



**CUSHMAN & WAKEFIELD**

# FOR LEASE

FULLY FIXTURED PREMISES

# ROBSON MEWS

225 RUTLAND ROAD, KELOWNA, BC



**JOIN**



**ALCATRAZ CHICKEN**

## LOCATION HIGHLIGHTS



Education hub with over 30,000 post secondary students



Easy access to Big White Ski Resort along Highway 33



10-minute drive to UBC Okanagan and Okanagan College



Less than 15 minutes from Kelowna International Airport



2-minute walk to retail amenities

## AREA DEMOGRAPHICS



WITHIN  
2 KILOMETERS

<b>561</b>	Businesses
<b>6,830</b>	Daytime Working Population
<b>26,243</b>	Residents
<b>4.8%</b>	Projected Growth (2015 - 2020)
<b>10,441</b>	Households
<b>4.3%</b>	Projected Growth (2015 - 2020)
Ages:	<b>19.9%</b> < 19
	<b>63.5%</b> 20 - 64
	<b>16.6%</b> > 65
	<b>39.4</b> Median Age
<b>\$75,822</b>	Average Household Income



WITHIN  
3 KILOMETERS

<b>1,207</b>	Businesses
<b>16,342</b>	Daytime Working Population
<b>34,591</b>	Residents
<b>5.5%</b>	Projected Growth (2015 - 2020)
<b>13,475</b>	Households
<b>5.1%</b>	Projected Growth (2015 - 2020)
Ages:	<b>19.7%</b> < 19
	<b>63.3%</b> 20 - 64
	<b>16.9%</b> > 65
	<b>40.5</b> Median Age
<b>\$81,230</b>	Average Household Income

### Eric Walker

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### Kyle Wilson

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# FOR LEASE

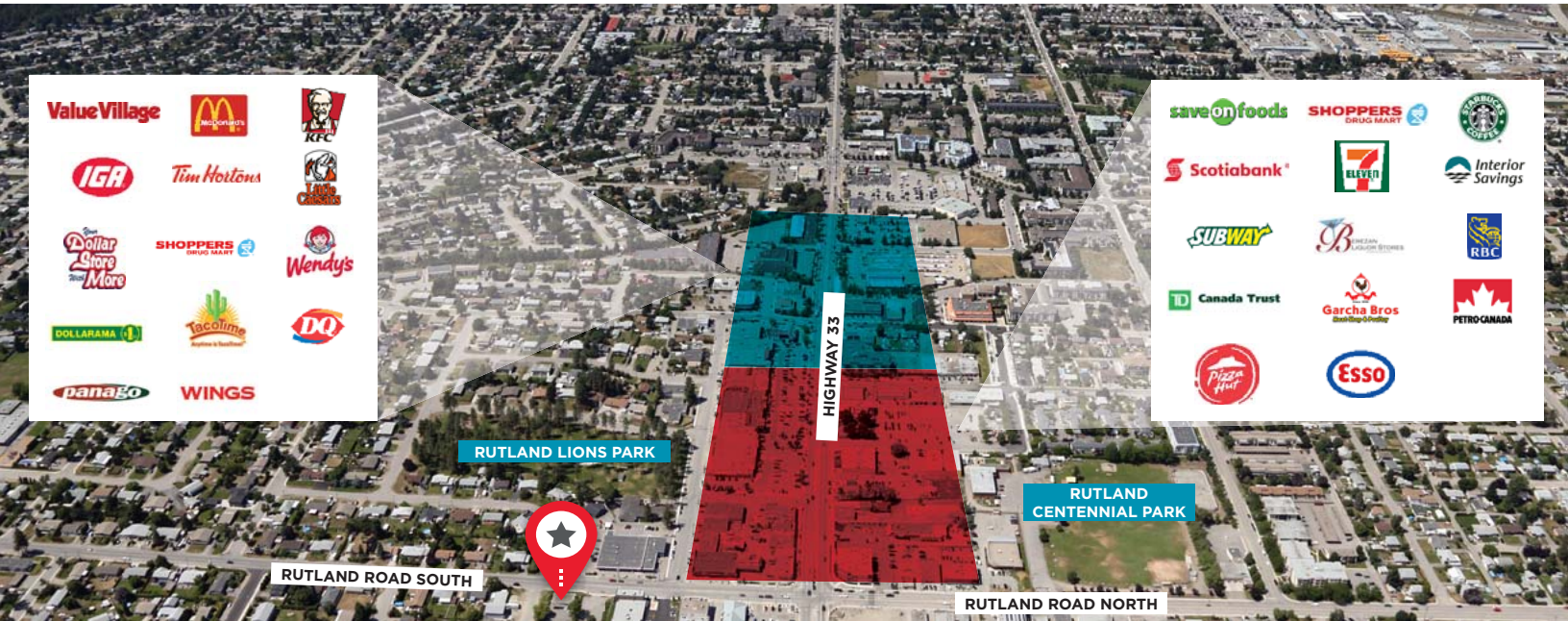
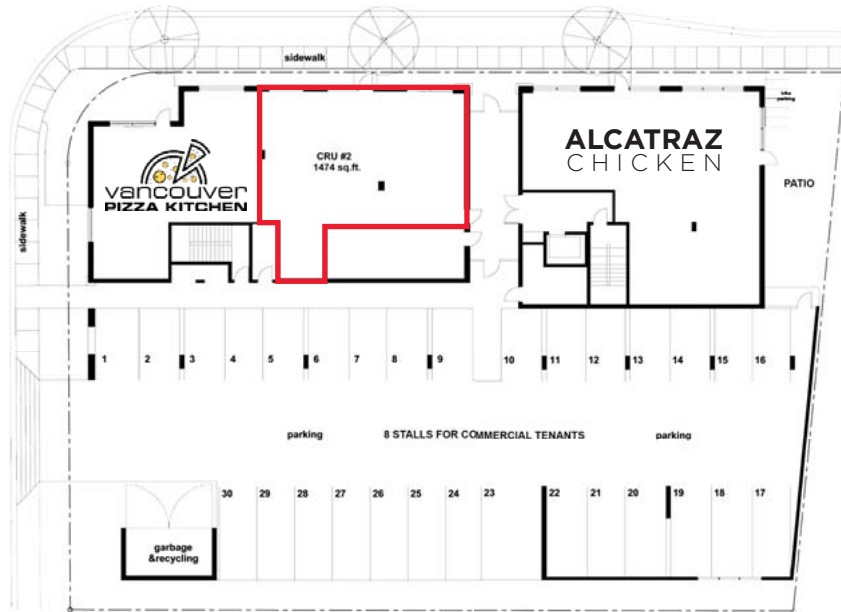
## FULLY FIXTURED PREMISES

# ROBSON MEWS

### 225 RUTLAND ROAD, KELOWNA, BC

### THE LOCATION

Positioned on the Northwest corner of Robson Road East and Rutland Road South, Robson Mews is in the centre of Kelowna's two largest post-secondary institutions, UBC Okanagan and Okanagan College boasting over 11,000 and 8,400 students respectively. There are plenty of walkable amenities within the area including, restaurants, grocery stores, banks and retailers where residents can benefit from close-at-hand comforts. At 2 blocks south of Kelowna Rock Creek Highway (Highway 33) and a 12-minute drive to Kelowna International Airport, residents at Robson Mews can enjoy convenient travel access in and out of town. This prime location offers all the modern-day conveniences that will nurture and nourish the student lifestyle and offer the on-site features for residents to pursue a greater academic experience.



VACANCY	AREA	NET RENT	ADDITIONAL RENT	ESTIMATED MONTHLY GROSS COST*
CRU #2	1,474 sf	\$24.50/psf	\$10.11/psf	\$4,251.26

\* Before GST and utilities

### OCCUPANCY

Upon signing lease and providing evidence of insurance.

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