



FUNCTIONAL OFFICE SPACE AVAILABLE IN CENTRAL KELOWNA

#501 - 1591 SUTHERLAND AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Opportunity to lease 2,037 SF of functional office space at 1591 Sutherland Avenue in central Kelowna. Excellent location just off Highway 97 and in close proximity to the Landmark District, Parkinson Recreation Park and Rec-centre, restaurants, shopping, professional services and other amenities. Unit 105 features an attractive reception area with ample natural light, a large central flex room, multiple offices around the perimeter and two in-suite washrooms, one of which is a full bathroom with a shower. Two reserved on-site parking spaces available with free client parking. Exterior signage opportunities available. Immediate possession.

PROPERTY DETAILS



MUNICIPAL ADDRESS
501 - 1591 Sutherland Avenue,
Kelowna BC V1Y 5Y7



ZONED
C3



LEASABLE AREA
2,037 SF



BASE RENT
\$16 / SF



TRIPLE NET
\$6 (approx) - includes utilities

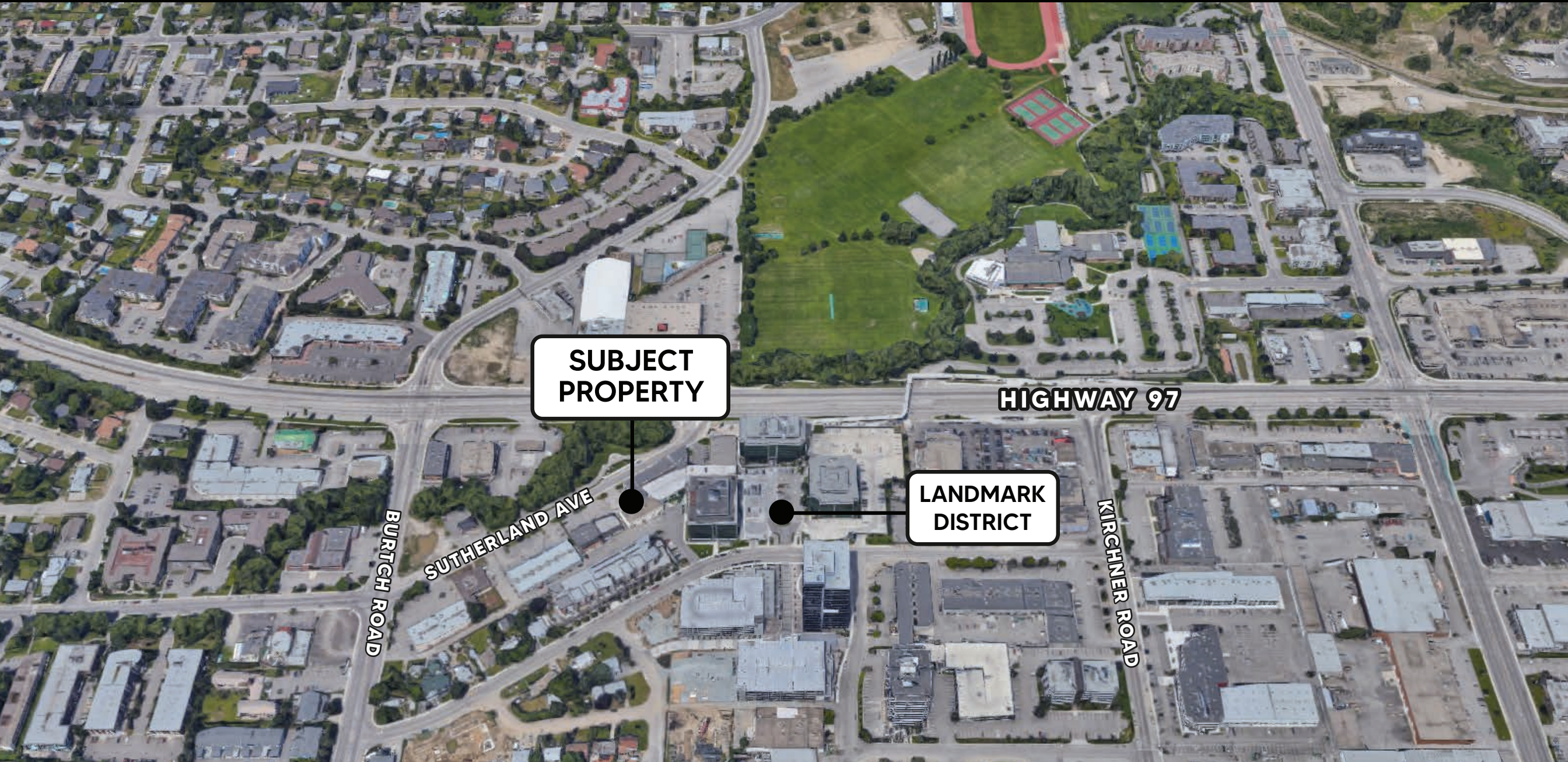


POSSESSION
Immediately



LOCATION OVERVIEW

Functional office space in the heart of Kelowna just off Highway 97 at Sutherland Avenue near Burtch Road. In close proximity to the Landmark District, Parkinson Recreation Park and Rec-centre, restaurants, shopping, professional services and other amenities.



**SUBJECT
PROPERTY**

**LANDMARK
DISTRICT**

HIGHWAY 97

BURTCH ROAD

SUTHERLAND AVE

KIRCHNER ROAD

CONTACT

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).