



**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

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## OVERVIEW

1680 Water St is located on one of downtown Kelowna's most notable intersections and offers a rare build to suit opportunity on the third floor. 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  
Third Floor - 5,360 SF



### BASE RENT

\$19 / SF



### TRIPLE NET

\$10 / SF (approx)



### POSSESSION

Immediately









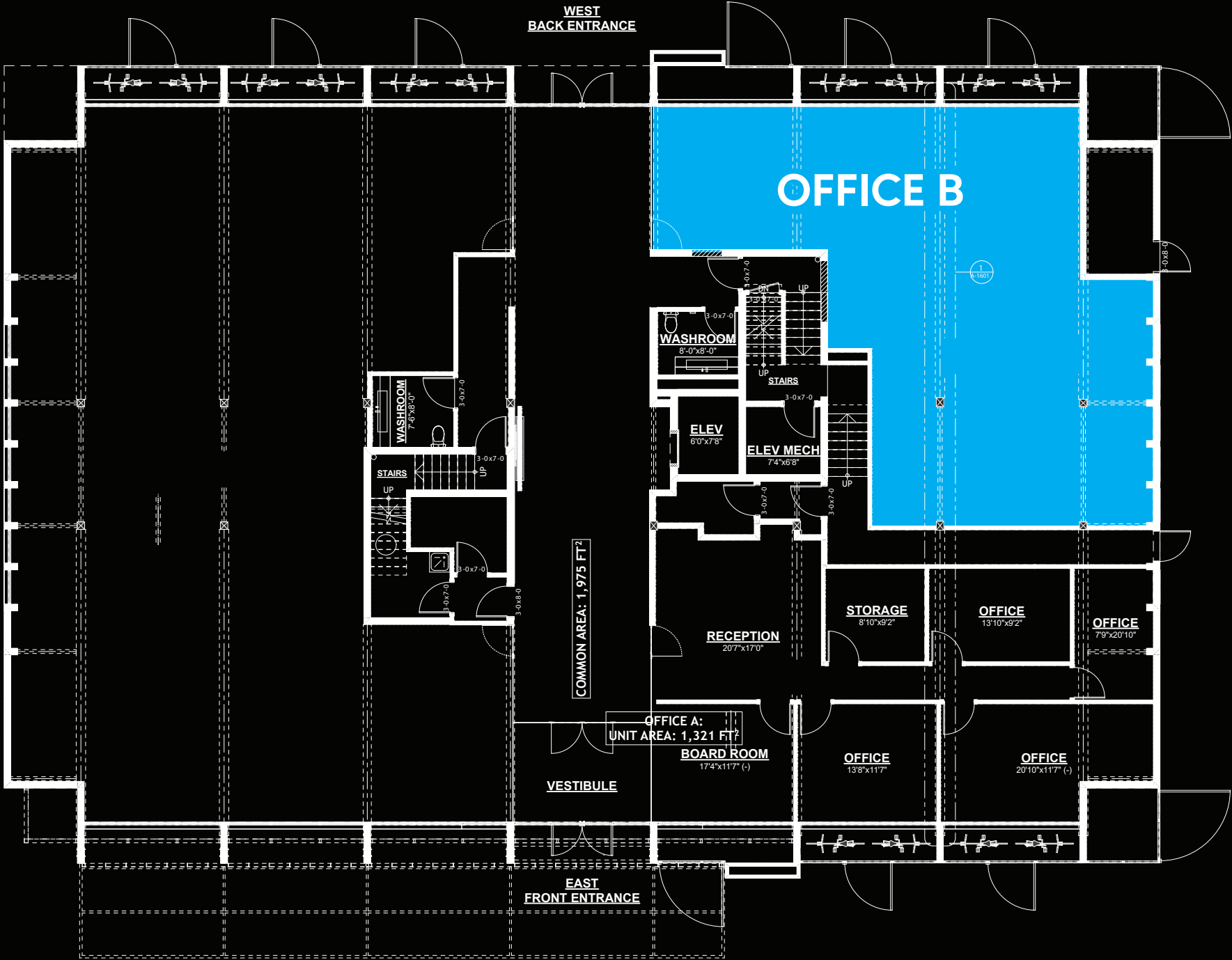


# FLOOR PLAN

MAIN FLOOR  
OFFICE B

RENTABLE AREA  
1,597 SF

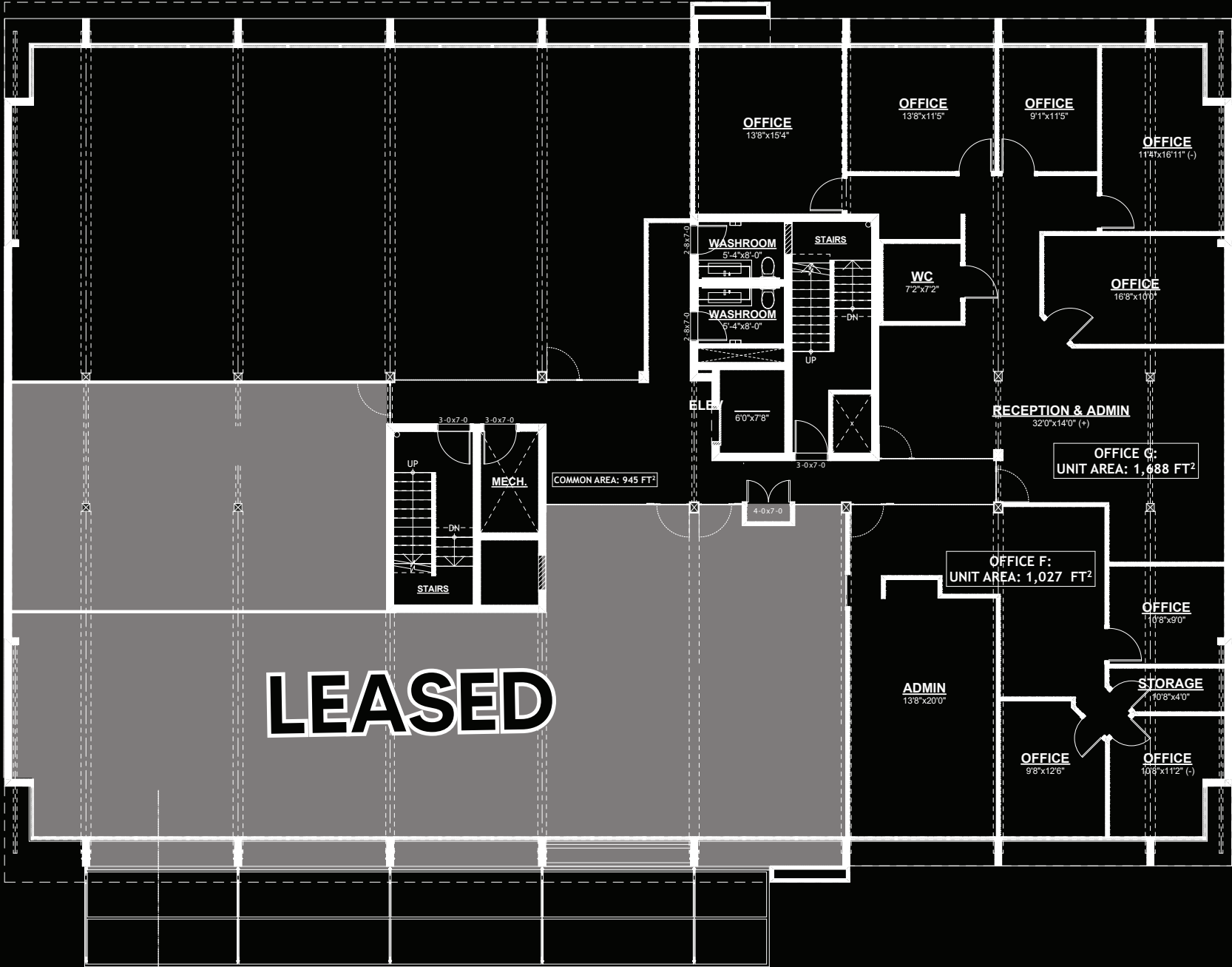
HIGHWAY 97



# FLOOR PLAN

2ND FLOOR  
OFFICE C

HIGHWAY 97

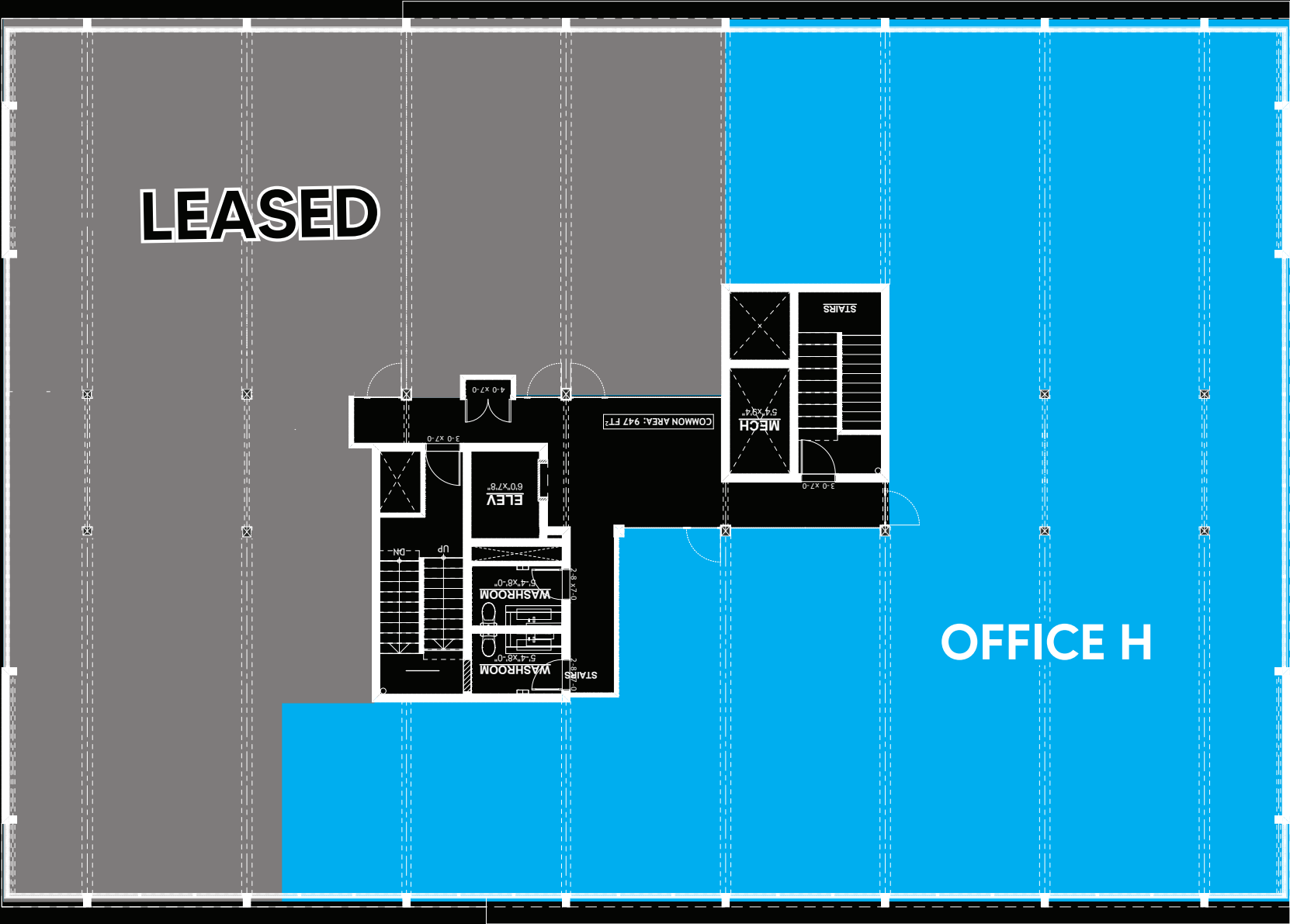


# FLOOR PLAN

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
- 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.





# CONTACT

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