



# LANDMARK DISTRICT





# Discover the Pulse of Kelowna's Dynamic Business Community

## THE LANDMARK DISTRICT

More than just a workplace, the Landmark District is a hub for cultivating success and fostering meaningful connections; a place you can truly make your own. Geographically located in the "Centre of Kelowna" at Hwy 97 and Kirschner, the District celebrates our thriving community with over one million square feet of commercial office and close to 50,000 square feet of vibrant storefront retail. Established in 1994, Landmark District has evolved into a

commercial campus environment on the cusp of a broader masterplan vision to create a complete community; a shared vision that harmoniously integrates work, life, and leisure, making it easier to live, work, and play within a vibrant, interconnected neighbourhood. This purposeful evolution of Landmark District builds on the foundations of our success; the offer of a rich, fulfilling lifestyle where prosperity, relationships, and a sense of belonging flourish.





Aerial view of the Landmark District with Downtown and Okanagan Lake in the backdrop.

# In the Heart of Kelowna

Landmark District, as part of the Capri Landmark Urban Centre, is identified in the City of Kelowna's Centre Plan as a major employment hub, supporting job creation and economic growth in the region. With the largest concentration of

Class A commercial office space in the region, Landmark District is Kelowna's regional business centre, accommodating a broad range of employment uses in a commercial campus setting, located in the heart of the City.



## A STORY OF TRANSFORMATION

# Building on a Legacy

Stober Group's story began in 1962 when a visionary builder, Al Stober, laid a foundation for growth in the vibrant Okanagan that blossomed over six decades into the development and construction of Stober Group communities throughout the region. From its inception as a construction company, Stober Group established itself as a leading community builder providing over one million square feet of commercial space and more than 1,200 residential rental homes under our management.

The Stober family legacy now flourishes under the guidance of the second generation, Carolyn and Ken Stober. Their ethos, deeply rooted in stewardship, fuels our commitment to responsible growth in the Okanagan. Our core mission remains unchanged: to enrich the lives of those who find their homes and workplaces within the Stober Group of communities.

As we expand our endeavours to include meaningful placemaking and thoughtful strategies that put people at the centre of everything we do, we honour the roots of our founder's legacy and continue our mission of community building and creating local prosperity for all.

**Lisa Lock, CEO**  
**STOBER GROUP**



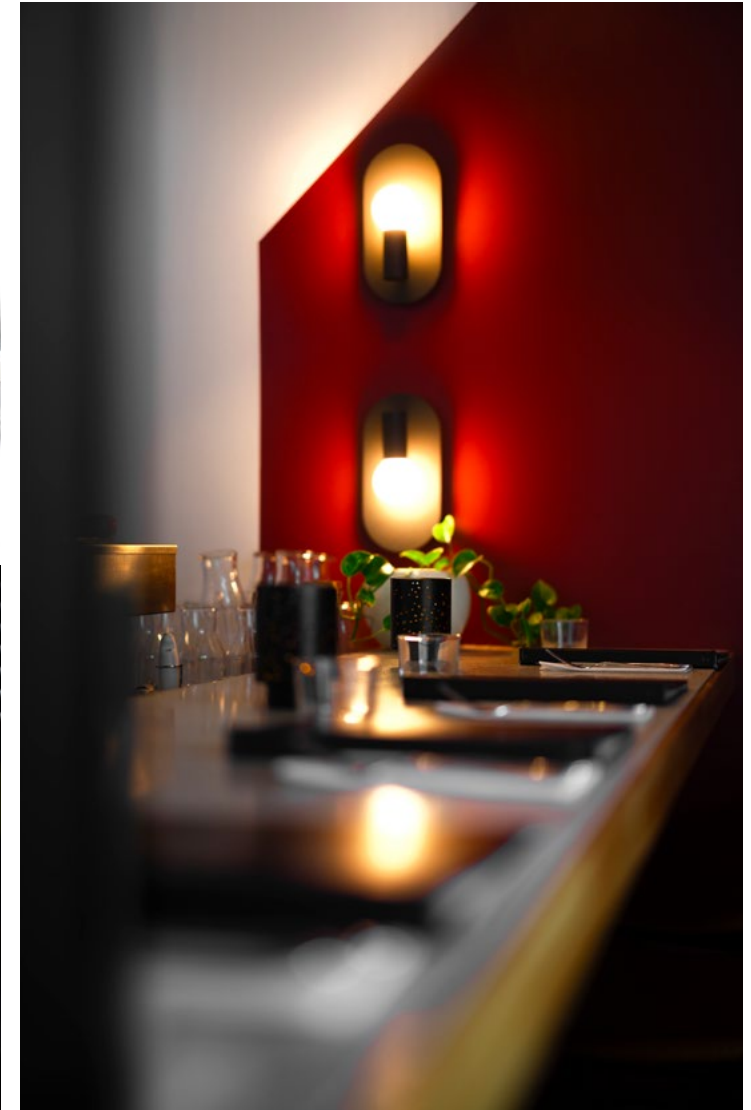
# Live, Play, Work

## DISCOVER THE ULTIMATE URBAN EXPERIENCE

You are at the heart of it all amongst a curated mix of: fine dining, chic cafes, comfortable accommodations, and a community recreation center. But it doesn't stop there. As a tenant, you will enjoy access to a wide array of on-site services, from health and wellness facilities to vibrant outdoor spaces for relaxation and networking. The Landmark District will also soon welcome an exciting new addition: the Kelowna Farmers' and Crafters' Market, promising to infuse even more vibrancy into our community.

Yet, the Landmark District is more than just a prime urban hub. Here, you're at the gateway to the Okanagan Valley's rich tapestry of activities for every season. Dive into a world of scenic mountain trails, serene lakes, world-class golf courses, and thrilling skiing adventures. Embark on an epic journey through its renowned wineries, breweries, and cider houses. Revel in the Valley's harvest, from succulent fruits and vegetables to its illustrious vineyards that have crowned it a top-tier wine-producing region.

At the Landmark District, you don't just embrace a new workspace; you embrace an enriched lifestyle.



PACE  
SPIN - STUDIO

Namaste  
Day Spa

UB  
URBAN BEAUTY

FRANKIE WE SALUTE YOU!

CENTRE FOR ARTS  
AND TECHNOLOGY  
digitalartschool.com

BEAN SCENE  
COFFEE WORKS

KASA

MID-TOWN  
STATION  
KITCHEN + DRINK



FRI  
20

A day at the District



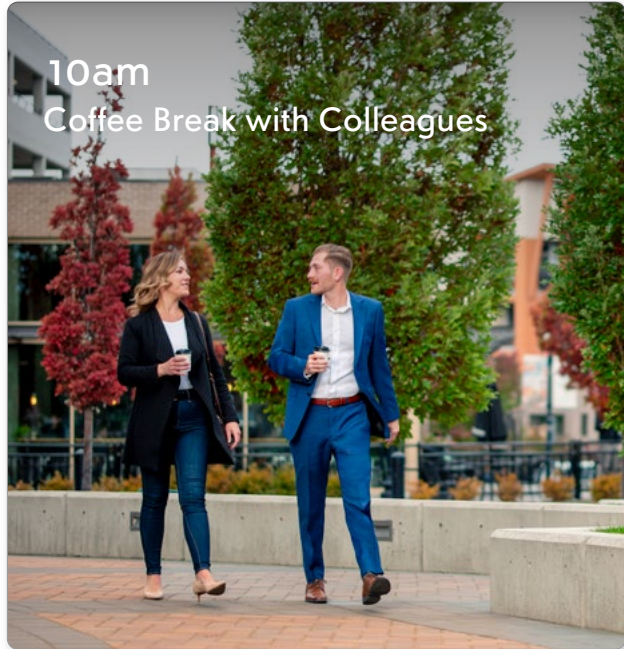
7am  
Spin Class at PACE



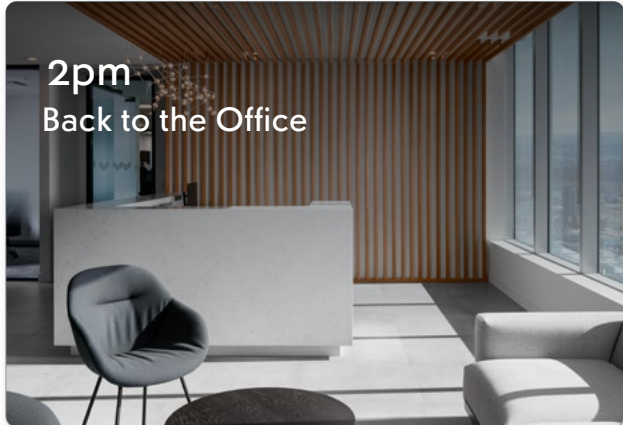
12pm  
Zoom Meeting on  
outdoor Aerial Lounge



1pm  
Client Lunch at  
Frankie We Salute You



10am  
Coffee Break with Colleagues



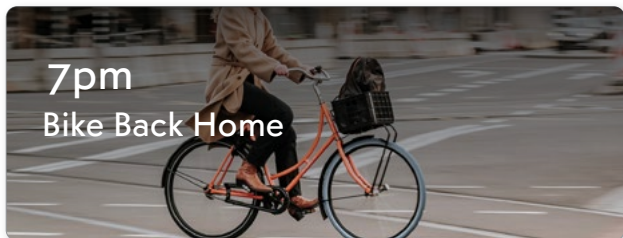
2pm  
Back to the Office



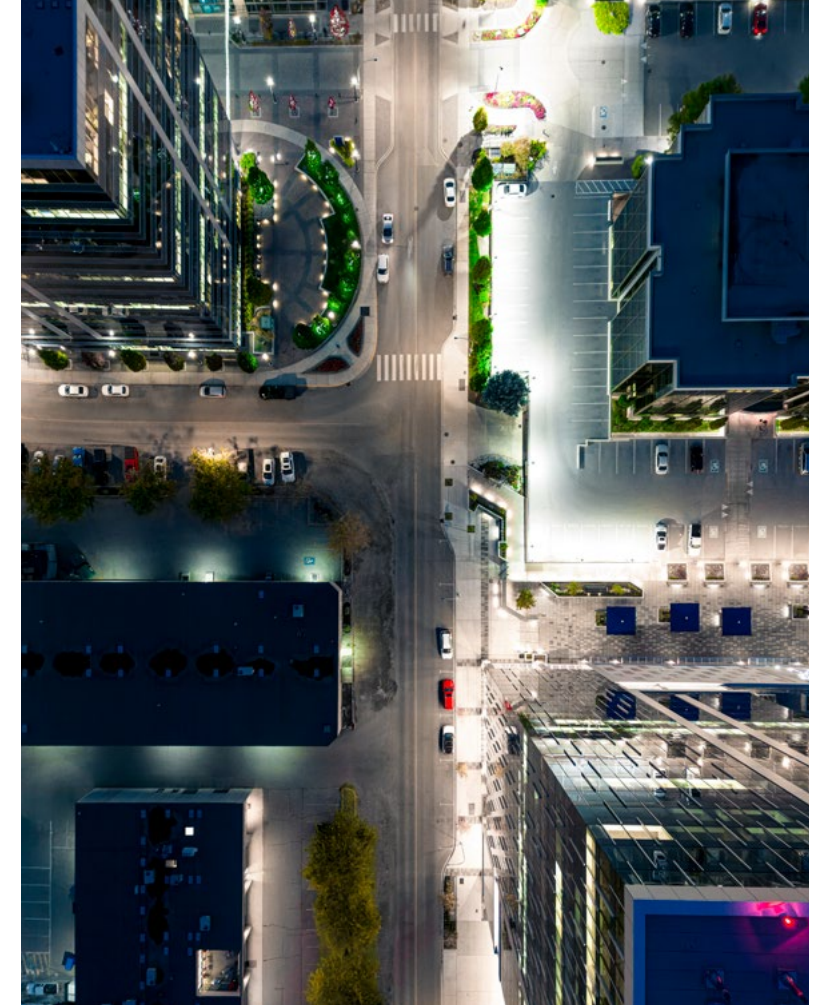
11am  
Meeting at the Office



5pm  
After Work Drinks at Midtown



7pm  
Bike Back Home



LET'S  
PUT YOUR  
BUSINESS ON  
THE MAP

DIVERSE TENANT SERVICES

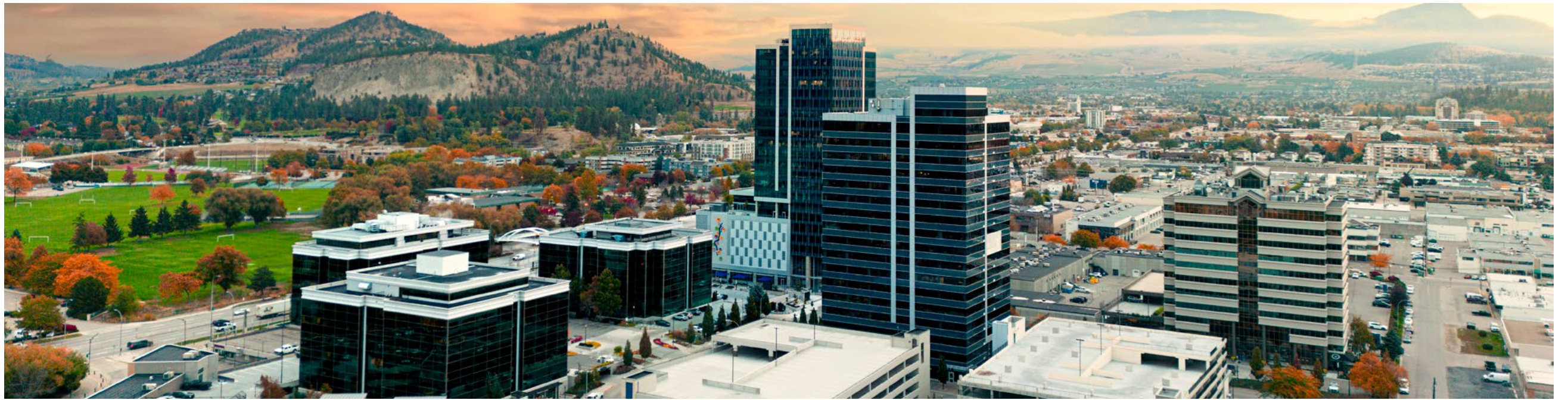
- |                             |                         |                         |
|-----------------------------|-------------------------|-------------------------|
| RESTAURANTS & CAFES         | ACCOUNTANTS             | TRAVEL                  |
| DAY CARE & LEARNING CENTRES | CHARITIES & NON-PROFITS | TECHNOLOGY              |
| HAIR & BEAUTY               | CONSTRUCTION            | MEDICAL & DENTAL        |
| HEALTH & WELLNESS           | ENGINEERING             | MARKETING & ADVERTISING |
| REAL ESTATE SERVICES        | FINANCIAL               | GOVERNMENT              |
| RETAIL                      | LEGAL                   | INSURANCE               |



# INTRODUCING LANDMARK 7







# A Place for your Business to Call Home

## WITH A BREATHTAKING VIEW

Nestled in the heart of the city, the Landmark District serves as the bustling hub for all your business and lifestyle needs. Its central positioning ensures swift access to Highway 97. Just a five-minute drive from downtown Kelowna, and a 20-minute commute from Kelowna International Airport and the University of British Columbia's

Okanagan Campus, this locale offers unparalleled convenience. Workspaces at the Landmark District are designed to foster employee engagement, drive collaboration, and facilitate learning and mentorship for high-performing teams. We offer a wide variety of leasing options and space configurations to choose from,

ensuring flexibility to meet your specific needs. Whether you require a smaller, more intimate workspace with options for your team of a few or an expansive environment spanning entire floors, we provide the ideal solution to accommodate your business and team.

## STOBER ADVANTAGE TENANT IMPROVEMENTS

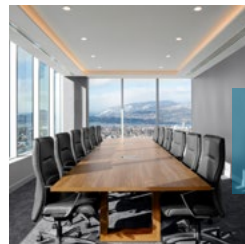
We possess a diverse array of tenant improvement services with in-house skilled trades and a team of seasoned professionals who are well-versed in guiding you through the entire process to deliver a workspace designed to your exact specifications. Our specialization lies in cost certainty and streamlined labour practices, resulting in significant savings for our tenants. Our extensive track record attests that when you choose the Stober Tenant Improvement (TI) Advantage, you're opting for unparalleled quality and expertise to successfully execute your project. Get in touch with us to learn more about our in-house tenant improvement services.



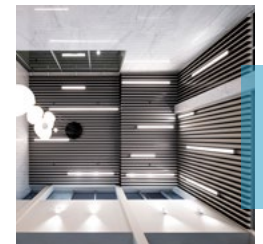


# Give your Business Room to Grow

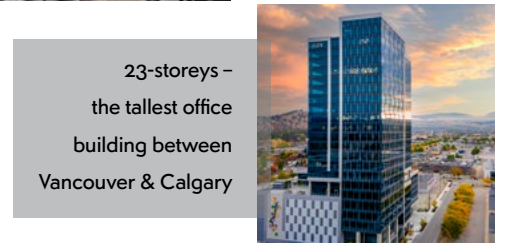
Unlock the potential for long-term success and innovation.



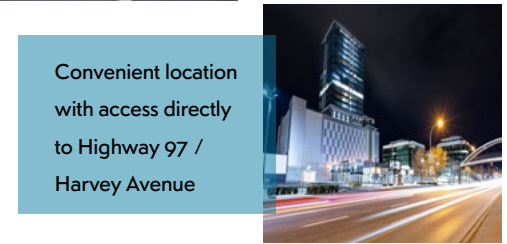
Class A office building



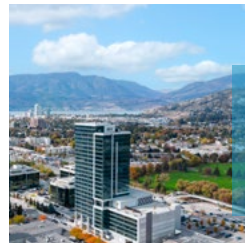
Grand lobby boasting 31' ceiling



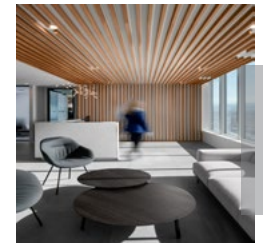
23-storeys – the tallest office building between Vancouver & Calgary



Convenient location with access directly to Highway 97 / Harvey Avenue



Uninterrupted city, lake, mountain & valley views.



Building complete & ready for tenant improvements

## LANDMARK 7 HIGHLIGHTS

### ADDRESS

1700 Dickson Ave  
Kelowna, BC V1Y 0L5

### BUILDING HEIGHT

23 storeys

### BUILDING SIZE

225,000 sf  
Gross Building Area (GBA)

### TYPICAL FLOOR PLATE SIZE

11,500 sf

### DEMISING OPTIONS

911 sf to 11,500 sf

### AVAILABILITY

Immediate

### LEASE RATES

Contact our team

### PARKING RATIO

2 stalls per 1,000 sf leased plus secured executive parking available

## LEASE SPACE OPPORTUNITIES

- › Flexible (demising) options available from smaller spaces to entire floor plates
- › Ground floor retail and restaurant spaces available
- › Ability to add interconnected stairwells between contiguous floors

## SHARED AMENITIES

- › Fitness centre exclusive to tenants
- › End-of-trip facilities
- › Secure bike storage including extra space for e-bikes, video monitored/FOB access
- › Outdoor plaza for relaxation and connectivity
- › A myriad of food options
- › Pedestrian and bike friendly

## INTERIOR FEATURES

- › AGILE elevator management system - first ever in Kelowna
- › Expansive windows to allow natural light to flood in
- › Class A finishes
- › Fibre (Shaw/Telus) and Dark Fibre Network

- › Two state-of-the-art boardrooms exclusive to tenants, accommodating 25 and 12 persons respectively
- › 7th floor outdoor Aerial Lounge with unparalleled views
- › Coming Soon: 8,000 sf convention space

## PARKING

- › Attached parkade for convenient direct access to building
- › Designated executive parking
- › Free 3-hour visitor parking



# MAKE BACK TO THE OFFICE ATTRACTIVE WITH Best-in-Class Amenities

Landmark 7 is on the leading edge offering innovative technology – Dark Fibre Network and four fast, smart state-of-the art driven elevators that automatically gauges traffic and groups passengers together based on their destination.

It also stands as an exclusive haven for tenants, promoting well-being and convenience. It offers top-notch end-of-trip facilities and secure bike storage, complete with extra space for e-bikes, all monitored via video and FOB access for added security. An inviting outdoor plaza encourages relaxation and connectivity, while the District Market tantalizes with a multitude of food options. The pedestrian and bicycle-friendly environment fosters

active transportation, making your daily commute a breeze.

On the 7th floor, tenants have exclusive access to bookable boardrooms and an outdoor Aerial Lounge for taking in breathtaking views, with an upcoming 8,000 SF convention space soon to be available.

Landmark District is more than just a workplace—it is a vibrant urban oasis that fosters community. Here, every corner is designed to inspire and connect. Employees and guests are immersed in a uniquely uplifting environment. Beyond mere ambiance, we nurture collaboration and belonging. Dive into the Landmark District experience, where each interaction becomes an opportunity for growth.



**FITNESS CENTRE**  
and pedestrian & bike friendly



**STATE-OF-THE-ART BOARDROOMS**  
tenant exclusive & bookable



**END-OF-TRIP FACILITIES**  
to refresh your day



**SECURE BIKE & E-BIKE STORAGE**  
video monitored & FOB access



**TREE OF HOPE PLAZA**  
an outdoor haven for  
relaxation and connectivity



**INNOVATIVE TECHNOLOGY**  
Dark Fibre Network & fast,  
smart **AGILE** driven elevators



**A MYRIAD OF FOOD OPTIONS**  
throughout the Landmark District



**CHILD CARE FACILITIES**  
for family convenience



**24 HOUR ON-SITE SECURITY**  
gives you peace of mind





YOUR  
FUTURE  
IS HERE





Stober Group Leasing Team  
leasing@stobergroup.com  
250.763.2305  
LANDMARKDISTRICT.CA

