



SUBLEASE OPPORTUNITY

CLASS A OFFICE SPACE
AT LANDMARK 7

1710 - 1700
DICKSON AVENUE

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
1710 - 1700 Dickson Avenue,
Kelowna BC, V1Y 7T2

 **ZONED**
UC2

 **SQUARE FEET**
3,137 SF

 **PARKING**
7 parking passes

 **SUBLEASE EXPIRY**
Feb 29th 2028

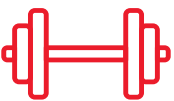
 **PRICE / GROSS RENT**
\$35 PSF

OVERVIEW

Opportunity to sublease 3,137 square feet of class A office space on the 17th floor of the newest addition to the sought-after Landmark District in central Kelowna. Unit features brand new untouched tenant improvements, designated reception area, enclosed offices, boardroom, open work space, kitchenette, employee lounge area and ample natural light.

Building features include 24-hour security, fitness centre exclusive to tenants, secure FOB access, 7th floor outdoor aerial lounge, two state-of-the-art boardrooms accessible by Landmark 7 tenants and secure bike storage including extra space for e-bikes. With seven office towers spanning over a two-block radius, the Landmark District boasts a combination of first-rate amenities and encourages a strong sense of community and employee satisfaction. Sublease expires February 29th 2028.

BUILDING AMENITIES



Fitness centre exclusive to tenants



Access to showers



Secure Bike Storage



Video monitored/
FOB access



Access to green space



Multiple food options



Pedestrian and bike friendly



Two exclusive boardrooms available for tenants



7th floor aerial lounge

COMING SOON

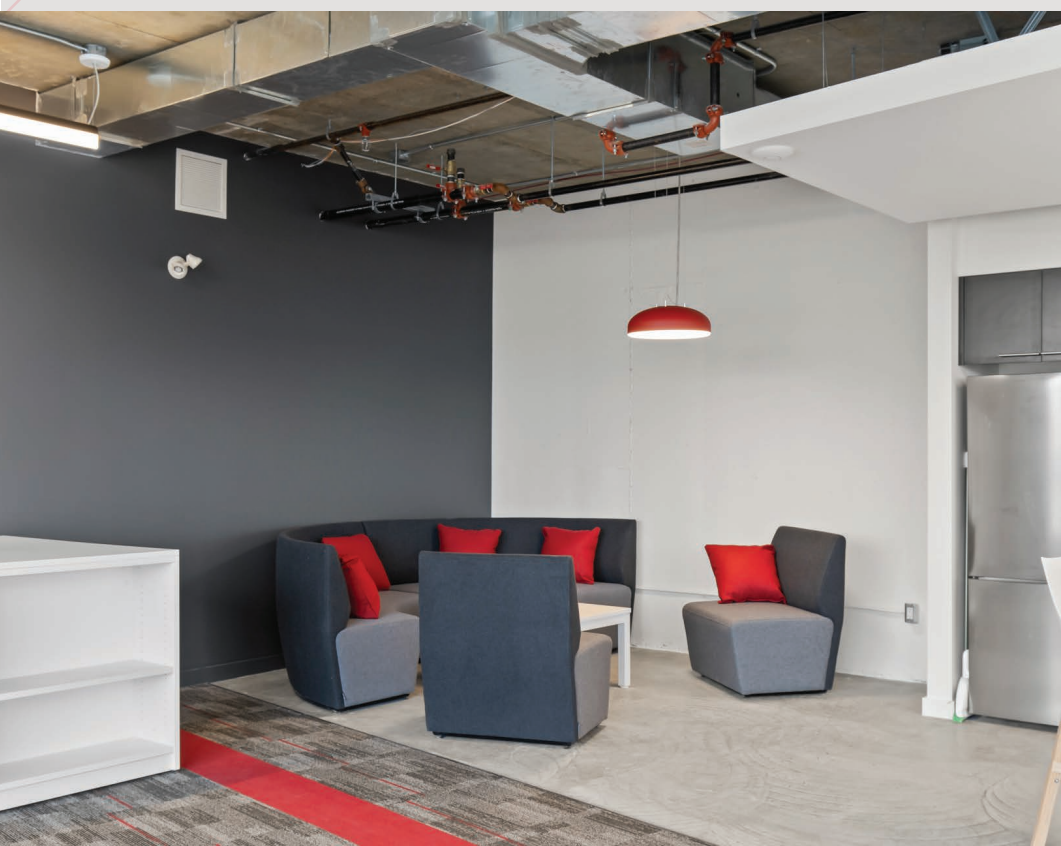
8,000 sf convention space



BUILDING FEATURES

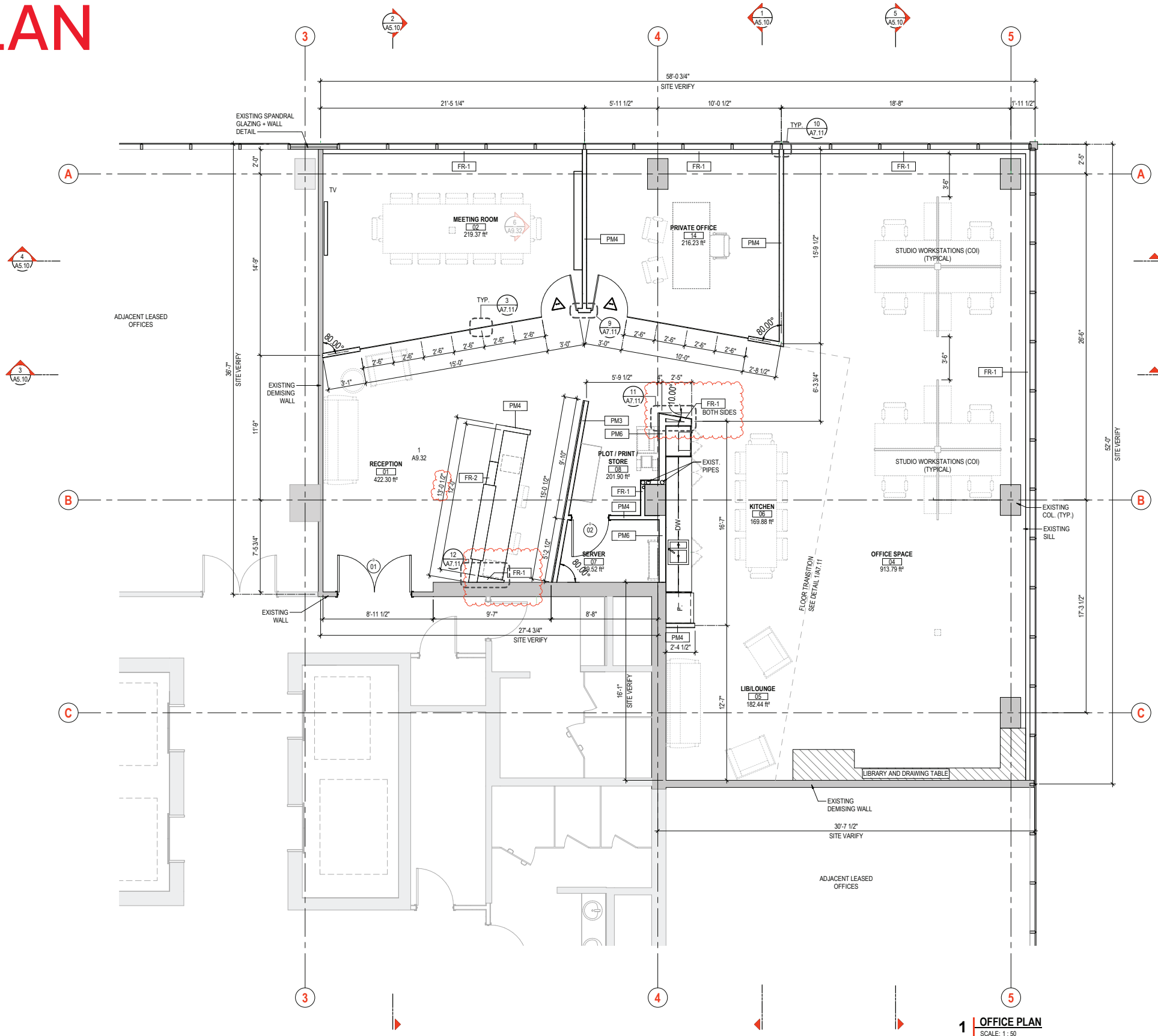
- 23 stories
- 225,000 sf gross building area
- AGILE elevator management system - first ever in Kelowna
- Expansive windows
- Class A finishes
- Fibre (Shaw/Telus) and Dark Fibre Network
- Free 3 hour visitor parking







FLOOR PLAN





LOCATION OVERVIEW

Founded 30 years ago, the Landmark District remains a cornerstone of central Kelowna, housing a diverse mix of office, retail, professional, and service tenants. Enjoy convenient access to the District via the pedestrian/cycling overpass adjacent to the Landmark District on the south side of Highway 97 and the Parkinson Recreation Complex on the North side. The overpass is connected to the city of Kelowna's Rapid Transit service on the Highway 97 corridor, running from West Kelowna to the University of British Columbia Okanagan campus. Situated 5 minutes from downtown, 15 minutes from the airport and within walking distance to a multitude of amenities including residential, retail, restaurants, café's, greenspace and professional services.





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