

Gold Level

Starting from \$225/sf

Stober Advantage

Landmark DISTRICT

Tenant Improvement Features

Flooring and Carpet

Carpet

- Premium Nylon carpet tile

Ceramic Tile

- Solid ceramic tile

Luxury Vinyl Plank

- Premium performance luxury vinyl plank

Wall Finishing Options

- Paint finish (Premium Benjamin Moore or equivalent)
 - Eggshell on walls, Flat on ceilings, and Satin on millwork (where applicable)
- Custom vinyl wall covering

Additional Wall Finishes

- Stone wall tile (limited locations)

Millwork & Countertops

- Reception Desk
- Reception Area
- Kitchen with beverage station
- Document Centre
- Boardroom Area
- Painted MDF OR laminate millwork
- Premium stone countertops (granite, marble, soapstone)
- Matching design hardware

Interior Glass

- Individual Office Glass Wall Panels
- Boardroom Glass Wall Panels

Interior Door, Base and Case

- Stained flat panel wood doors OR glass doors built into glazing office frames
- Durable, commercial grade door hardware
- 3" painted MDF casings on all door openings
- 6" rubber base OR 5" MDF painted base

Modern Lighting/Ceiling

- LED pendant lamps
- LED glass suspension light
- High density LED ribbon lighting under-counter
- Recessed down lighting
- 2' x 2' HVAC Ceiling Diffusers + Linear Diffusers
- Slat ceiling entry/reception lighting
- Acoustic Tile Ceiling + Perimeter Drywall Bulkheads

Kitchen Enhancements

- Rohl (or equivalent) sink
- European (Riobel or equivalent) faucet
- Quality appliance package, example:
 - 31" Fisher Paykel, French Door, panel ready refrigerator
 - 24" Fisher Paykel, built-in panel ready dishwasher
 - 23" Jenn Air, built-in, stainless steel coffee machine
 - 19", Bosch, built-in, stainless steel microwave

Window Coverings

- Roller shade blinds
- Film glazing on office glass partitions

Technology Options

- Built-in, retracting projector
- Surround sound in boardroom
- Energy efficient motion detected on/off lighting

Experience the Stober Advantage

Stober Group Tenant Improvement Construction is an exclusive service tailored for tenants within the Landmark District by Stober Group.

Our knowledge and understanding of our Landmark District buildings sets us apart, providing a strong advantage to our tenants from the conceptual stages of design through to construction and occupancy. This, coupled with our long-term relationships in the development and construction industry, enables us to streamline behind-the-scenes activities such as trade selection, permitting, and customized design to meet the unique requirements of each building. We pride ourselves on maintaining a continuous connection throughout the tenant improvement process, accelerating all stages of the process, resulting in optimal outcomes.

Our exclusive service is dedicated to Landmark District tenants, prioritizing the well-being and prosperity of businesses in our district over profit-driven goals. With over 25 years of experience in building in the Okanagan, we have cultivated strategic relationships that allow us to offer highly competitive pricing. Our accelerated construction timelines are made possible by the strong relationships our trades have with the tenant improvement team, ensuring they are always on-site and prepared to efficiently complete the job.

At Stober Group, our singular objective is to simplify the process for our tenants. Since 1993, our design and construction teams have been integral to the Landmark District business model, evolving into a comprehensive one-stop-shop with a range of exceptionally valued services.

The Advantages

- Your space is part of a larger community. We build, maintain, and continuously update.
- We hold our quality of workmanship to the highest standard.
- We build it, we maintain it. We are a part of your Landmark District community which means, long after the construction is complete, our designers and construction crew are on-site, ready to assist you.
- We are a family-owned business that values our tenant relationships. We want to make it as seamless as possible for you to update your space and grow your business

Our Specialties

Regardless of the project's scale, our construction team is committed to ensuring the job is executed with precision.

Our construction expertise encompasses:

- Project Management
- Trade & Sub-trade Coordination
- Demolition
- Framing
- Drywall Finishing
- Ceiling Installation
- Carpentry
- Paint & Staining
- Flooring Installation
- Finish Installation
- Electrical



Kelowna's
Creative
Heart

Silver Level

Starting from \$175/sf

Stober Advantage

Landmark DISTRICT

Tenant Improvement Features

Flooring and Carpet

Carpet

- Nylon carpet tile

Ceramic Tile

- Solid ceramic tile

Luxury Vinyl Plank

- Durable, resilient luxury vinyl plank

Wall Finishing Options

- Paint finish (Premium Benjamin Moore or equivalent)
 - Eggshell on walls, Flat on ceilings, and Satin on millwork (where applicable)
- Feature wall - vinyl wall covering (limited locations)

Additional Wall Finishes

- Ceramic wall tile (limited locations)

Millwork & Countertops

- Reception Desk
- Reception Area
- Kitchenette (Painted MDF millwork)
- Document Centre (Painted MDF millwork)
- Painted MDF OR laminate millwork
- Quartz countertops
- Matching design hardware

Interior Glass

- Individual Office Glass Wall Panels
- Boardroom Glass Wall Panels

Interior Door, Base and Case

- Stained flat panel wood doors OR glass doors built into glazing office frames
- Durable, commercial grade door hardware
- 3" painted MDF casings on all door openings
- 6" rubber base OR 5" MDF painted base

Modern Lighting/Ceiling

- LED light fixtures
- 2' x 2' HVAC Ceiling Diffusers + Linear Diffusers
- High density LED ribbon lighting under-counter
- Recessed down lighting
- Slat ceiling entry/reception lighting
- Acoustic Tile Ceiling + Perimeter Drywall Bulkheads

Kitchen Enhancements

- Kohler (or equivalent) stainless steel sink
- Kohler (or equivalent) pull down faucet
- Quality appliance package, example:
 - 31" Fridgidaire, French Door, stainless steel refrigerator
 - 24" Fridgidaire, built-in stainless steel dishwasher
 - 24", Fridgidaire, built-in, stainless steel microwave

Window Coverings

- Roller shade blinds
- Film glazing on office glass partitions

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- Drywall Finishing
- Ceiling Installation
- Carpentry
- Paint & Staining
- Flooring Installation
- Finish Installation
- Electrical



Kelowna's
Creative
Heart

Bronze Level

Starting from \$150/sf

Stober Advantage

Landmark DISTRICT

Tenant Improvement Features

Flooring and Carpet

Carpet

- Nylon carpet tile

Ceramic Tile

- Solid ceramic tile

Luxury Vinyl Plank

- Durable, resilient luxury vinyl plank

Wall Finishing Options

- Paint finish (Premium Benjamin Moore or equivalent)
 - Eggshell on walls, and Flat on ceilings

Additional Wall Finishes

- Ceramic wall tile (limited locations)

Millwork & Countertops

- Reception Desk (Laminate millwork)
- Reception Area (Laminate millwork)
- Kitchenette (Laminate millwork)
- Document Centre (Laminate millwork)
- Solid surface countertops
- Matching design hardware

Interior Glass

- Individual Office Glass Wall Panels
- Boardroom Glass Wall Panels

Interior Door, Base and Case

- Flat panel doors, paint finish
- Durable, commercial grade door hardware
- 2¼" MDF casings on all door openings
- Durable 4" inch vinyl baseboards

Modern Lighting/Ceiling

- LED light fixture
- 2' x 2' HVAC Ceiling Diffusers
- Standard Tile Ceiling (typical throughout)

Kitchen Enhancements

- Undermount stainless steel sink (American Standard or equivalent)
- Chrome, pulldown kitchen faucet (Delta or equivalent)
- Quality appliance package, example:
 - 30" Frigidaire top freezer stainless steel refrigerator
 - 24" Frigidaire Gallery stainless steel dishwasher
 - Countertop, stainless steel microwave (LG or equivalent)

Window Coverings

- Roller shade blinds

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