



# LANDMARK DISTRICT



[LandmarkDistrict.ca](http://LandmarkDistrict.ca)



# LIVE, WORK & PLAY

## You can do it all here



**Imagine a community where both your business and your people can thrive.**

At the Landmark District, we believe that work environment and office design plays a fundamental role in both productivity and company image, which is why everything about our office buildings and the surrounding district is built with the success of our tenants in mind.

We've carefully designed a pedestrian-friendly community focused on offering you everything you need to live, work and play.

# THE LANDMARK DISTRICT

## Urban pulse, modern design and business savvy

So much more than just a collection of office towers, the Landmark District offers everything that a modern business needs to succeed. The Landmark District features a blend of residential, educational, commercial, retail and greenspace and is the first community of its kind in the Okanagan Valley.

### First-rate amenities

Our customizable, Class A office spaces are just one of the many reasons why businesses of all kinds love calling the Landmark District home. Our development is decorated with first-rate amenities, from trendy coffee shops and eateries to retail stores and professional services. Whether you're looking to get a sweat on before work, visit the dentist on your lunch break, purchase flowers for a colleague or taste some of Kelowna's best gelato, you'll find it here.

### A sense of community

With shared outdoor spaces and a variety of fun events that take place throughout the year, we encourage a strong sense of community and offer plenty of opportunities to network and get to know your neighbours.

### Convenient location

A central location and ample parking make commuting to the Landmark District a breeze. You can even live steps away from work in our selection of modern condos and townhomes.





# KELOWNA'S TECHNOLOGY CENTRE

The Landmark buildings have energy efficient designs with leading edge technology and access to Kelowna's Dark Fibre network. With over 30 established tech companies in the District, there are networking opportunities around every corner.

## Stay Connected and Powered Up

Our free, Landmark Campus Wi-Fi provides central hotspots and a fast and easy way to stay connected outside of your office.

Landmark 7 is fully equipped with connections for all major commercial fiber carriers. This is perfect for those that don't need the extreme speed of dark fibre but still need high quality internet to stay connected.

The campus-wide fibre infrastructure for suite-to-suite or direct fibre to data centres allows everyone to stay connected all day long. For the tech giants out there, the City of Kelowna's Dark Fibre Network is also available at Landmark 7 so they can experience the best connection on the market in Kelowna.

For tenants that require uninterrupted power an available option is securing access to the Landmark District's back-up generators to guard against business interruption.

## On-site data centre and technical support

Not only are we fully connected with high-speed internet, but IT providers work on-site and can take care of all the technical needs of Landmark District tenants. This keeps the entire area running smoothly with technical solutions mere steps away. In addition to national data providers, local firms offer onsite data centres that have been carefully designed to provide all storage, backup and co-location needs for companies on-site.

# RESTAURANTS & CAFES

## Eat, drink and caffeinate

The Landmark District is quickly becoming a foodie's paradise. Grab a latte at a local coffee shop, take your clients out to their favourite lunch spot, pick up a quick snack or treat on-the-go, or enjoy a Friday evening drink with your colleagues after work at the pub.



The recent addition of the District Market brought some fantastic new eateries to the community.

Enjoy a meal, snack or beverage just steps from your office at the following spots:







# KELOWNA

## Live, work and play in paradise

**If you're considering relocating your business to Kelowna, we can understand why. With an outdoor lifestyle and a growing tech scene, this four-season playground offers a unique combination of relaxation, adventure and innovation.**

In your free time, enjoy cycling, mountain biking, hiking, golfing, camping and plenty of lake activities. In the winter, head up to Big White Ski Resort or Silver Star Mountain Resort for world-class skiing, snowboarding and fun in the snow. Whether you prefer action sports, relaxing at the beach, or a bit of both, you'll find it here.

Rated as the #1 Wine Destination in the World by Huffington Post, the Okanagan is a wine lover's dream. Taste your way through over 200 wineries and 60 grape varieties while taking in beautiful views and plenty of sunshine. Decorated with vineyards and orchards, many wineries and restaurants in the region offer delicious farm-to-table menus that change with the seasons. With a growing downtown core and a supportive community

who values local business, the number of unique eateries, shops and events throughout the city continues to grow.

Kelowna is a city that has held onto its small town charm, without sacrificing big city amenities like an international airport, impressive hospital and well-connected transit system. Each year, a talented pool of eager students emerge from the city's well-known post-secondary schools, Okanagan College and UBC Okanagan.

This burgeoning community is attracting a young, talented workforce who value work-life balance — something that the Landmark District has made a priority in the design of our own community from the start.

# LANDMARK 7

## Brand new, Class A office spaces now available

The newest addition to the Landmark District is now accepting applications for tenants. Landmark 7 is a modern, 23-storey building with customizable office spaces starting as low as \$16 per square foot to rent.



## A beautiful building with even better views

The utmost attention and care has been put into every detail of Landmark 7, with energy-efficient practices, floor-to-ceiling windows for optimal natural light, state-of-the-art cooling and lighting, and a contemporary design. The Grand Lobby and Entrance is sure to impress your guests with a 31 foot ceiling and high-end finishings throughout.

The tallest of all the office towers in the district, Landmark 7 offers fantastic views of Kelowna. Between the shimmering Okanagan Lake, lush fields and orchards, majestic mountains and the bustling city below, the view never gets old. Choose an office with a balcony to take full advantage of the amazing landscape and weather.

## On-site amenities

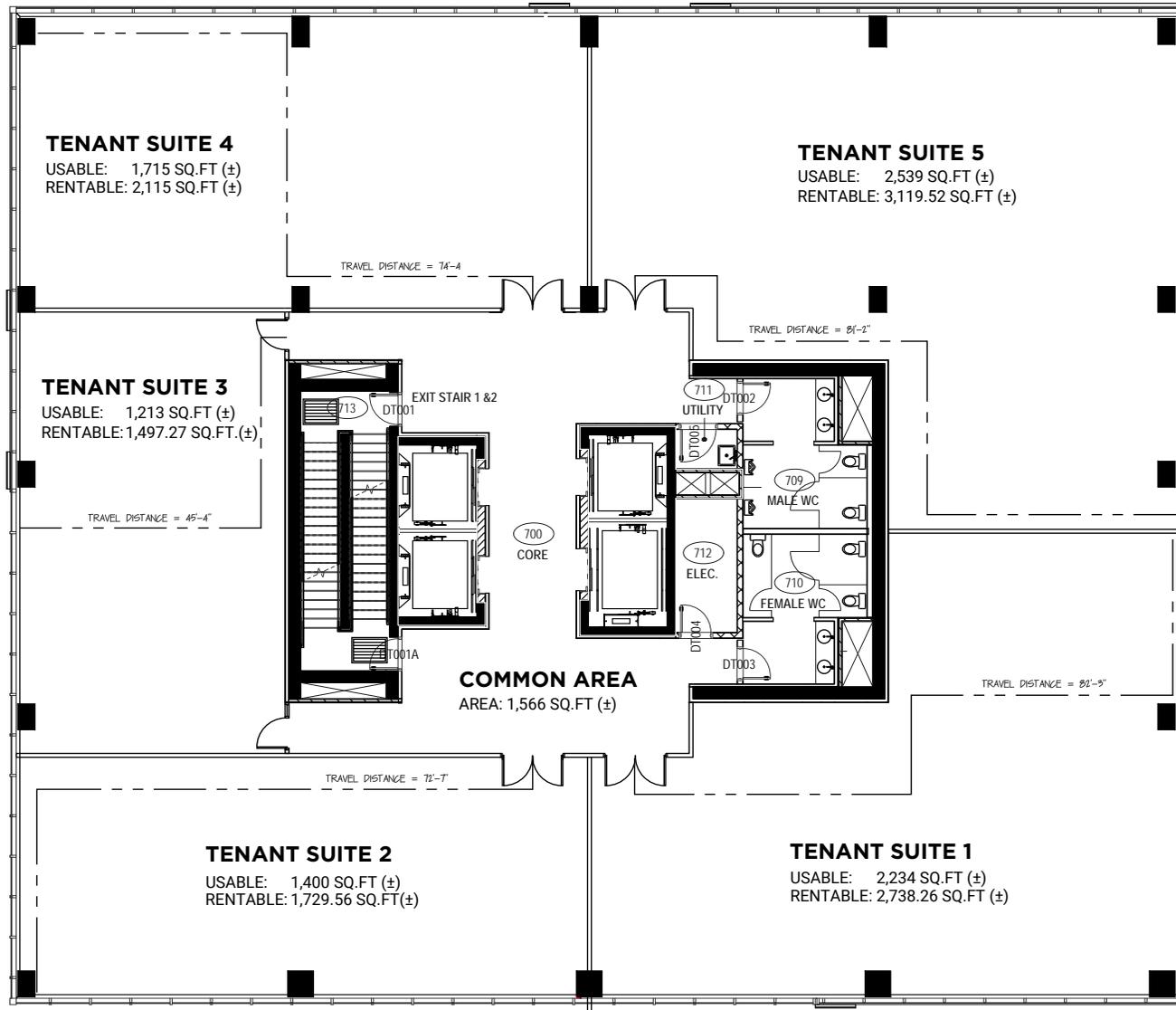
Enjoy excellent amenities without even leaving the building. A second floor fitness facility makes it easy to fit exercise into your day. Secure bike storage with dedicated change and shower facilities, electric car charging, and in-building parking with direct elevator access mean you can reach your office from every parking level with ease.

Landmark 7 tenants will also have direct access to the Dark Fiber Network, the Tree of Hope Public Plaza, walking and cycling paths, a community events centre on the 7th floor, and a rooftop podium.



# LANDMARK 7

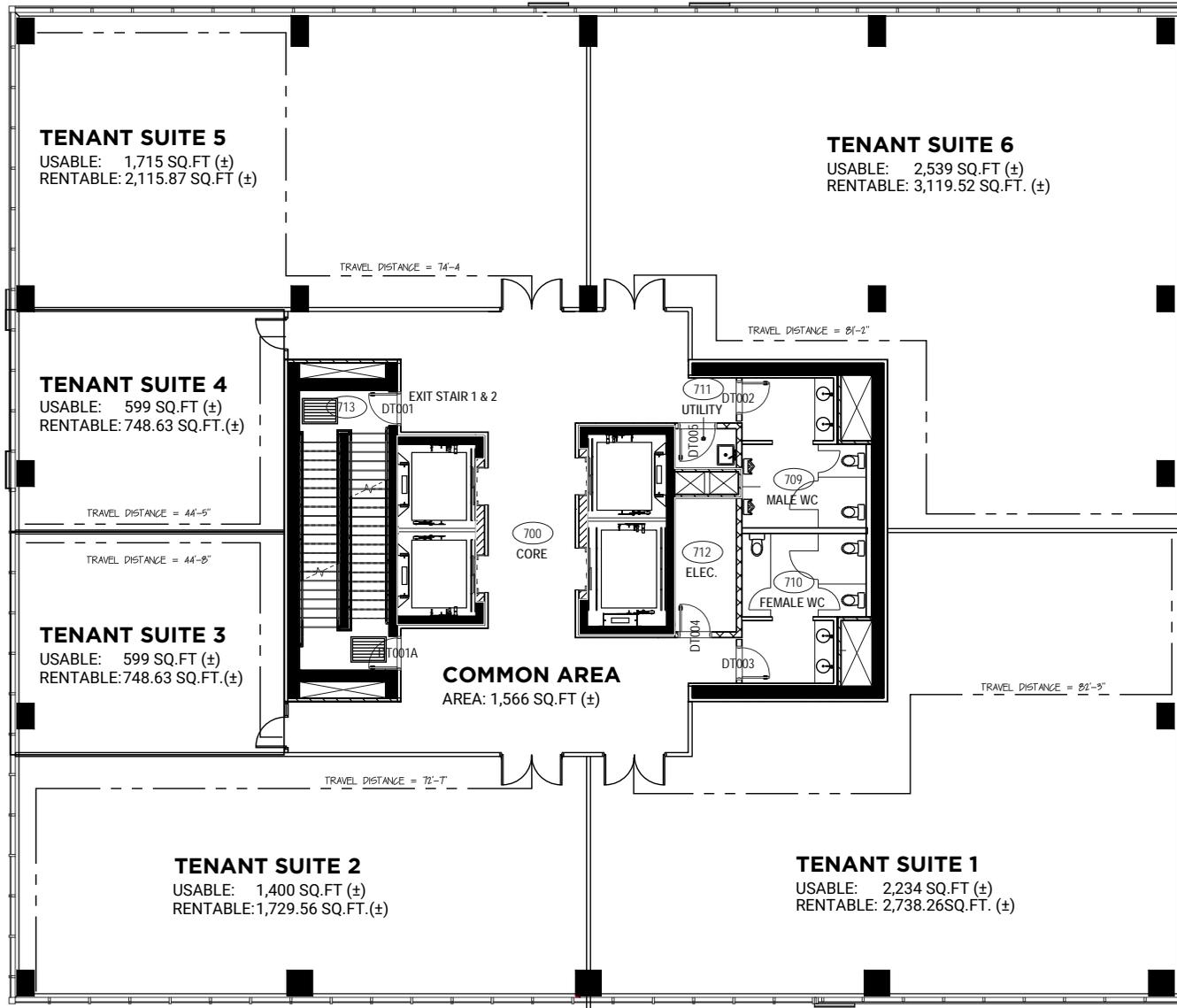
# Five Tenant Plan



Sample Plan

# LANDMARK 7

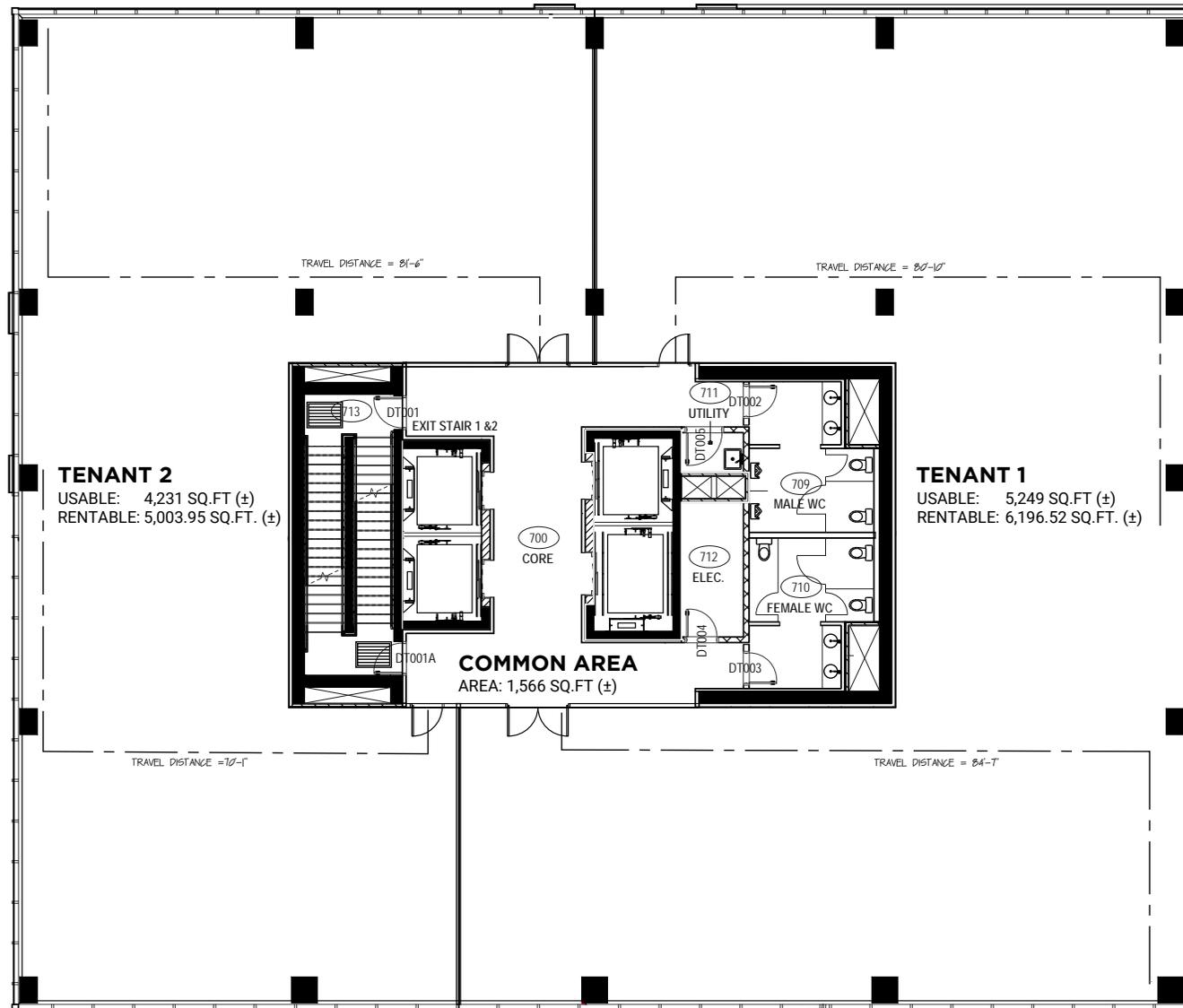
# Six Tenant Plan



Sample Plan

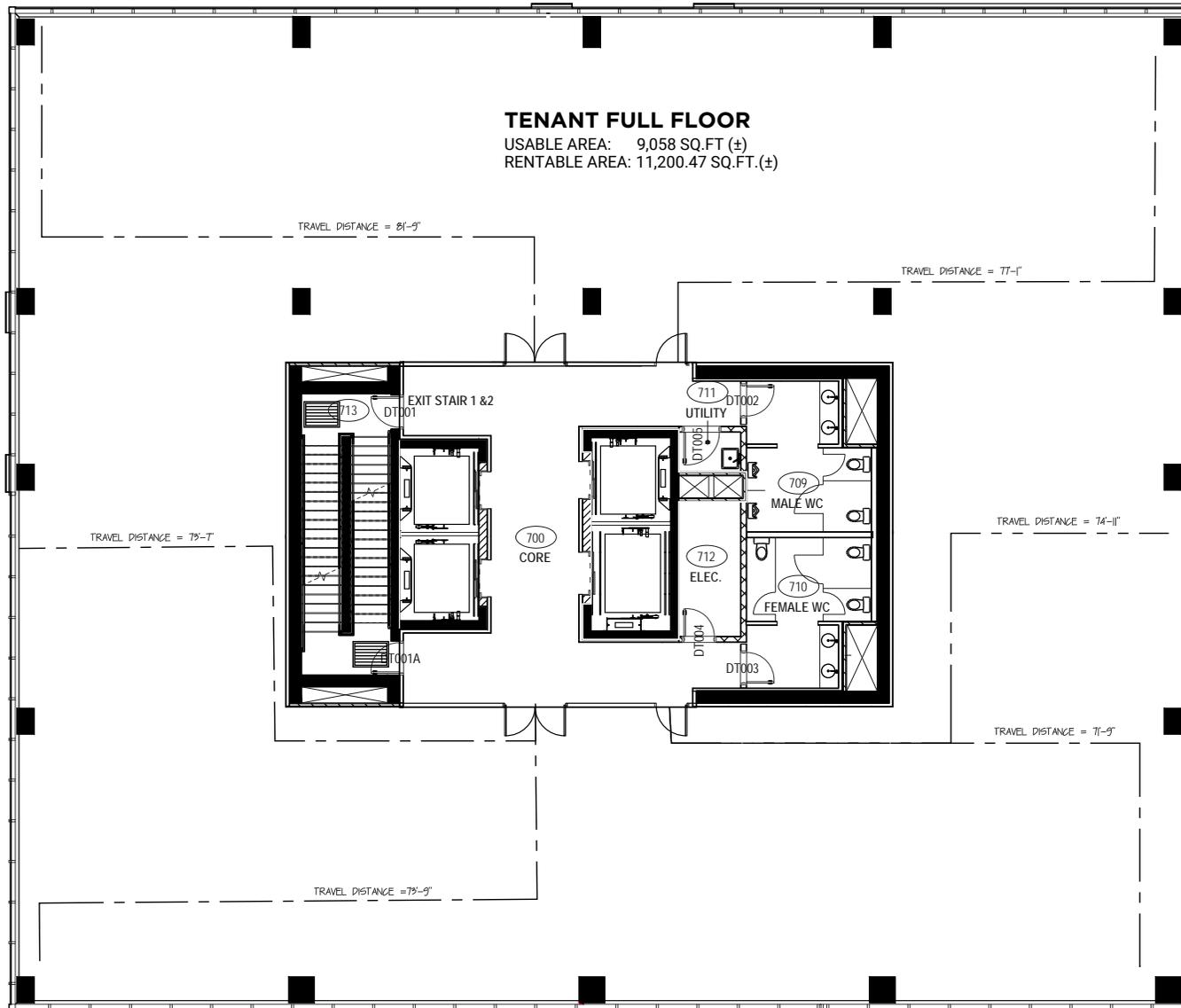
# LANDMARK 7

# Two Tenant Plan



Sample Plan

# LANDMARK 7 Full Floor Tenant Plan



Sample Plan



# Leading with innovation for over 60 years

**The Landmark District is built and managed by Stober Group, a trusted family company that provides Class A office, retail, industrial and residential property throughout the Okanagan.**

Stober Group provides successful businesses and active consumers a place they can call home. We do this by making the process simple, offering a variety of innovative options, providing in-house design and construction services, and delivering an uncompromising commitment to the highest standards in design, quality and efficiency. Your office is more than just four walls, it's a

place where employees should feel safe and motivated to work, a place where handshakes turn into partnerships, and a place where you create success.

Our experienced team is inspired by the natural beauty that surrounds us here in the Okanagan, as well as the dedication and hard work that Stober Group has demonstrated for over 60 years. We are committed to be the leader of Class A commercial properties in Kelowna. As we develop and build, we are mindful of the community and ensuring that Kelowna is a great place to work, live and play. Our successes in these endeavours enable us to continue giving back to the local community through our charitable organizations.

## Have questions?

We would be happy to have a discussion with you about your options at the Landmark District. Contact:



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**Landmark District**

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