

**the COMMERCE** Vernon – a premium commercial real estate development created for businesses looking to elevate their brand and stoke ambitions.

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## the COMMERCE

a premium commercial real estate development created for businesses looking to elevate their brand and stoke ambitions.
Designed with unit size flexibility in mind, ideal for budding entrepreneurs and growing corporations.
Standard features include high ceilings, energy efficient construction and mezzanines enhanced by natural light.

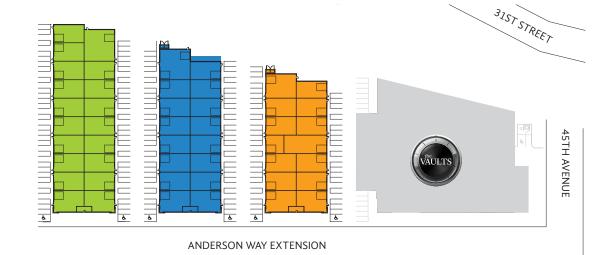


**COMMERCE III** Nineteen units with over 41,000 SF. **COMMERCE II** Sixteen units with over 35,000 SF.

#### **COMMERCE I**

Fourteen units with over 30,000 SF starts construction this spring with possession expected in fall 2021.

the COMMERCE Vernon offers over 106,000 SF across three buildings. Units start at 1,260 SF and up to 41,000 SF including mezzanine. A variety of configurations and unit sizes are available to meet your space requirements and align with your growth plans.





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#### ENTERTAINMENT

- 1 Vernon Golf & Country Club
- 2 Kal Tire Place
- 3 Lake City Casino

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RETAIL

- 4 London Drugs5 Superstore
- 5 Superstore
- 6 Village Green Mall

#### DINING

- 7 Downtown Vernon
- 8 Brown's Social House
- 9 Bourbon Street Bar & Grill

Vernon is the commercial hub of the North Okanagan, nestled among three lakes and foothills, and serving a regional population of over 100,000. With breathtaking recreational lakes, pleasant year-round temperatures, an abundance of recreation, Vernon attracts businesses and residents from across the country.

the COMMERCE is located with you in mind, bringing the Okanagan fully into your reach at 34th St. with instant access to Highway 97 via 48th Ave. For those incorporating a national or international audience, Kelowna International Airport is 30 minutes away.



## Elevate Your Brand.

## Stoke Ambitions.

# Own or Lease Your Space in the COMMERCE.

#### **Standard Features in All Units**

- 27' Ceilings (24' Clear)
- Mezzanine
- 12' x 12' Overhead Door
- Polished Concrete Floor
- Unit Heater

- Three-phase Power
- Rough-in Bathroom
- Sprinkler Fire Suppression
- Individually Metered
- Automation

### Spacing to Match Your Needs

Unit sizes start at 1,260 SF and up to 41,000 SF including mezzanine with the ability to configure unit sizes to meet your business' space requirements and align with your goals.



## About the Developer

the VAULTS, Canada's premier secured storage condominium developer, created the COMMERCE to deliver a similar premium building design as the VAULTS, however constructed specifically for businesses wanting to promote and elevate their brand.

Most commercial and light industrial spaces are too large for many businesses, thus driving up overhead costs, and are often located in older or less appealing locations, taking away from the desired appeal for their brand. While the VAULTS is designed for security and privacy, the COMMERCE is designed to attract and engage customers and employees.

The VAULTS looks after all elements including project design, construction, marketing & sales, design services, warranty & customer service.



## **Create a Space Unique to Your Brand That is Designed for Performance.**

The COMMERCE design team works with each business to create a unique space to thrive and inspire owners, employees & customers.



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#### Jeff Hudson



Macdonald Realty Kelowna

the VAULTS Development Vernon Corp. reserves the right to change features and specifications without notice. All renderings, floor plans, site plans, photographs and maps shown in the sales office, brochures, website and other advertising material are approximate only and are subject to change without notice. Structural elements and building systems located in the Unit shall be deemed to be excluded from the Unit and portions of the Common Property. Any measurements as to the Project, Unit and Common Property are approximate and are solely intended for information purposes. The actual measurements for the Project, Unit and Common Property will be determined under the registered condominium plan and by the Measurement Standard used in the condominium industry. E&OE.