

**SUBJECT
PROPERTY**

HIGHWAY 97

AWARD WINNING OFFICE SPACE FOR LEASE DOWNTOWN KELOWNA

1680 WATER STREET, KELOWNA BC

MEGHAN CORTESE

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ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Royal LePage Kelowna Commercial is proud to present 1680 Water Street. This property is located on one of downtown Kelowna's most notable intersections and offers a rare top floor full floor plate at economical rates. The building has recently undergone an award winning renovation both interior and exterior, and offers features including a rooftop patio and pylon signage with exposure to Highway 97. Inducement packages will be offered to qualified tenants.

PROPERTY DETAILS



MUNICIPAL ADDRESS

1680 Water Street,
Kelowna BC



ZONED

UC1 - Downtown Urban Centre



AVAILABLE AREAS

Main Floor - 1,597 SF
Second Floor - 864 SF
Third Floor - 9,122 SF



BASE RENT

\$19 / SF



TRIPLE NET

\$10 / SF (approx)



POSSESSION

Immediately



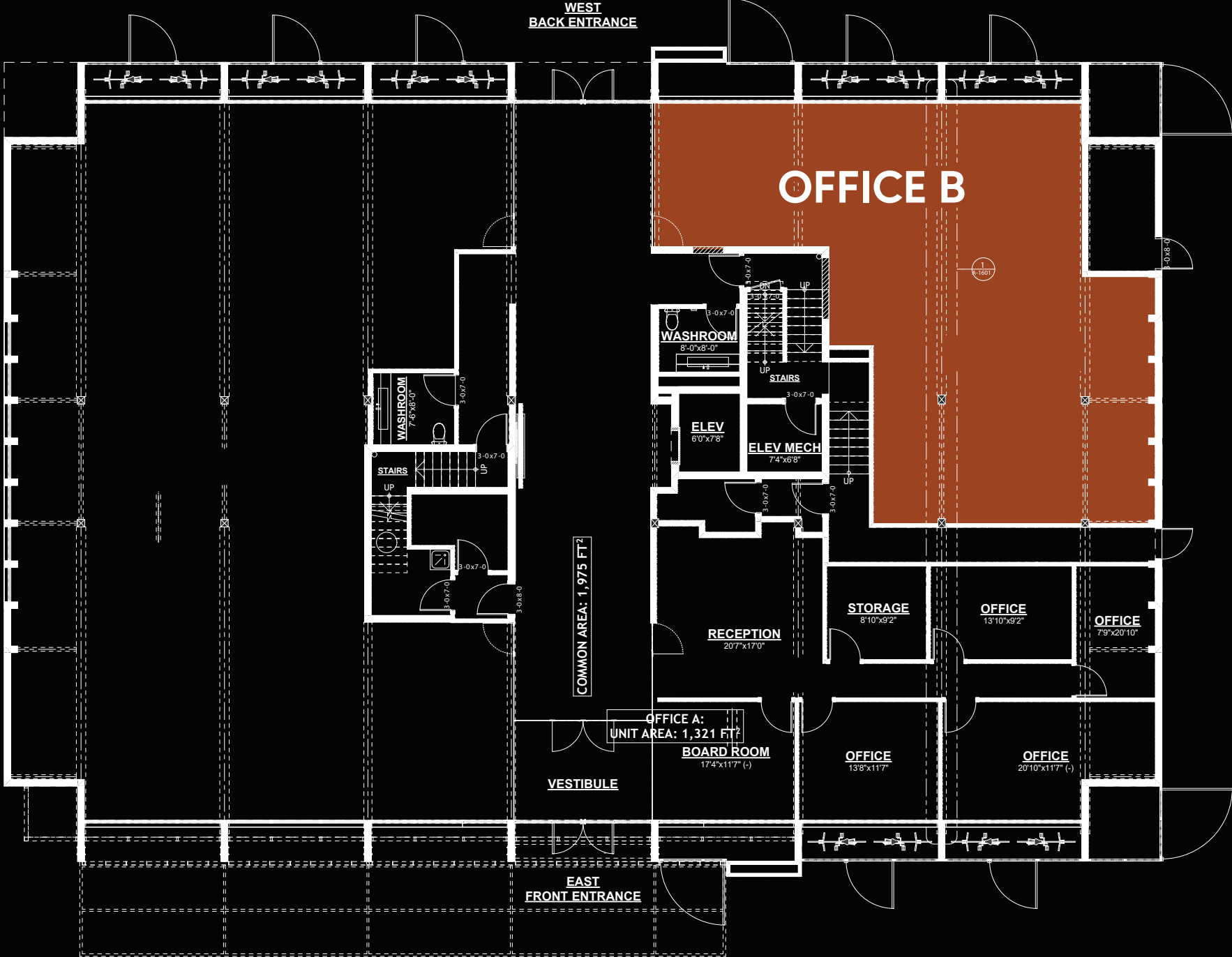


FLOOR PLAN

MAIN FLOOR OFFICE B

RENTABLE AREA
1,597 SF

HIGHWAY 97

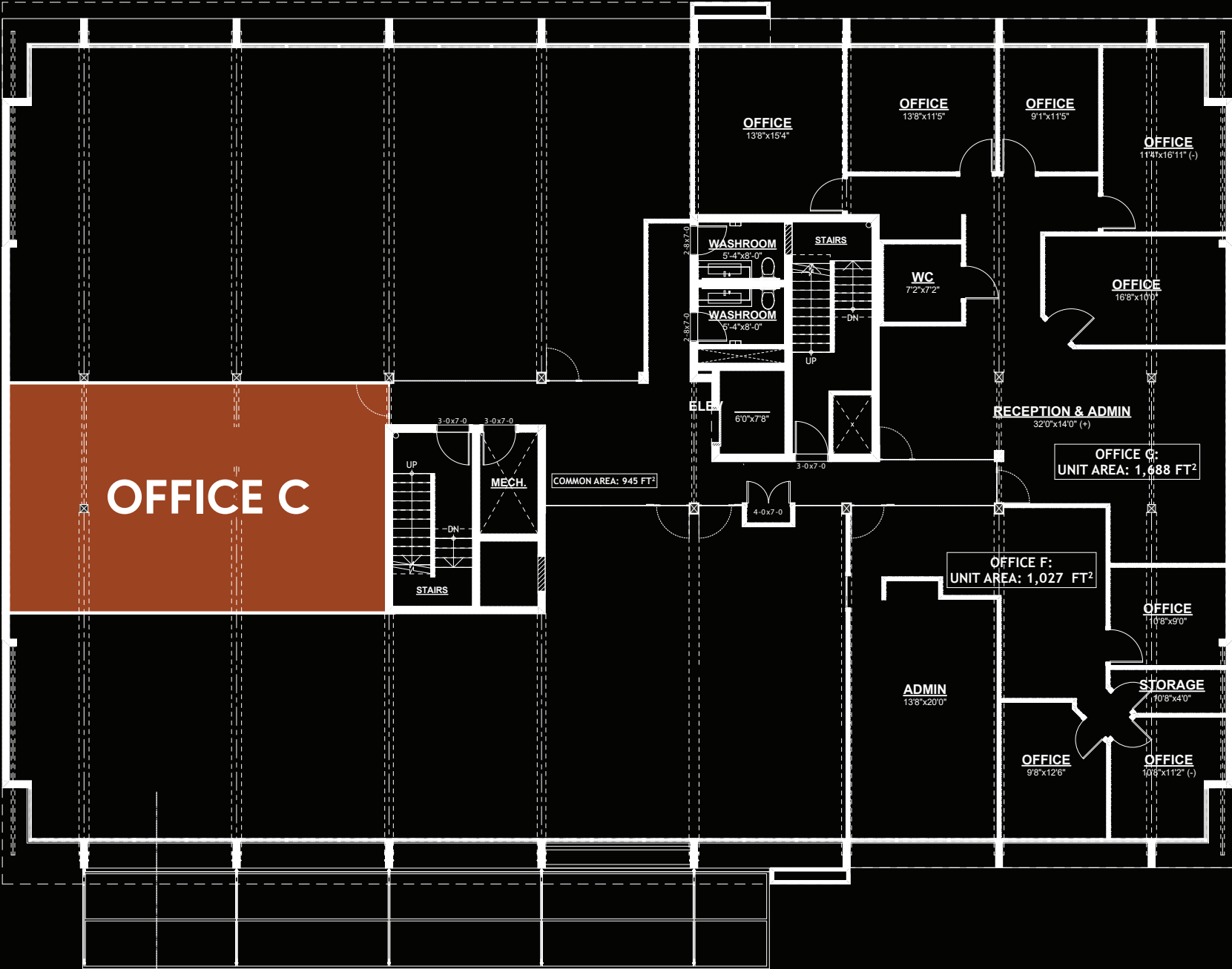


FLOOR PLAN

2ND FLOOR
OFFICE C

RENTABLE AREA
864 SF

HIGHWAY 97

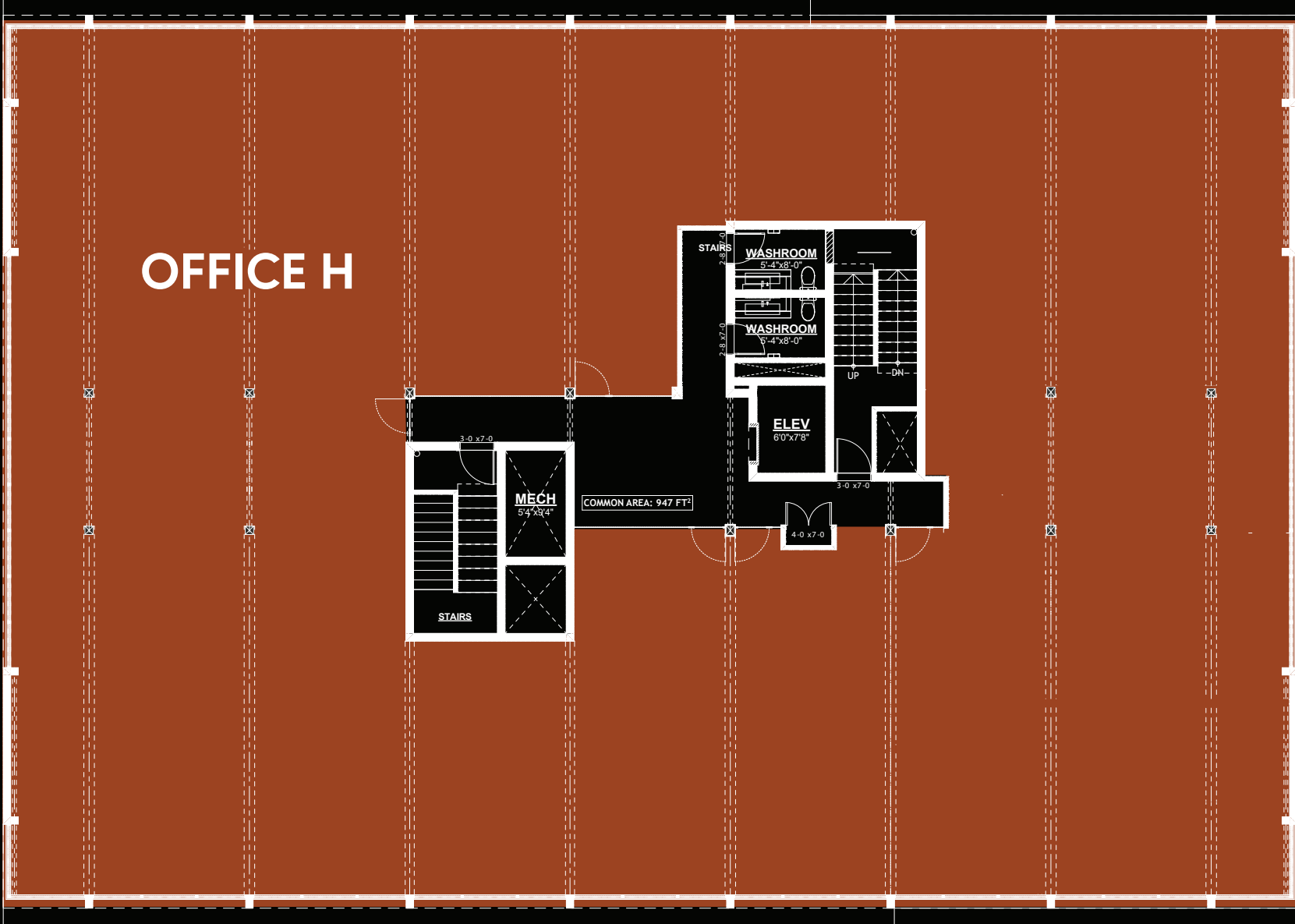


FLOOR PLAN

3RD FLOOR
OFFICE H

RENTABLE AREA
9,122 SF

HIGHWAY 97



PROPERTY DETAILS

- Substantial renovation completed in 2021
- Awarded 2021 S.I.C.A Best Renovation in Okanagan Region
- Options to demise
- LED lighting throughout
- 4K security camera system
- Secure Fob access entry
- Rare opportunity for exterior signage for office tenants with highway exposure
- Private washrooms on every floor with pin pad secure entry
- Secure access to 900 sq.ft (approx) rooftop patio common area
- On-site parking available
- Inducement package available for qualified tenants







LOCATION OVERVIEW

1680 Water Street, located on the junction of Water and Highway 97, is easily accessible, with primary access via Abbott and Leon. Walking distance from an abundance of downtown amenities and recreation including restaurants, shopping, City Park and Okanagan Lake.



**OKANAGAN
LAKE**

CITY PARK

**SUBJECT
PROPERTY**

WATER ST

ABBOTT ST

HIGHWAY 97

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1680 WATER STREET

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