



NEW LEASE RATE
\$28.00/SF

FOR LEASE

HIGH-PROFILE, FINISHED OFFICE SPACE
FOR LEASE IN SOPA SQUARE

201 - 3030 PANDOSY STREET | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038





OVERVIEW

Take advantage of this exceptional opportunity to lease a high-profile, finished office space in SOPA Square, situated in Kelowna's highly desirable Pandosy Village area in Lower Mission. Unit 201 provides an expansive 1,938 square feet of prime space, offering a perfect location just steps away from the beautiful lake, charming coffee shops, and a variety of popular restaurants. This versatile unit is suitable for a wide range of business uses, making it an excellent choice for any business owner looking to establish a presence in a vibrant community. Additionally, it features a rare and prominent signage opportunity right on Pandosy Street, ensuring excellent visibility. To further enhance convenience, the unit includes two designated underground parking stalls, making it an attractive option for both clients and staff. Don't miss out on the chance to establish your business in this vibrant and sought-after location.

PROPERTY DETAILS

MUNICIPAL ADDRESS

201 - 3030 Pandosy Street
Kelowna BC

UNIT SIZE

1,938 SF

ZONING

UC5 | Urban Centre

PROPERTY TAX

\$11,534.17 (2024)

STRATA FEES

\$1,090.74 Monthly

PARKING

2 Stalls

PID

030-543-509

LEGAL DESCRIPTION

STRATA LOT 13 DISTRICT LOT 14
AND SECTION 13 TOWNSHIP 25
OSOYOOS DIVISION YALE DISTRICT
STRATA PLAN EPS4136

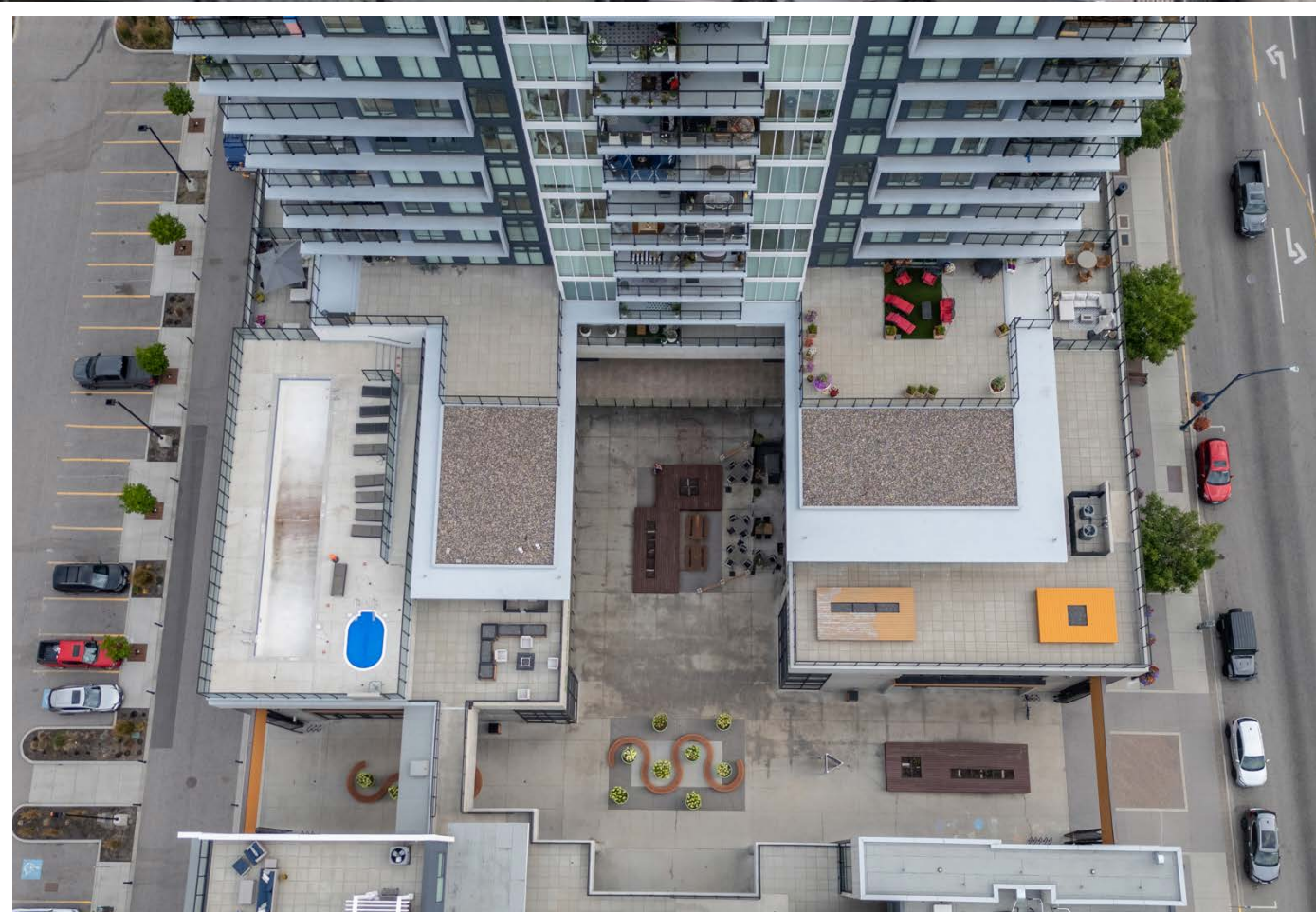
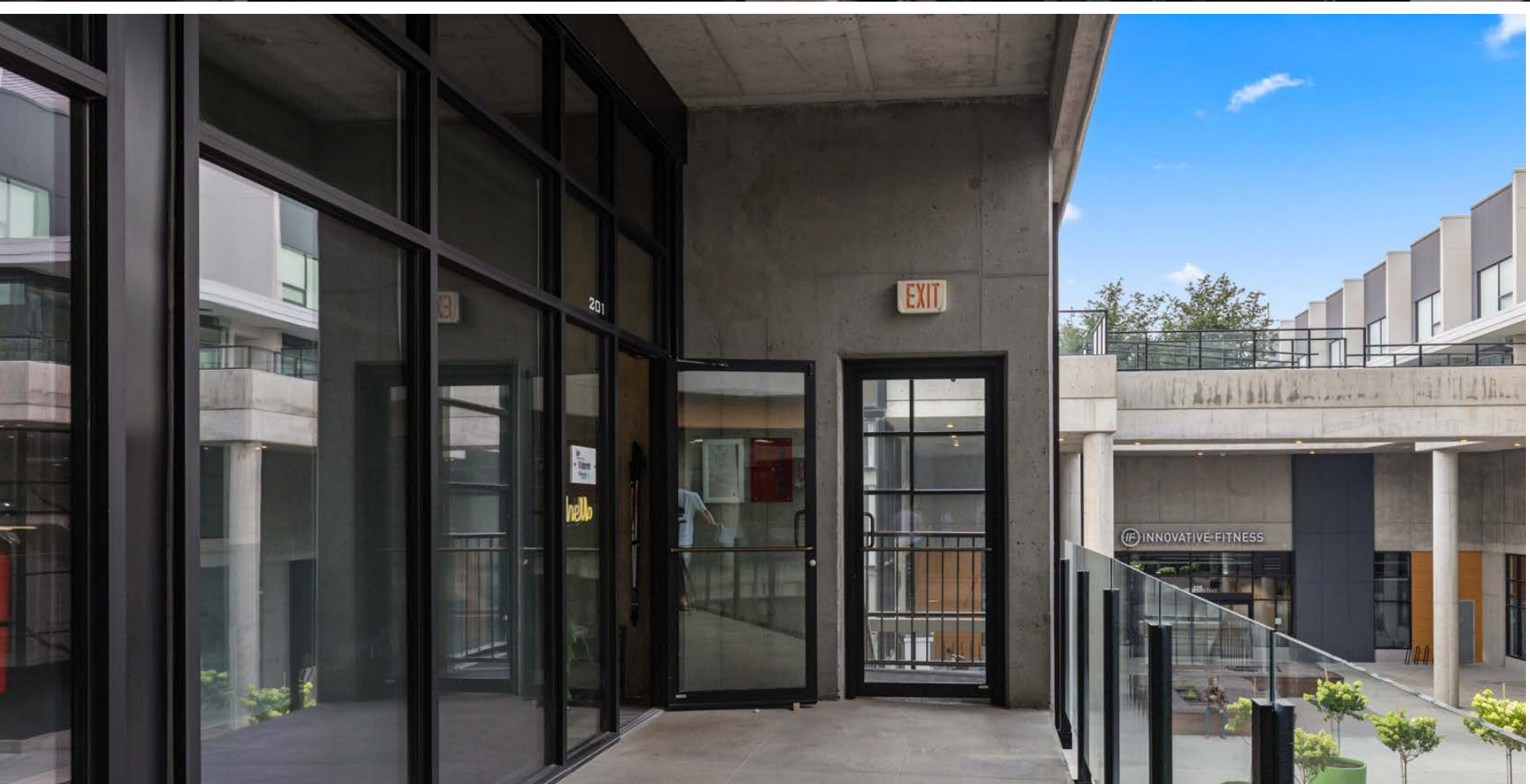
TRIPLE NET

~\$13.55/SF

LEASE RATE

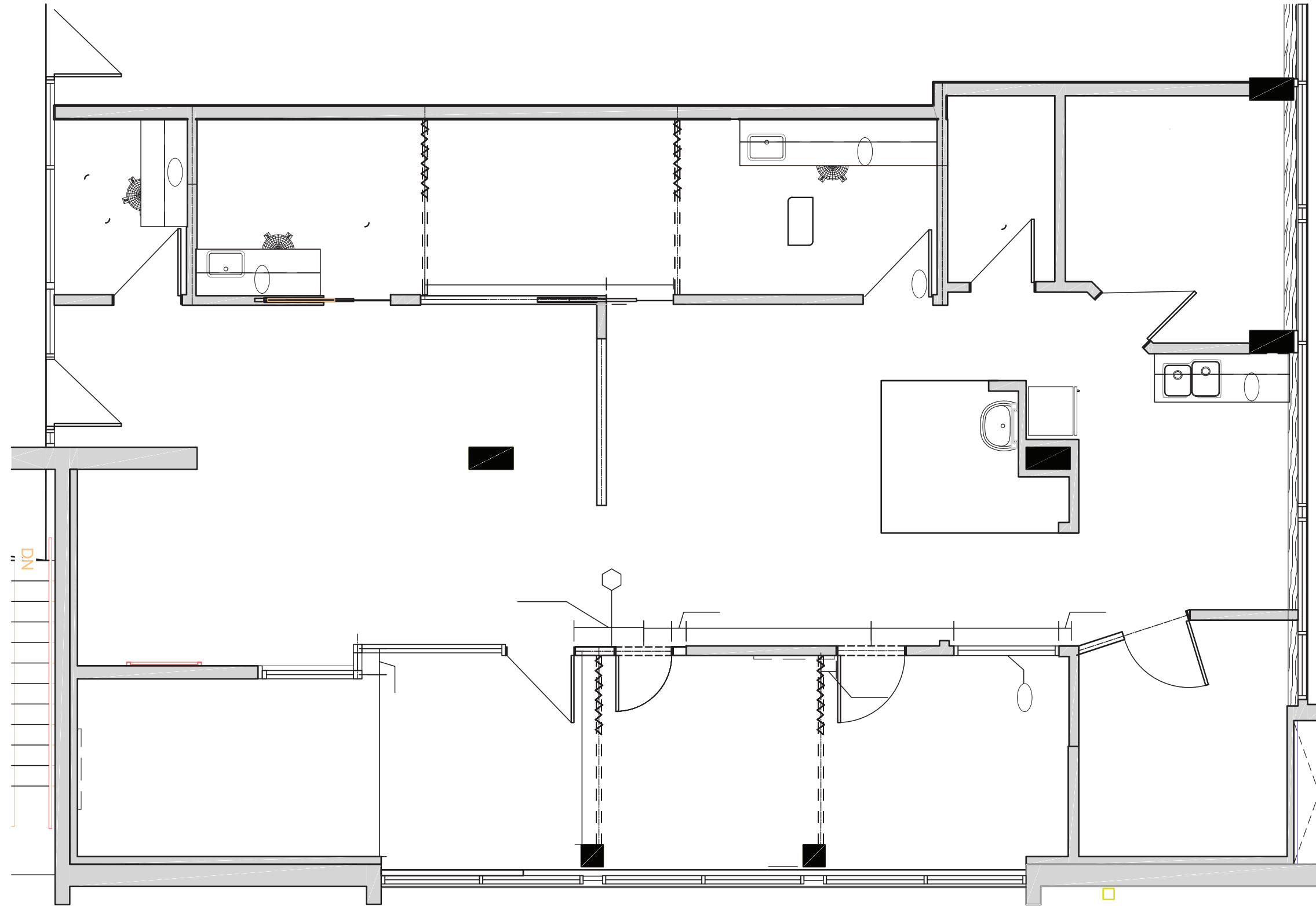
\$28/SF +







FLOOR PLAN



LOCATION

Situated in the heart of the Lower Mission area, located along coveted South Pandosy Street. This unit is surrounded by multi & single-family residences, boutique retail, office properties and a short walk to the Okanagan Lake.

SOPA SQUARE BUSINESS DIRECTORY

FOOD & DRINK

The Canadian Brewhouse
Famoso Italian Pizzeria
Mucho Burrito
Pita Pit

SHOPPING

Goods Health and Wellness
Chai Rustic

SERVICES

Prime Concrete Coatings
Good Sorts Commercial Cleaning
BlackBean Industrial Marketing
Smarter Financial Planning
Greg Hoffmann Counseling
BlackBean House
OkanaganPhotography
Suttin & Ceidar Consulting Group
AIR JDS
Koselig Counselling
P216 Enterprises
Renee DSouza Psychotherapy
JDS Energy & Mining
Oriental Traditional Healing
Packme.ca

HEALTH & BEAUTY

Pro Motion Clinic
NJ's Organic Hair Salon
GLO Antiaging Youth Lab
Lindy's Lashes
Girlfriends Brow Bar
Neu Movement Pilates &
Physiotherapy
Sopa Square Dental Clinic
Okanagan Eye MD
Innovative Fitness Kelowna
Goods Health and Wellness
Sopa Wellness Centre
Pandosy Village Medical Clinic
Concussion Care Kelowna
Restore Surgical Centre
Dr. Stephan C Mostowy
Jada Skin and Health Institute
Tranq Sleep Care
OKGN Core Chiropractic
Dr. Frank Health PRP & Botox
Kelowna Vasular
TMED Technology
Acumen Clinic Kelowna
EverStrong Health and Wellness
Zee & C Comfort Shoes





UNIT 201

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stevelaursen@rlkcommercial.com

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meghancortese@rlkcommercial.com

www.rlkcommercial.com

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