



Final Phase: Building C

| 302 YELLOWHEAD HIGHWAY, KAMLOOPS BC

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Space for Lease Now in a Premium Location

| +/- 27,000 sq. ft. proposed retail, office, and hospitality space situated within Tkemlúps te Secwépemc lands and with extensive highway frontage and convenient access.

For more information contact:

Lease Sales Representative
250.214.0455

info@chieflouiscrossing.ca

Chief Louis Crossing offers thoughtfully designed professional space, in a vibrant and growing commercial centre proudly owned and operated by Tkemlúps te Secwépemc.

This is your opportunity to establish or expand your business in a modern, secure, and community-oriented setting — with the added benefit of being in the final phase of development, meaning no future construction disruptions.

Tailored for Professionals

We are currently seeking tenants for available spaces on the first and second floors. Upper level and interior lobby-access units are ideal for businesses that are less reliant on foot traffic, such as:

- Legal, Financial, & Engineering Offices.
- Health Services including Counselling, Massage, Physiotherapy.
- First Nations Services.
- Co-Working, Creative & Tech Studios.
- These units offer a calm, elevated environment with controlled access, shared amenities, and direct connection to our inviting central lobby.

Property Highlights

- Controlled access for second floor and interior-facing units.
- Common area services.
- Lobby access for interior facing and second-level tenants.
- Indigenous-owned & operated, celebrating tradition and innovation.

FOR LEASE	➔	<i>NOW!</i>
CONSTRUCTION	➔	FALL 2024 – WINTER 2025
TARGET TURN OVER	➔	WINTER 2025/26
OPENING	➔	SPRING 2026



BUILDING C | ~27,000 SQ FT

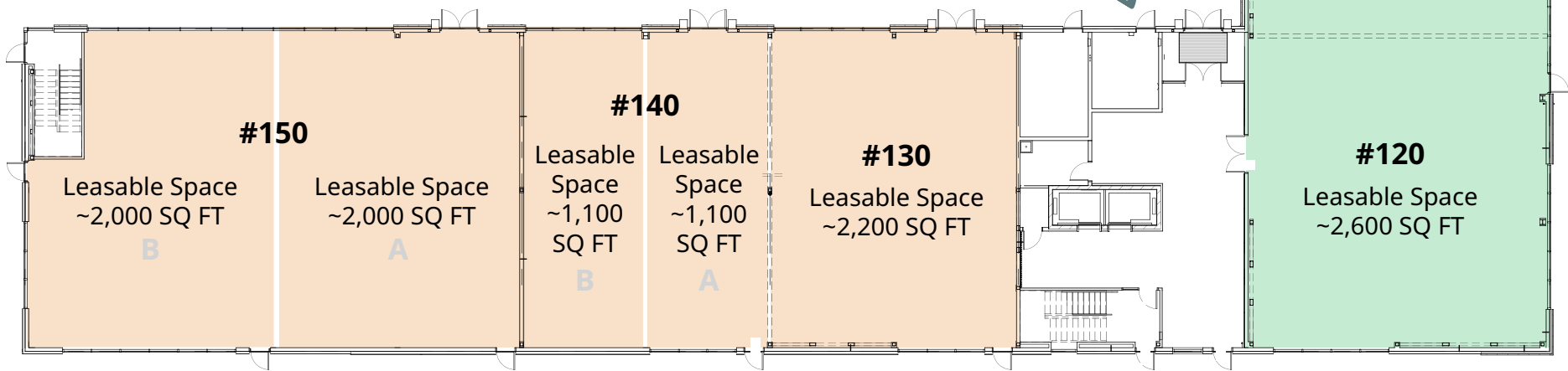
YELLOWHEAD
HIGHWAY #5 →

LEVEL 1

Professionally designed lobby with
secure access to second floor and
interior-facing units.

←SWELÁPS

Layout 1

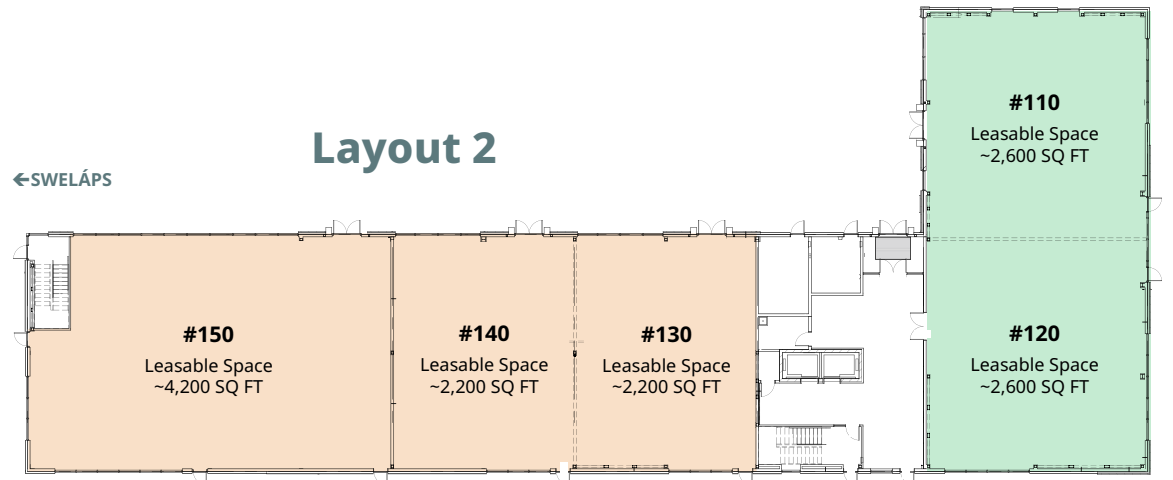


YELLOWHEAD
HIGHWAY #5 →

- Ideal for all - hospitality, retail, professional or office space
- Ideal for hospitality or retail space
- Ideal for professional or office space (next page on level 2)

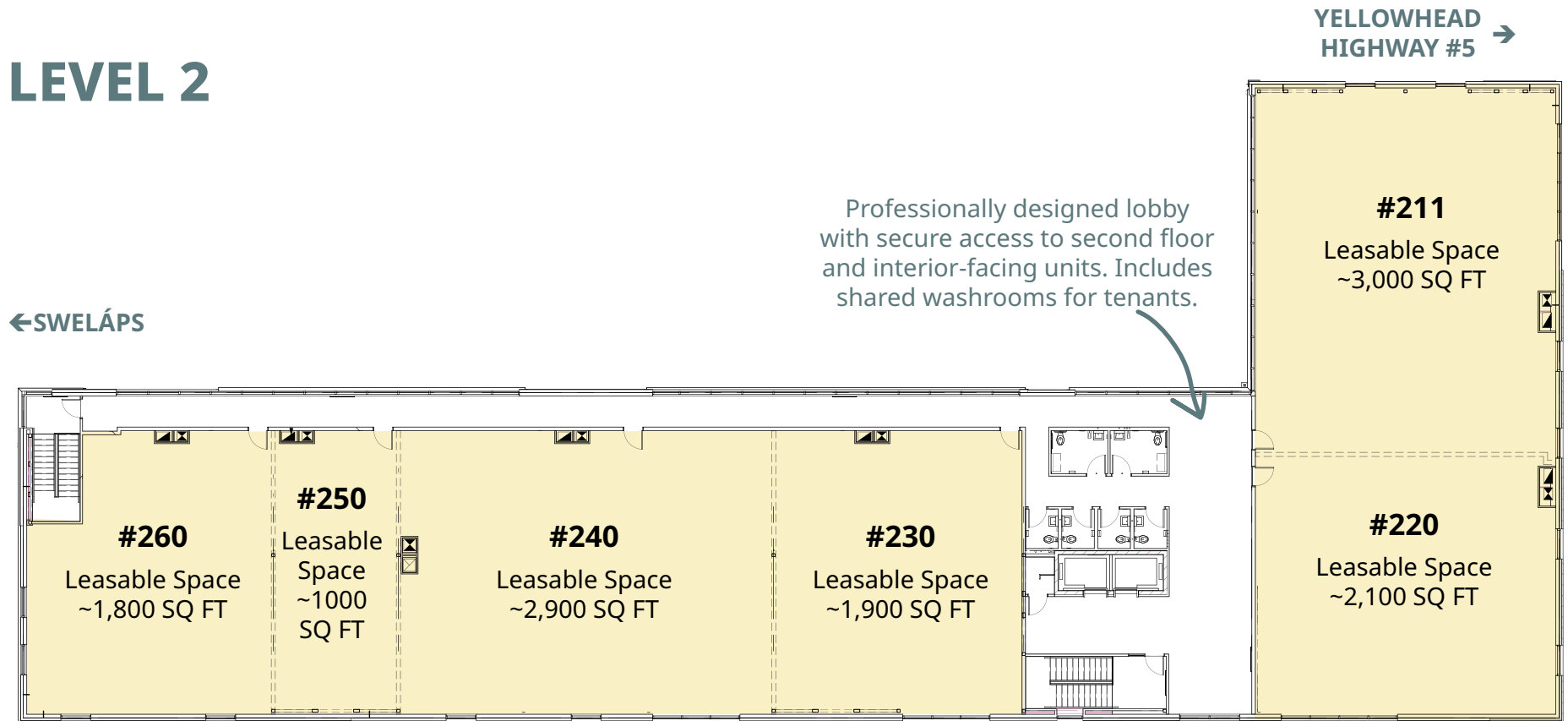
Layout 2

←SWELÁPS



BUILDING C | ~27,000 SQ FT

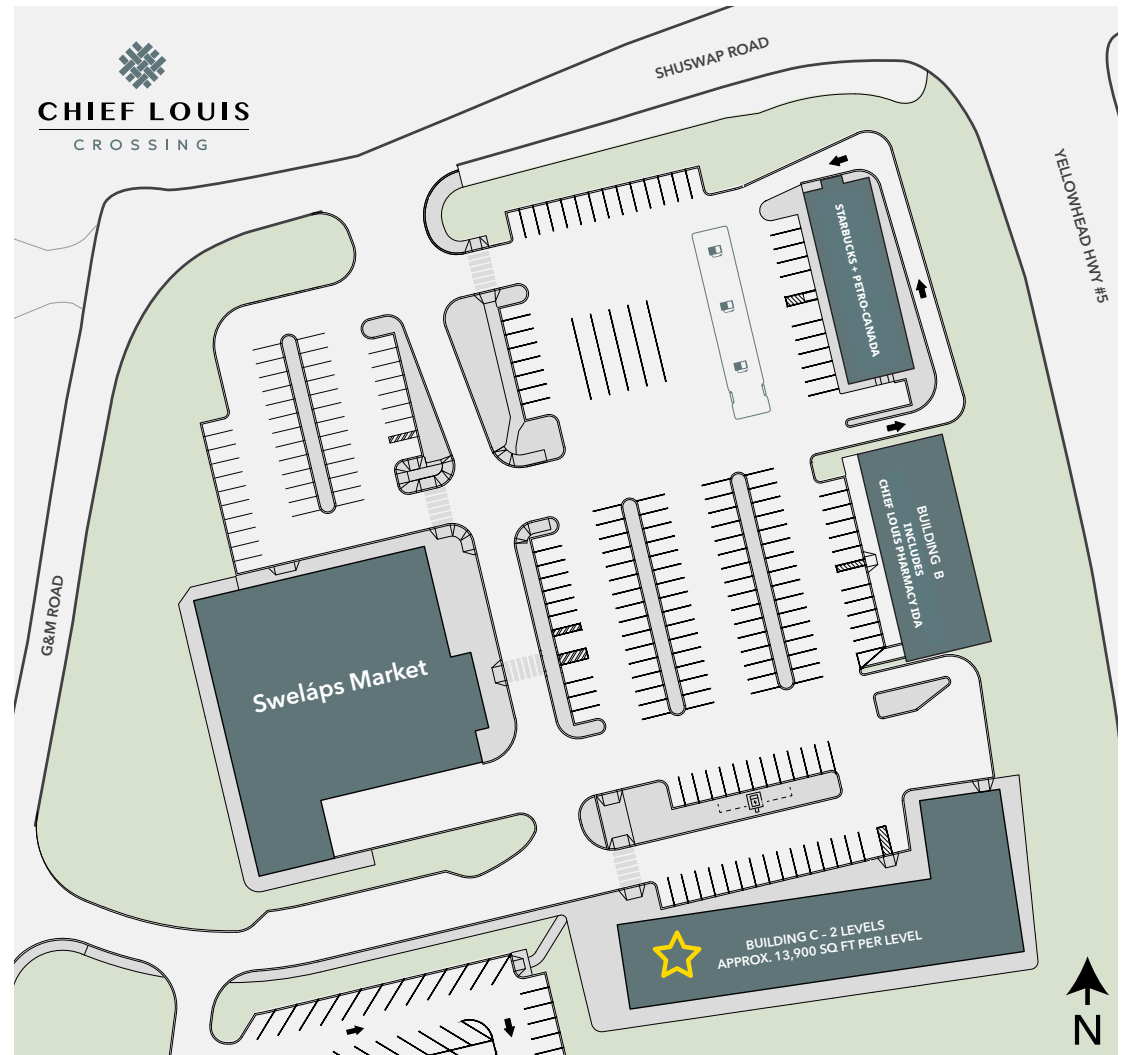
LEVEL 2



Discover the Benefits of Chief Louis Crossing

Chief Louis Crossing offers unmatched convenience, visibility, and accessibility with:

- **Prime Location:** Easy access from Yellowhead Highway #5, only five minutes from downtown Kamloops.
- **Ample Space:** ~56,000 ft² of retail, office, and hospitality space.
- **Indigenous-Owned:** Proudly owned and operated by Tkemlúps te Secwépemc.
- **Extensive Parking:** 234 parking stalls, including EV charging stations.
- **High Visibility:** 500 ft. of highway frontage with an average of 30,000 vehicles passing daily.
- **Convenient Access:** On-site bus stop for easy public transit connections.
- **Strong Tenant Mix:** A diverse range of businesses for tenants and customers alike.
- **Perfect for Dining:** Located near growing residential area, providing a prime opportunity for a restaurant to serve the local community.



YOUR OPPORTUNITY AWAITS AT CHIEF LOUIS CROSSING!

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Renderings and drawings are subject to change



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