



BOUTIQUE PROFESSIONAL OFFICE SPACE FOR LEASE | SOUTH PANDOSY

590 MCKAY AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

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OVERVIEW

Opportunity to lease the top two full floor plates at 590 McKay Avenue, located in the South Pandosy area of Kelowna.

The second-floor features 5,487 sf with 13 enclosed offices, open workspace, a boardroom, a large kitchenette with staff lounge area and access to an exclusive outdoor patio, with a secondary North facing balcony off the back of the unit.

The third-floor is 4,884 sf and includes a designated reception area, 8 enclosed offices, large boardroom, open work space, a file room, a small kitchenette, and an East facing patio overlooking Osprey park.

Turn key space and elevator accessible. Secure on-site parking for tenants is available at no additional cost. Various demising options are available, providing opportunities for small tenants looking to occupy a partial floor.

PROPERTY DETAILS



MUNICIPAL ADDRESS

590 McKay Avenue
Kelowna BC



ZONED

UC5 | South Pandosy Urban Centre



SQUARE FEET

2nd FL - 5,487 sf
3rd FL - 4,884 sf
Total Leasable Area - 10,371 sf



PARKING

Secure parking area



BASE RENT

Starting at \$27 psf



TRIPLE NET

\$9.90 psf

[CLICK HERE
TO VIEW
THE VIRTUAL TOUR](#)

FLOOR 2



FLOOR 3

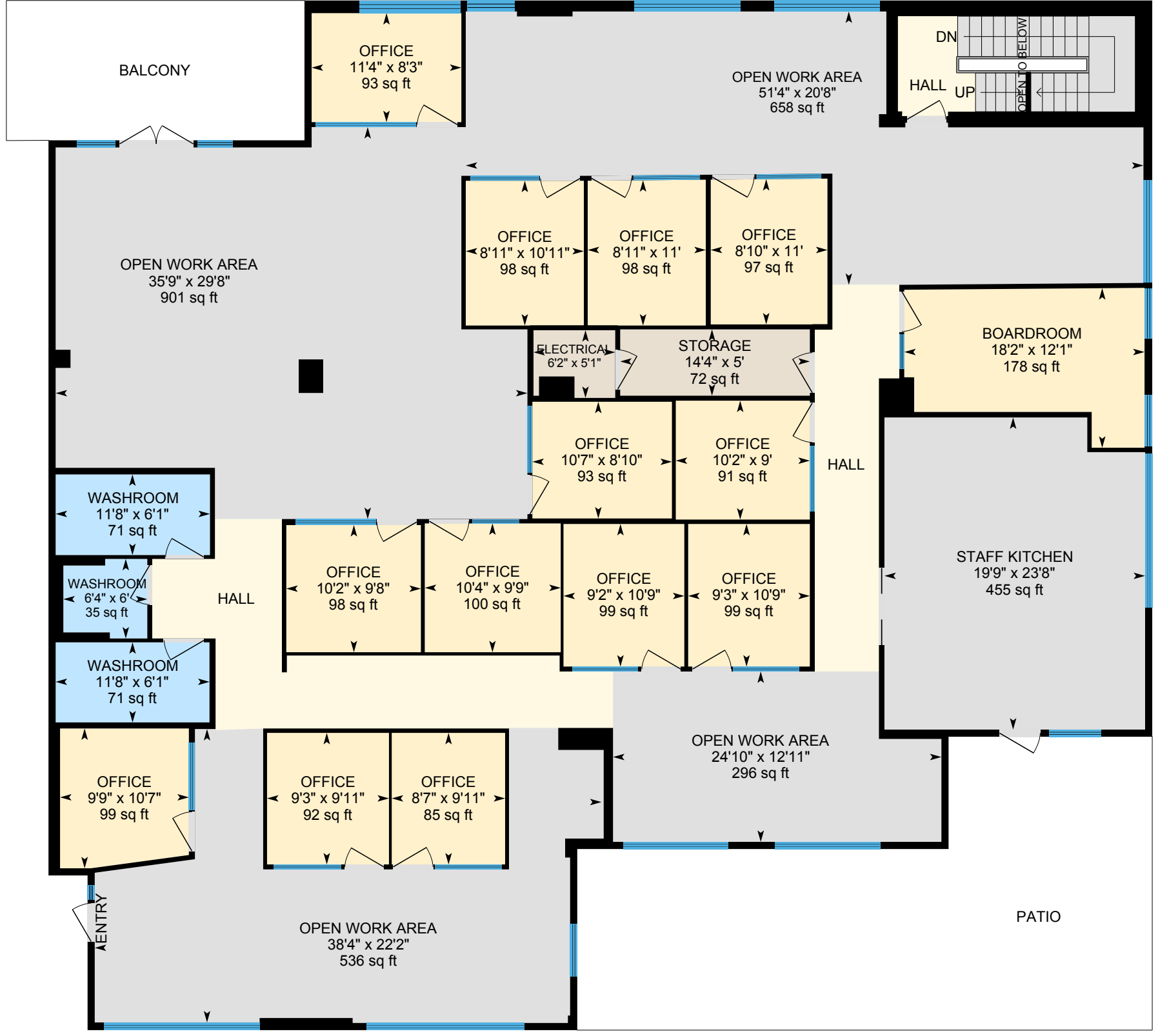


OUTDOOR SPACES



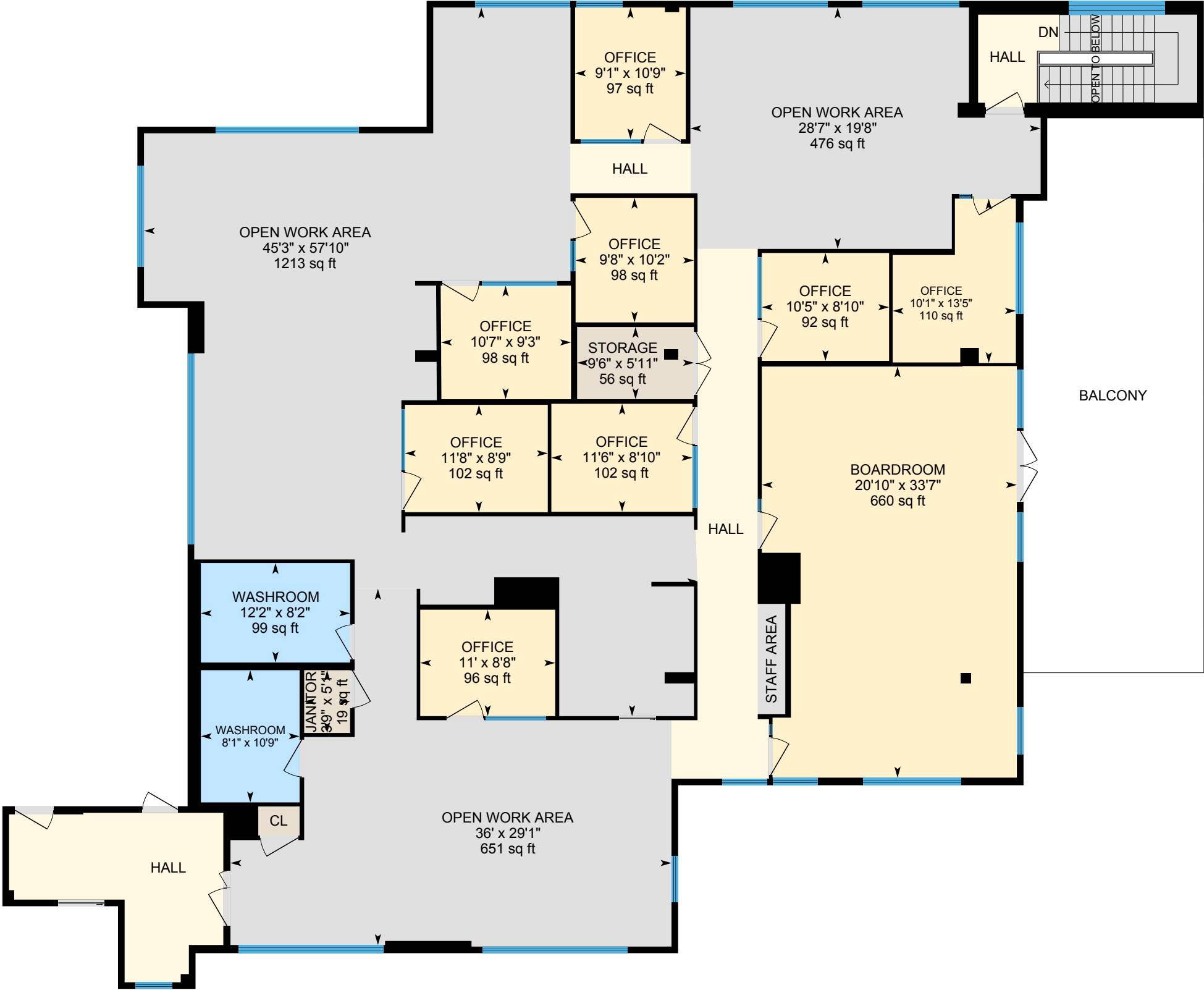
FLOOR PLANS - 2ND FLOOR

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FLOOR PLANS - 3RD FLOOR

[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)



LOCATION OVERVIEW

Nestled in the desirable South Pandosy area of the Mission, this property enjoys proximity to Osprey Park and offers convenient access to an array of cafes, eateries, professional services, green spaces, beaches, and Okanagan Lake. Renowned for its walkability and boutique ambiance, South Pandosy provides a trendy atmosphere.





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