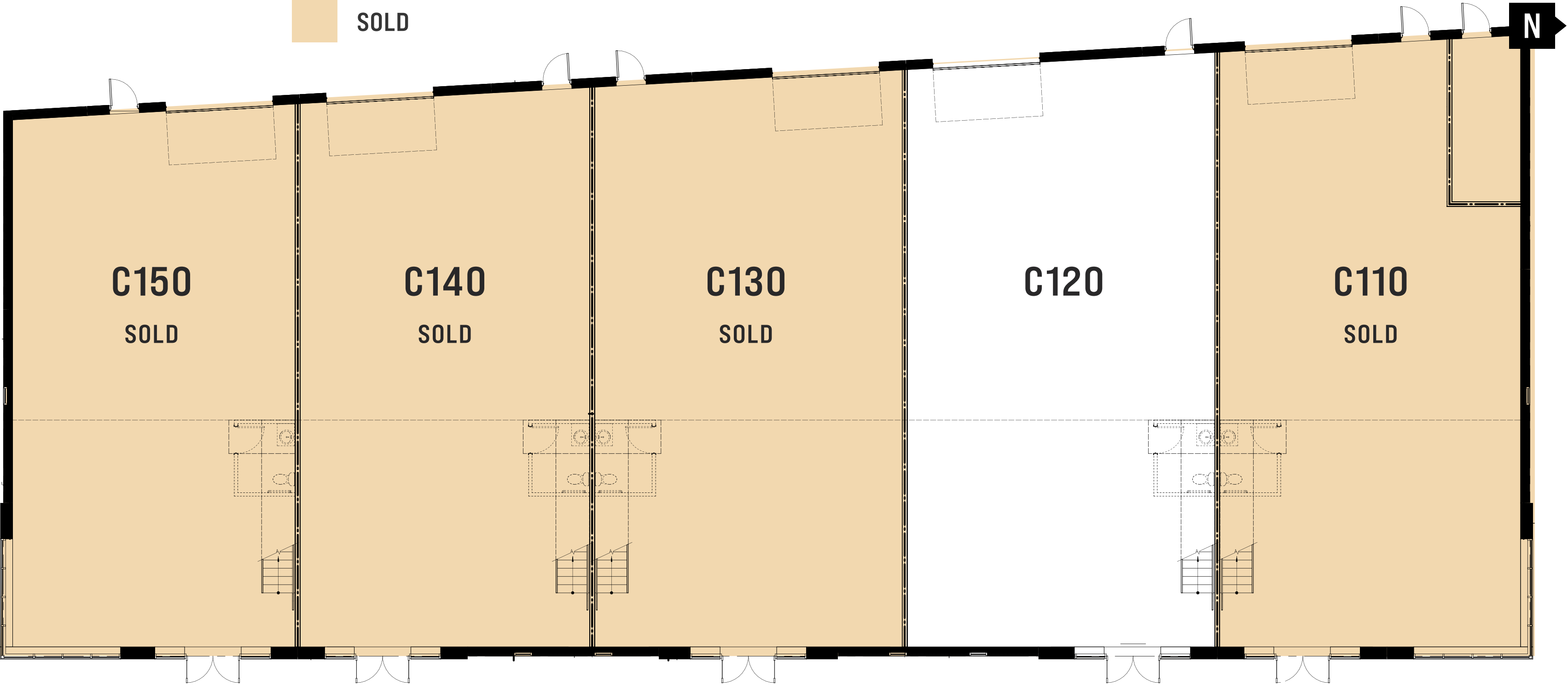
SITE PLAN  
BUILDING C

Building Total | 15,691 SF



NOW SELLING

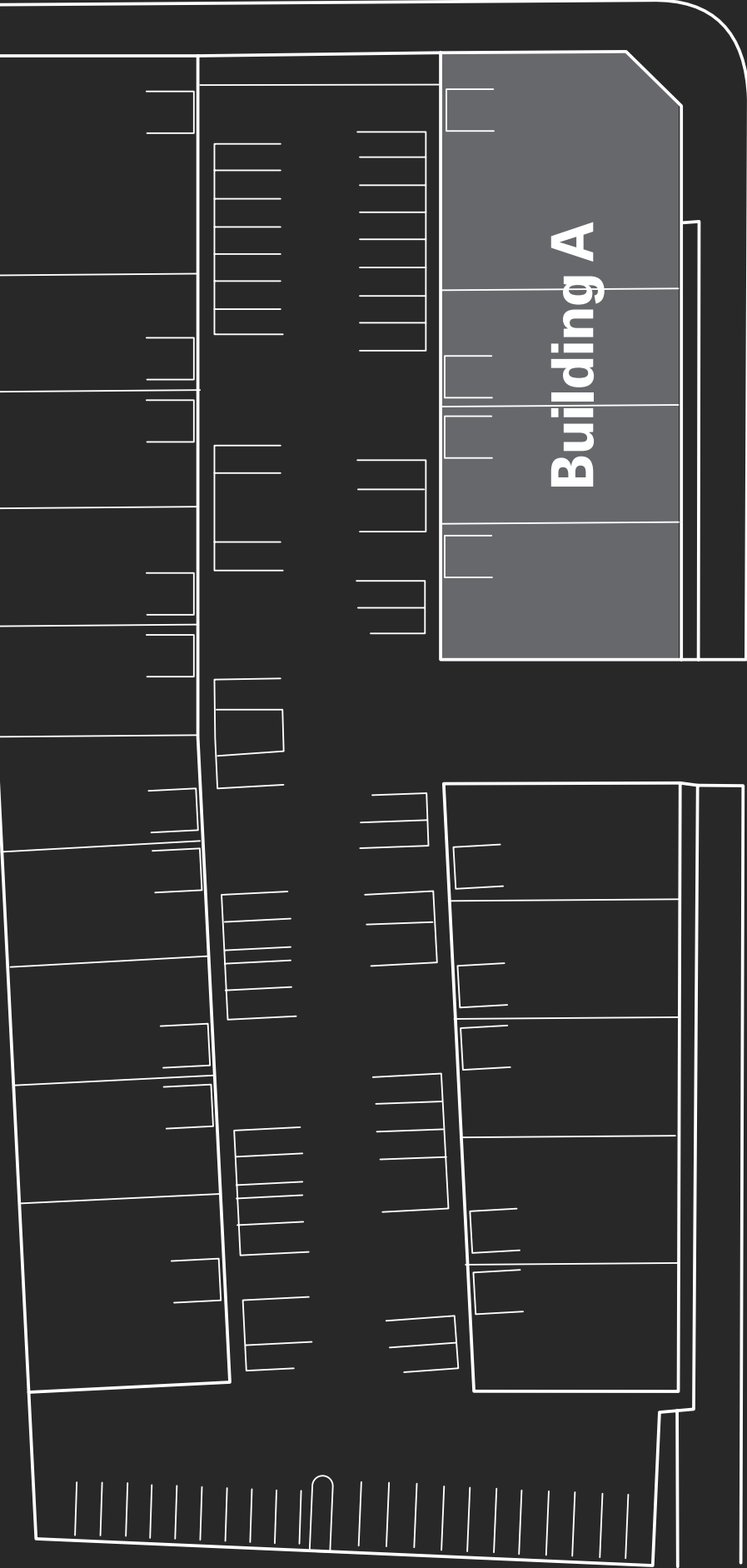
Unit	Ground Level	Mezzanine	Total
Unit C110	2,275 SF	942 SF	3,217 SF
Unit C120	2,373 SF	931 SF	3,305 SF
Unit C130	2,306 SF	931 SF	3,237 SF
Unit C140	2,109 SF	877 SF	2,986 SF
Unit C150	2,058 SF	888 SF	2,946 SF





# SITE PLAN BUILDING A

Building Total | 18,089 SF

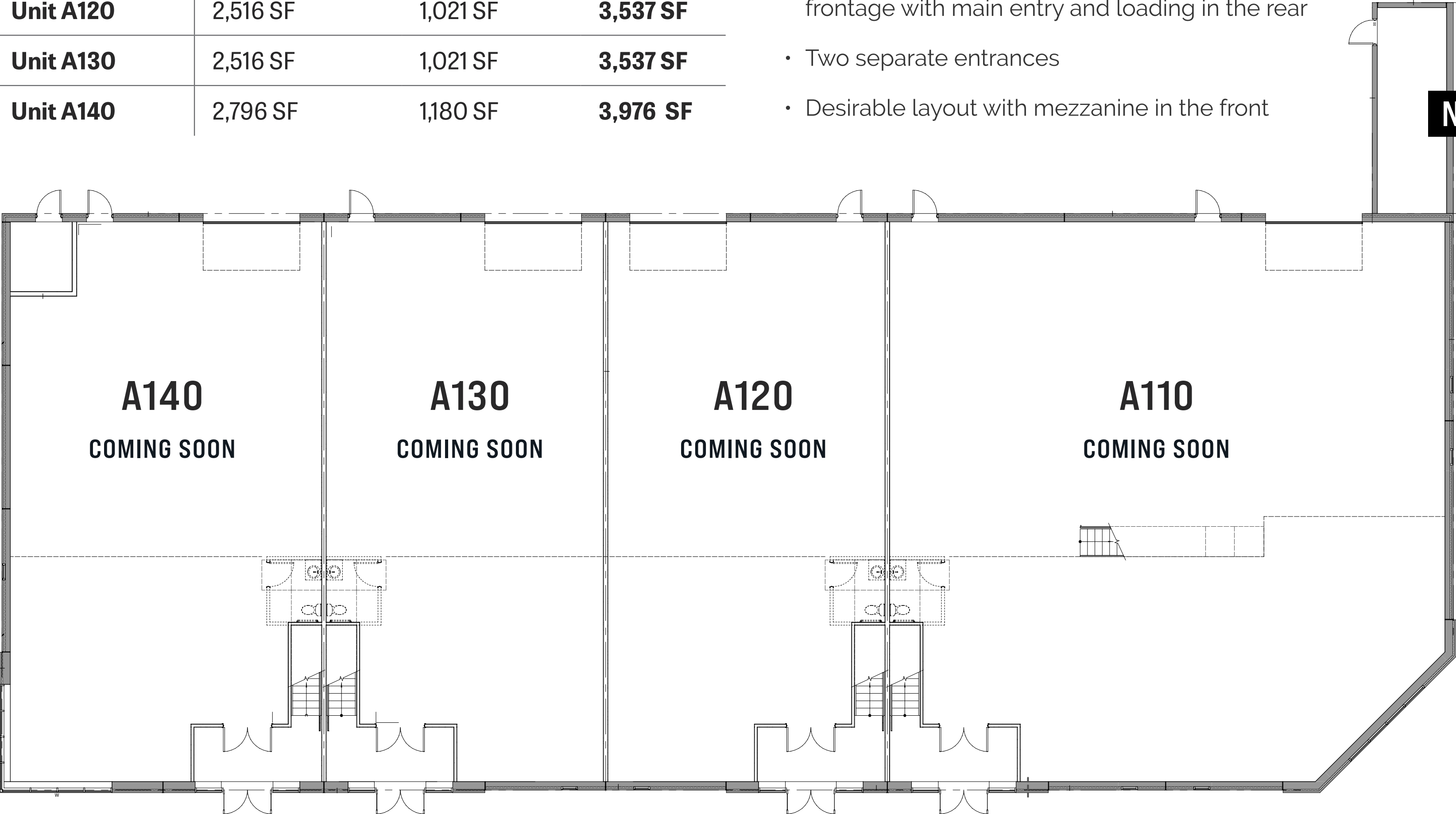


COMING SOON

Unit	Ground Level	Mezzanine	Total
Unit A110	4,918 SF	2,120 SF	7,039 SF
Unit A120	2,516 SF	1,021 SF	3,537 SF
Unit A130	2,516 SF	1,021 SF	3,537 SF
Unit A140	2,796 SF	1,180 SF	3,976 SF

## MARKET-LEADING FEATURES

- High visibility with two access points – street frontage with main entry and loading in the rear
- Two separate entrances
- Desirable layout with mezzanine in the front





# WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION



## Building Equity

Monthly payments directly contribute to equity as the principal is paid down.



## Operational Cost Control

Ensure goal alignment with other owners and be a direct decision-maker regarding operational costs.



## Improving Space

Money spent on an office you own increases value for your asset, not the landlord's.



## Lease Agreements

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.



## Tax Breaks

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.



## Financial Risk

Eliminate annual rent and operating cost increases from landlords.



## Commercial Condominium Prices

Prices have consistently increased year-over-year for the past decade.



## Interest Rates & Lending Terms

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.



## Additional Benefits

Ownership provides many more financial options including renting to a third party or selling asset with the sale of a business. It also provides you as the owner with more control over building decisions and capital expenditures.





# PROJECT TEAM



## CHIP DEVELOPMENTS

Chip Pacific Developments was established on the foundation of producing user-oriented commercial real estate built on relationships, quality and a long-term vantage point.

The partners bring together construction, development and business operator knowledge to deliver a thoughtful user and investment focused product to the Okanagan industrial market. With a long runway ahead, Chip Pacific is dedicated to developing a legacy built on quality, precision and reliability.

[chipdevelopments.com](http://chipdevelopments.com)



## BCL CONSTRUCTION LTD.

BCL Construction is a full service, commercial design-build company with a track record of over 20 years in the construction industry. BCL's top company goal is to deliver quality construction and end-to-end service via a cost effective approach that helps meet the long-term needs of our clients. BCL Construction is built upon trust, quality and integrity for all project stakeholders - clients, trades and partners.

[bclconstruction.com](http://bclconstruction.com)



## CRETE CAPITAL

Crete Capital helps entrepreneurs and investors secure streamlined financing solutions for corporate growth and commercial real estate transactions, specializing in industrial strata. As debt capital market advisors, Crete Capital is a market leader in arranging advantageous terms and conditions to help companies thrive in a competitive business environment. With \$1B+ in transaction experience, Crete Capital leverages the knowledge and experience within the agency to bring forth negotiation power and speed to close. The Principals have decades of experience facilitating capital for entrepreneurs in support of business growth, commercial real estate investments and M&A.

[cretecapital.com](http://cretecapital.com)



## COLLIERS CANADA

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how we accelerate success at [corporate.colliers.com](http://corporate.colliers.com), Twitter @Colliers or LinkedIn.

[collierscanada.com](http://collierscanada.com)





# QUAIL RIDGE

## BUSINESS CENTRE

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