## AWARD WINNING OFFICE SPACE FOR LEASE DOWNTOWN KELOWNA

HIGHNVAN OF

SUBJECT PROPERTY

1680 WATER STREET, KELOWNA BC

MEGHAN CORTESE personal real estate corporation 250.862.7038

royal lepage kelowna COMMERCIAL

www.rlkcommercial.com



#### **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 is within walking distance to a multitude of amenities. Final remaining 5,360 square feet available for lease on the third floor at economical rates. The building has 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

UC1 - Downtown Urban Centre

AVAILABLE AREASThird Floor - 5,360 SF

BASE RENT \$19 / SF

STRIPLE NET\$10 / SF (approx)

C POSSESSION Immediately





### **FLOOR PLAN**

**HIGHWAY 97** 

MAIN FLOOR OFFICE B



#### **FLOOR PLAN**

2ND FLOOR OFFICE C



# HIGHWAY 97

#### **FLOOR PLAN**

3RD FLOOR OFFICE H

**RENTABLE AREA** 5,360 SF

HIGHWAY 97



### **PROPERTY DETAILS**

- Substantial renovation completed in 2021
- Awarded 2021 S.I.C.A Best Renovation in Okanagan Region
- $\boldsymbol{\cdot}$  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
- $\cdot$  Private washrooms on every floor with pin pad secure entry
- Secure access to 900 sq.ft (approx) rooftop patio common area
- $\cdot$  On-site parking available
- Inducement package available for qualified tenants



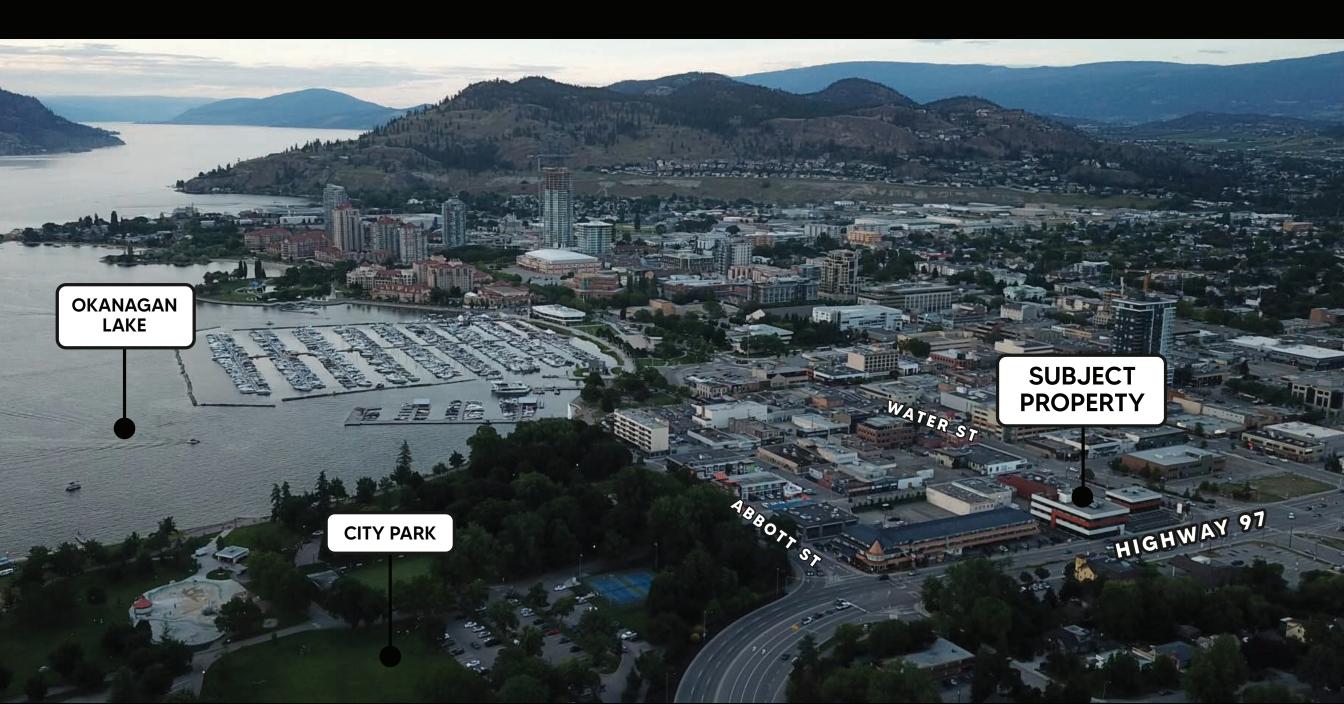






#### LOCATION OVERVIEW

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.



#### CONTACT

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