

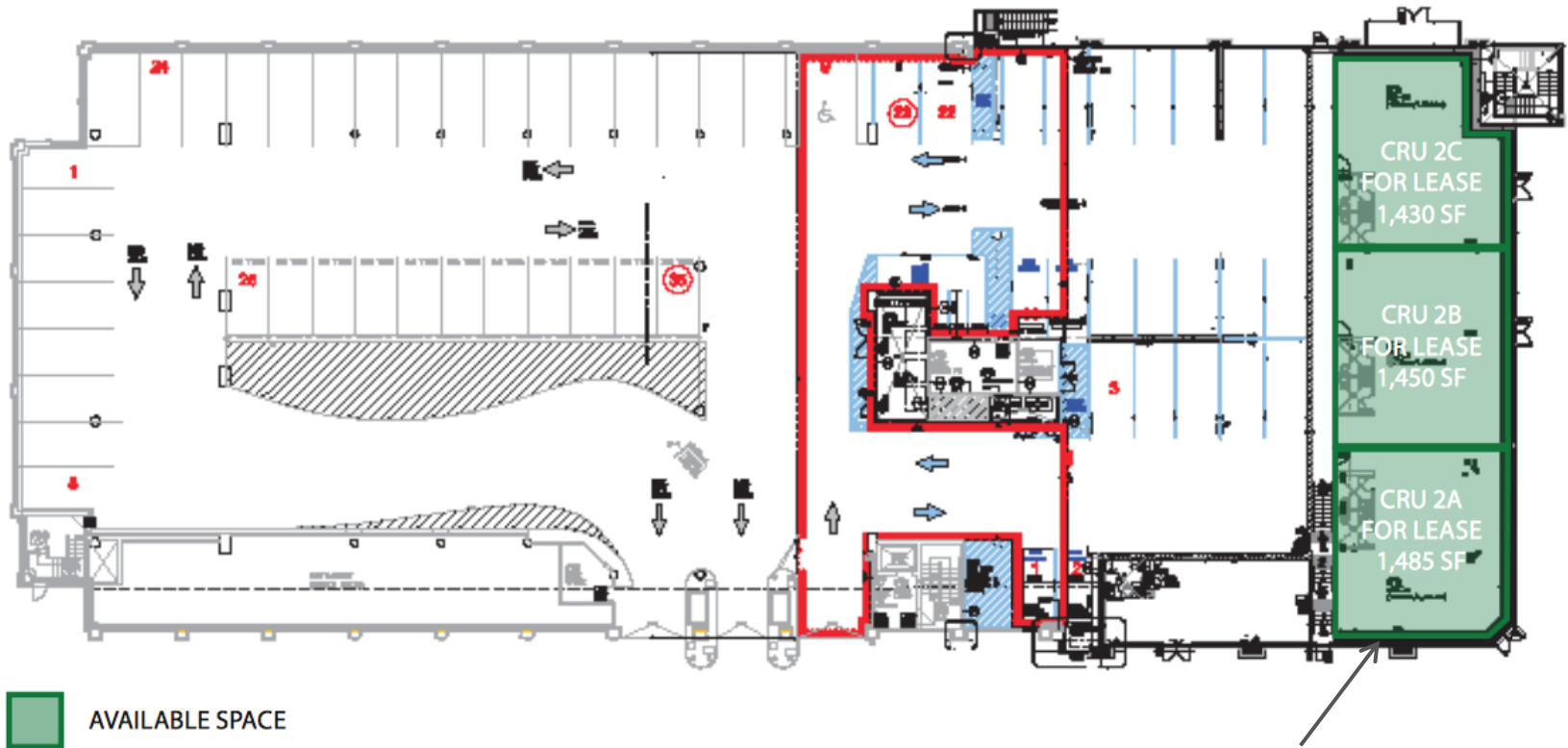
# Commercial Lease Library Parkade Pizza Studio



August 28, 2017

NEW RETAIL FRONTING ELLIS ST

# Context Map



Subject

# Background

- ▶ The Library Parkade has been recently expanded and includes 4,285 sf of leasable commercial retail space at street level
- ▶ After an advertising campaign by HM Commercial, Pizza Studio has submitted an offer to lease the southernmost end cap unit
- ▶ Pizza Studio is currently expanding into the Canadian market
- ▶ Pizza Studio currently has 30 locations across the US & 3 have recently opened in Ontario (2 opening soon)

# Lease Highlights

Lease Component	Description	
Lease Area	1,485 square feet	
Term	10 years	
Renewal Consideration	2 x 5 years	
Rent	\$22 psf. (years 1-5) \$25 psf. (years 6-10)	
Lease Costs	Tenant to pay proportionate share of operating costs	



# Example Pictures



# Example Pictures





# Example Pictures





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).