



# PROFESSIONAL OFFICE SPACE DOWNTOWN KELOWNA

1460 PANDOSY STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

[www.rlkcommercial.com](http://www.rlkcommercial.com)

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# OVERVIEW

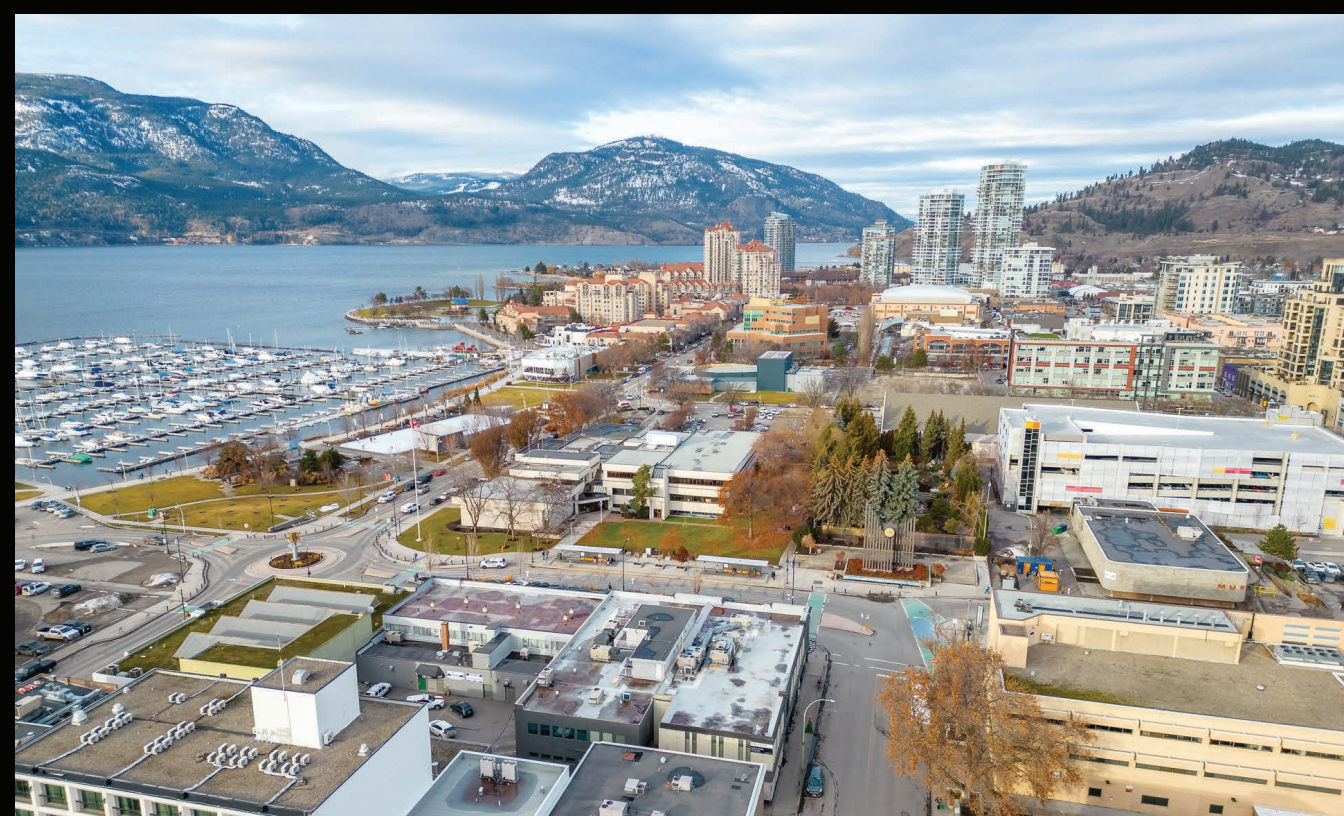
Professional office space for lease in Downtown Kelowna. Four units available from 2,022 SF up to 3,140 SF. Building is located within walking distance to the waterfront, downtown amenities, and restaurants, and in direct proximity to the downtown bus loop. Tenants have access to a large common boardroom and kitchenette. Additional rent is estimated to be \$12.17 PSF for 2022 including utilities and janitorial.

UNIT(S)	SIZE	BASE RENT	TRIPLE NET	"ALL IN" RENT PER MONTH
101	3,140 SF	\$15	\$12.17	\$7,109.48
102	2,022 SF	\$12	\$12.17	<b>LEASED</b>
104	2,333 SF	\$15	\$12.17	<b>LEASED</b>

# PROPERTY DETAILS

- 
**MUNICIPAL ADDRESS**  
 1460 Pandosy St,  
 Kelowna BC
  
- 
**ZONED**  
 UC1 - Downtown Urban Centre
  
- 
**LEASABLE AREA**  
 3,140 SF
  
- 
**POSSESSION**  
 Immediately





# LOCATION OVERVIEW

Wonderful location Downtown Kelowna, within walking distance to the boardwalk and Okanagan Lake, boutique shopping, restaurants, coffee shops, banks and other professional services and right beside the downtown bus loop.



# CONTACT

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