



OFFICE SPACE FOR LEASE IN THE HEART OF DOWNTOWN KELOWNA

215 LAWRENCE AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA






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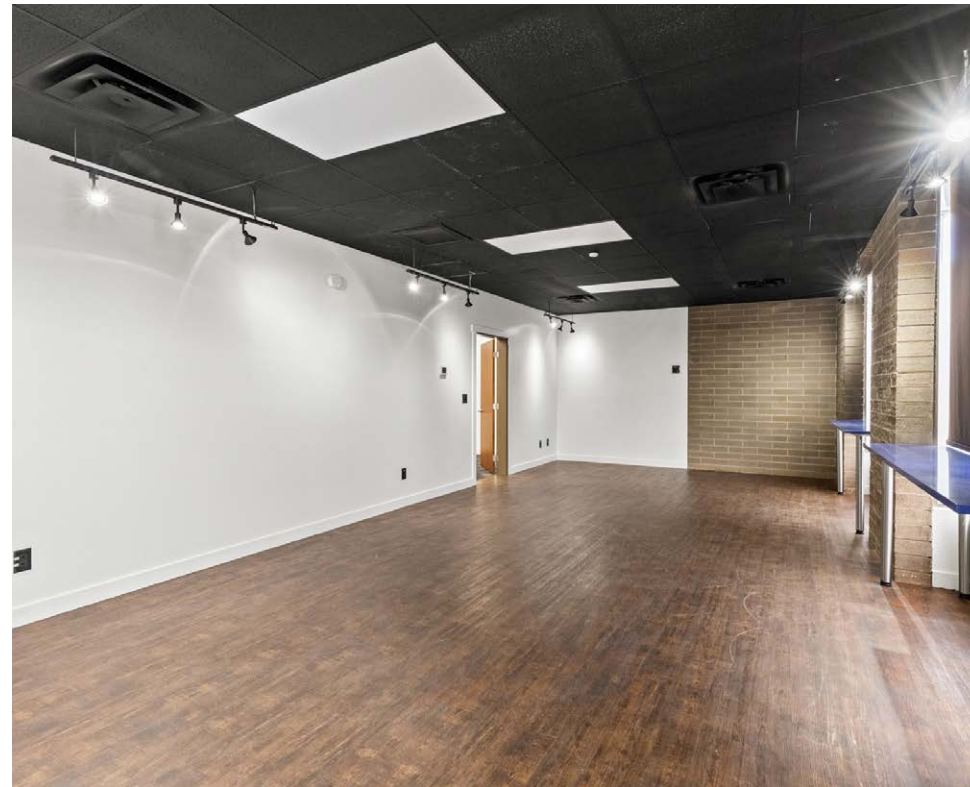
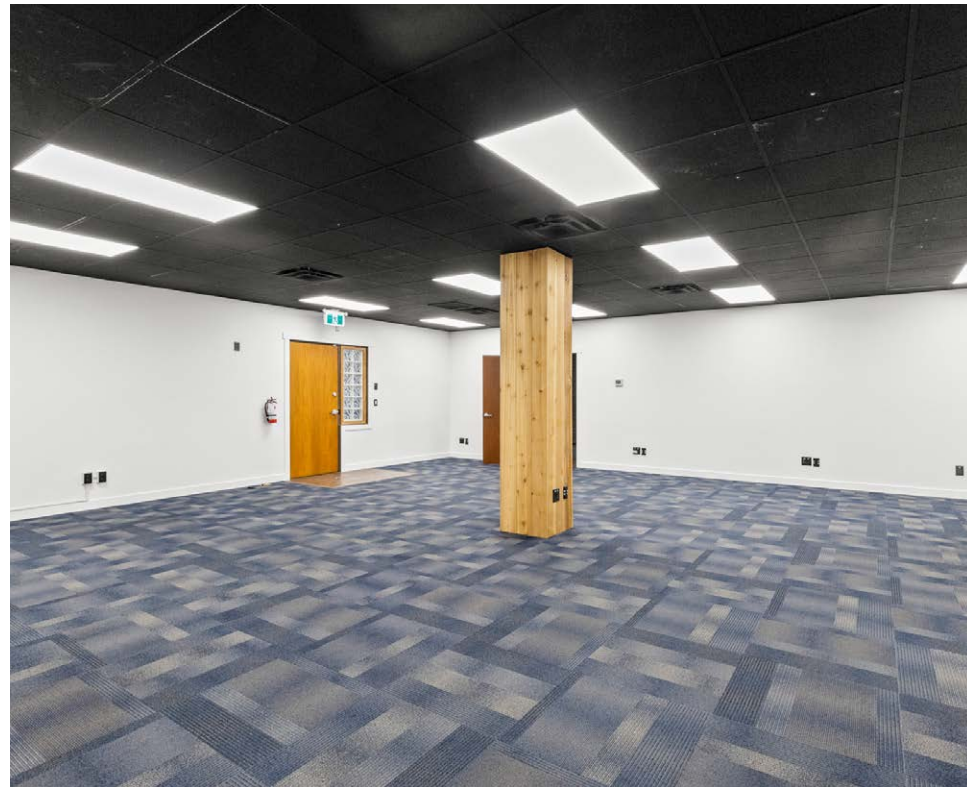


OVERVIEW

Opportunity to lease 1,859 sq ft of fully built out office space in the heart of Downtown Kelowna, located directly across from City Park, Okanagan Lake, and the Downtown Marina. Unit features a kitchenette, a functional layout and common floor washrooms. Available immediately. Three parking stalls available, \$150 per month per stall. Metered street parking and additional parking available at Chapman Parkade. The NNN includes all utilities, management fees, and operational costs.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
215 Lawrence Avenue,
Kelowna BC V1Y 6L2
-  **ZONED**
UC1 - Downtown Urban Centre
-  **SQUARE FEET**
Unit 101: 1,859 sf
Unit 202: **LEASED**
-  **PRICE / BASE RENT**
Unit 101: \$15 psf
Unit 202: **LEASED**
-  **ADDITIONAL RENT**
\$14.60 psf
*includes all utilities, management fees,
and operational costs



LOCATION OVERVIEW

Located in the heart of Downtown Kelowna, directly across from City Park, Okanagan Lake, and the Downtown Marina. Just steps from shopping, banks, restaurants, professional services and the new residential development, Water Street By The Park.





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