

An aerial photograph of downtown Kelowna, British Columbia. The image shows a mix of modern high-rise buildings and older, multi-story structures. A prominent feature is a large, curved building complex with a central courtyard and a fountain. In the foreground, there's a marina with several boats docked. The background shows rolling hills and mountains under a clear sky. A white callout box with a black border is positioned in the upper right quadrant, containing the text 'SUBJECT PROPERTY'. A thin white line connects the box to a specific building in the city center.

**SUBJECT
PROPERTY**

FOR LEASE
6TH FLOOR OFFICE SPACE INNOVATION CENTRE
DOWNTOWN KELOWNA

601 & 602 460 DOYLE AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

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OVERVIEW

Opportunity to Sublease 6th floor office space at the Innovation centre located downtown Kelowna. Two units available with the option to be leased separately or together. Together both units total an aggregate of ~ 4,009 sf with 2,404 sf being allocated to unit 601 and 1,605 sf belonging to unit 602. Unit 601 features 7 enclosed offices, boardroom, kitchenette, open co-working space, casual seating area, and a storage room. Unit 602 includes a kitchenette, open work space and two enclosed offices. Both units are elevator accessible with common washrooms. Conveniently located in close proximity to the upcoming UBCO downtown campus, high rise residential towers, Okanagan Lake, beaches, and a variety of restaurants, shops and professional services. Two parking stalls available at City of Kelowna rates. Sublease expires Dec 30th 2025.

PROPERTY DETAILS



MUNICIPAL ADDRESS
601 & 602 460 Doyle Avenue,
Kelowna BC



ZONED
UC1



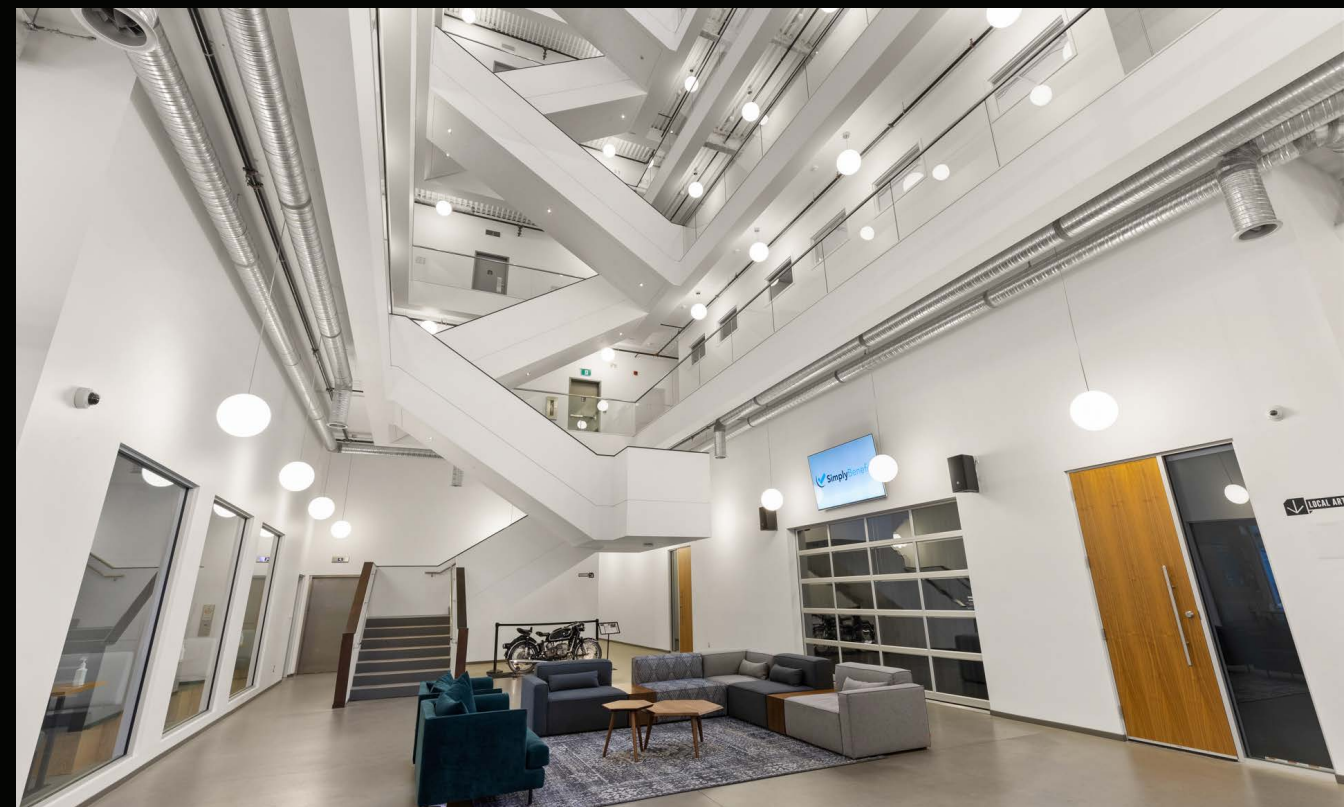
SQUARE FEET
Unit 601: 2,404 sf
Unit 602: 1,605 sf



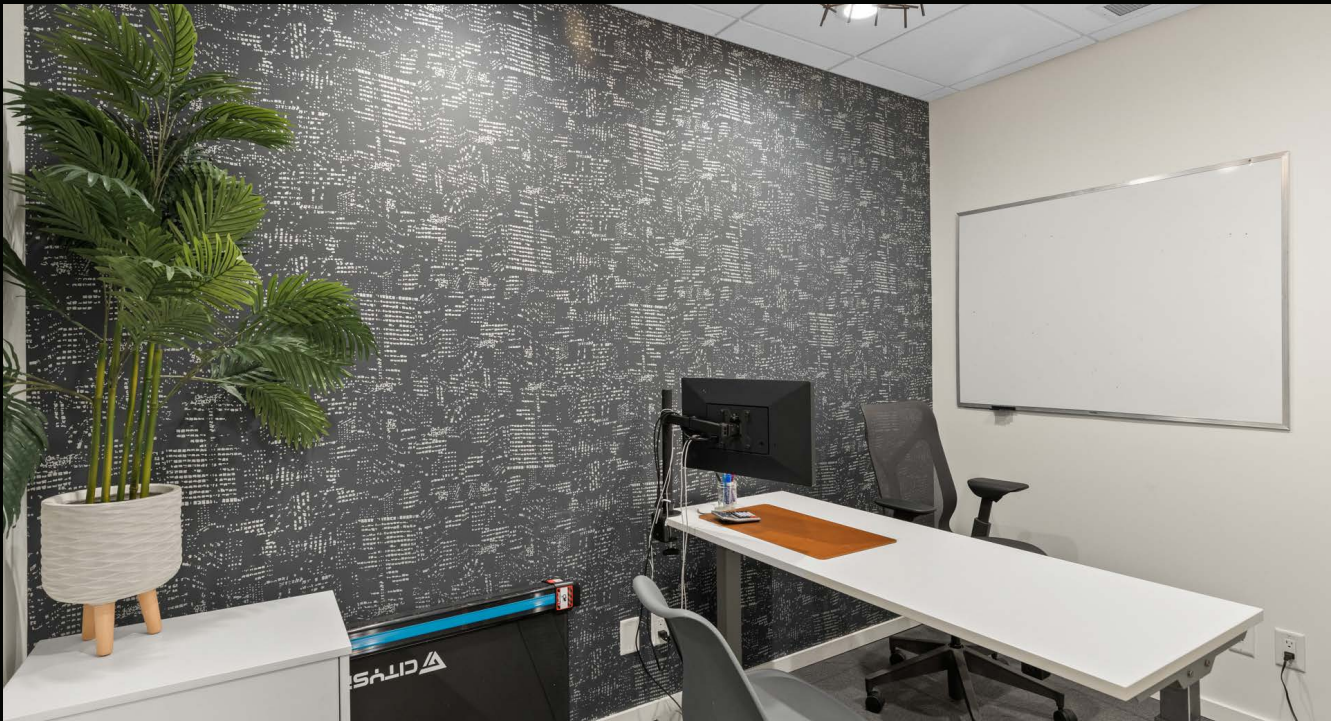
TRIPLE NET
\$11.21 psf



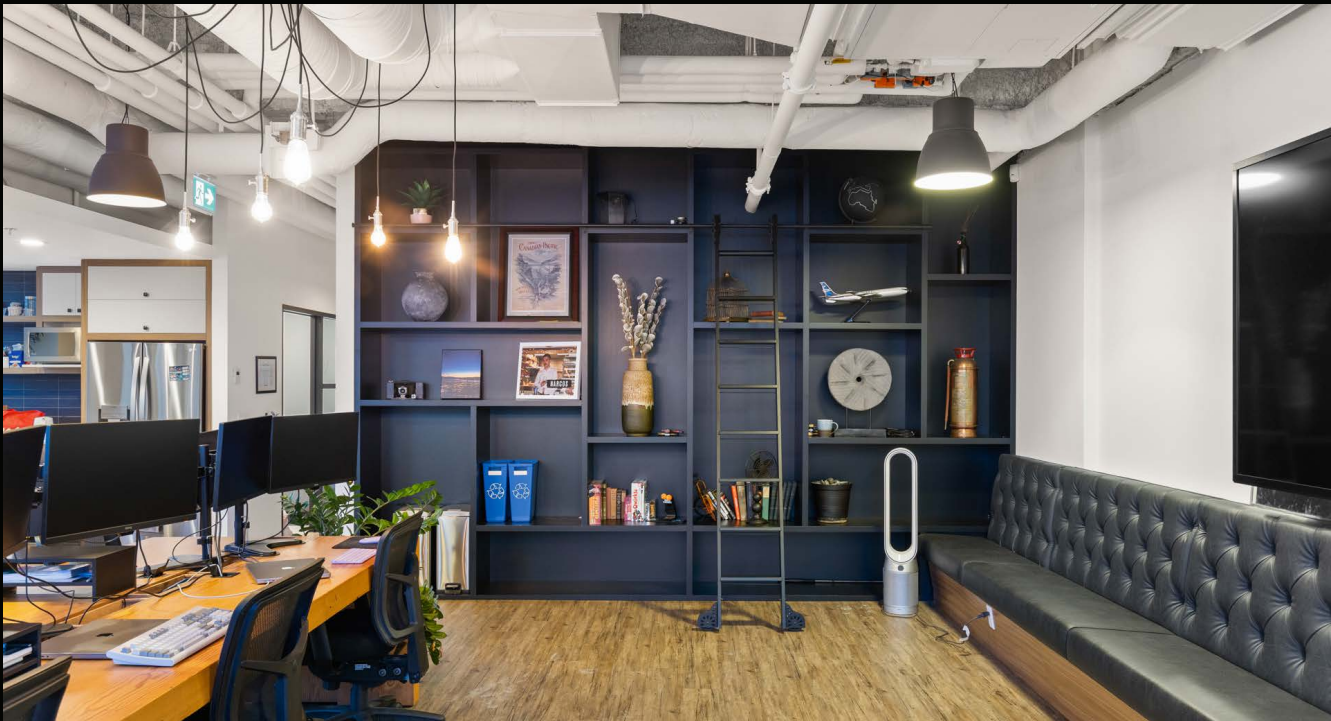
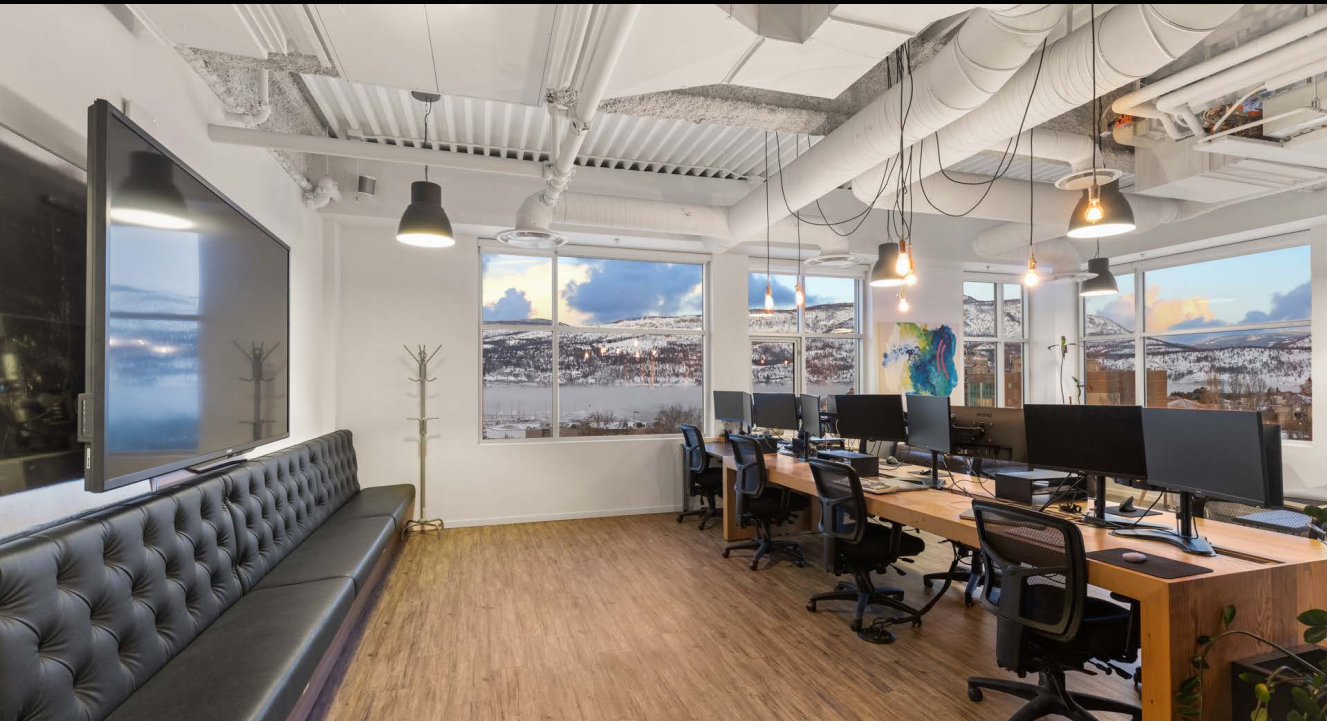
BASE RENT
Unit 601: \$30 psf
Unit 602: \$23 psf



UNIT 601



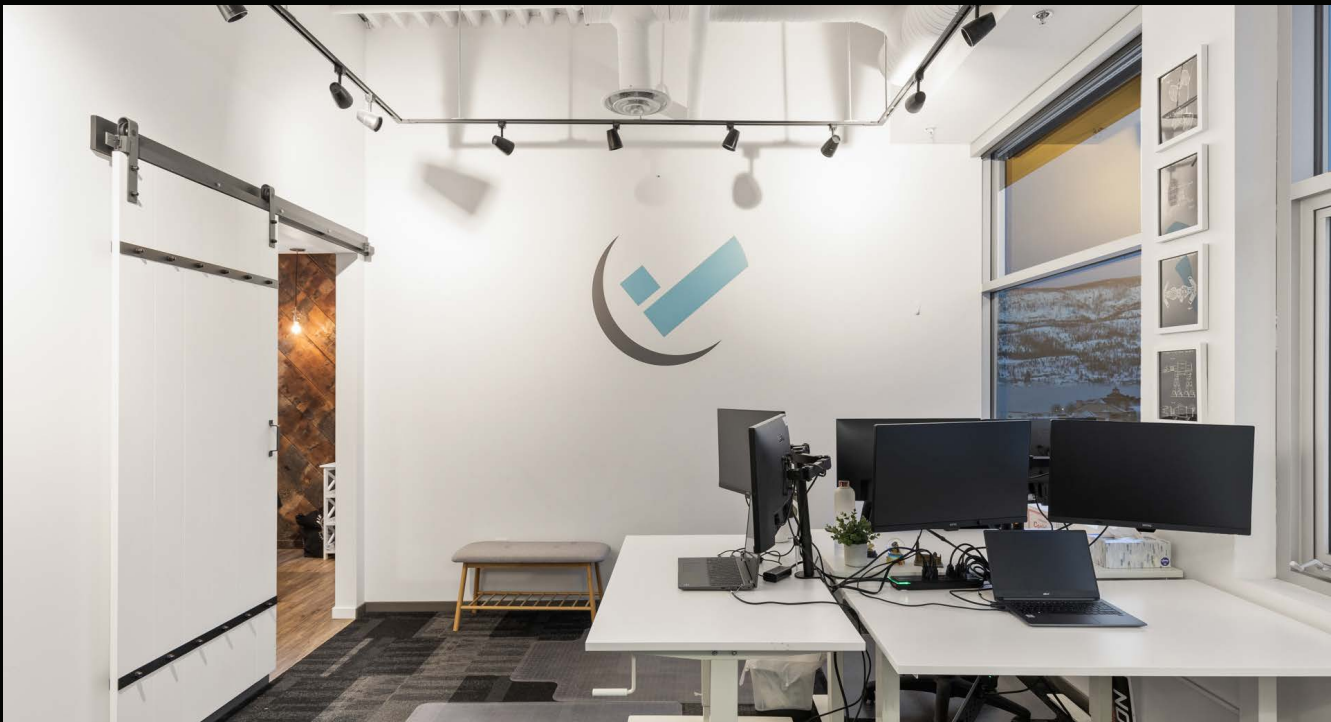
UNIT 601



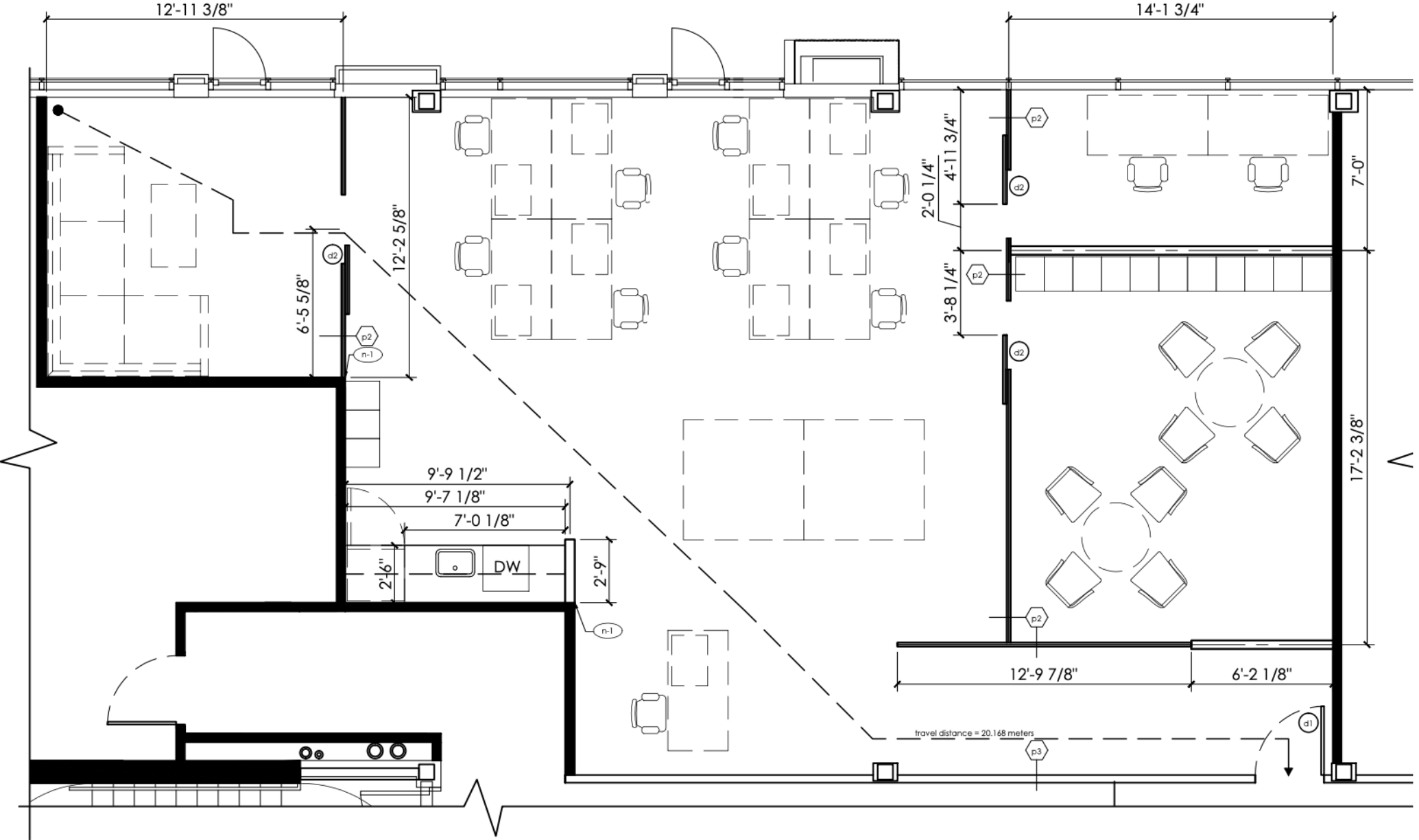
UNIT 602



UNIT 602



FLOOR PLAN - UNIT 602



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