

BUILDING BROCHURE

ONE VARSITY

1405 St Paul St. · Kelowna, BC V1Y 9N2 · Downtown



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YEAR BUILT 2027	LEVELS 36	SUITES 141	CONSTRUCTION Concrete
DEVELOPER Kerkhoff: Develop-build		ARCHITECT Arcadis Ibi Group	

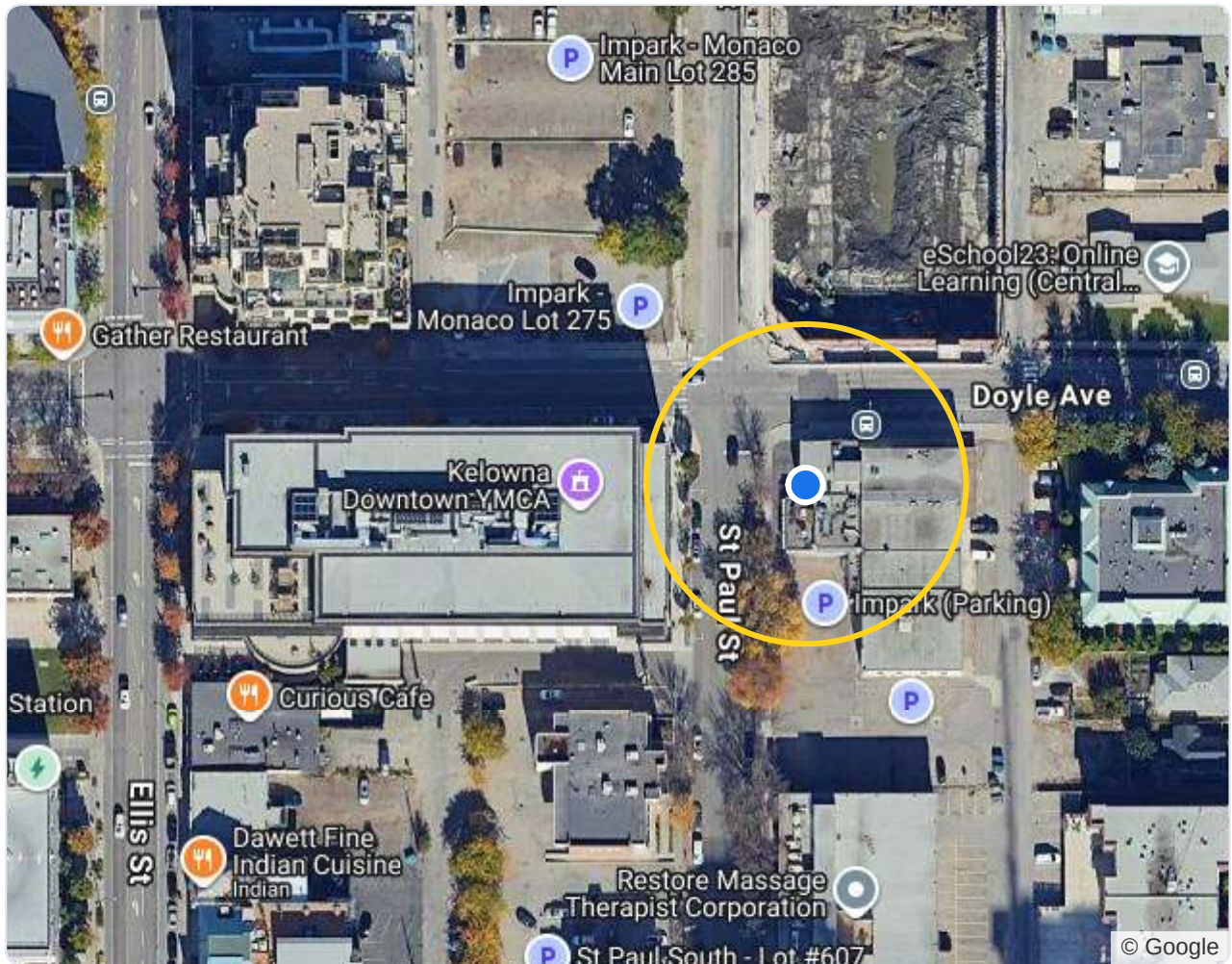
Overview

One Varsity - 1405 St Paul Street, Kelowna, BC V1Y 9N2 Canada. Crossroad are St. Paul Street and Doyle Avenue. One Varsity is shaping a new kind of community and a dynamic new centre of downtown Kelowna. Across the street from the coming UBCO Downtown and in the heart of the university neighbourhood.

One Varsity coming soon to downtown Kelowna by Epic Real Estate Solutions and Kerkhoff Construction. The 36-storey tower will offer 341 new condos with sweeping views of downtown Kelowna, Okanagan Lake, and the mountains. This new tower will offer diverse living spaces and includes the following mix of units: micro-suite, studio, 1- & 2-bedroom homes. Additionally, almost 7,000 square feet of retail space will be available at One Varsity. The complete 6th floor will be designated to residents amenity space, including a beautifully landscaped terrace to enjoy all year long that features a pool, hot tub, a dog run, lounge space with a trellis, outdoor dining area with a barbecue, and a children's play space. Indoor amenities will include a gym, yoga studio, co-working space, gaming room, sports simulator room, a dog lounge/wash, and an event room with full kitchen. Some additional on-site amenities: street plaza with patio furniture, bike repair station/wash, and bike storage.

One Varsity Kelowna is central to Kelowna's transformation into a premier Canadian city. As a resident of this vibrant community, most amenities are a short walk, bike ride or drive away. Discover shopping, dining, parks, entertainment, wineries, cafes, beaches, grocers, services & more! Residents have easy access to cultural venues such as the Kelowna Art Gallery, Rotary Centre for the Arts, and the Kelowna Community Theatre. The Kelowna Downtown YMCA is just next door, and the picturesque Okanagan Lake, perfect for watersports and leisurely strolls along the Waterfront Promenade, is a mere 5-minute walk away.

Location



Neighbourhood & Walkability — Downtown



Exceptional — most errands on foot

100 90 dining

3 groceries

44 transit

13 parks

2 schools

within a 10-minute walk (~800 m)

Beach — 6 min walk

Life Aesthetics Online Coaching — 300 m

GetintheLoop Grocery — 170 m

First College — 6 min walk

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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