



**SUBJECT
PROPERTY**

HIGHWAY 97

AWARD WINNING OFFICE SPACE FOR LEASE DOWNTOWN KELOWNA

1680 WATER STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

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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



ZONED

UC1 - Downtown Urban Centre



AVAILABLE AREAS

Third Floor - 5,360 SF



BASE RENT

\$19 / SF



TRIPLE NET

\$10 / SF (approx)



POSSESSION

Immediately





FLOOR PLAN

MAIN FLOOR OFFICE B

HIGHWAY 97



FLOOR PLAN

2ND FLOOR OFFICE C

HIGHWAY 97



LEASED

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
- 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





1680 WATER STREET

21

www.century21.com CENTURY 21 ASSURANCE REALTY LTD.

MAIL ROOM RESERVED

CO



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

SUBJECT PROPERTY

CITY PARK

WATER ST

ABBOTT ST

HIGHWAY 97

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