



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

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## 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)

 **PARKING**  
2 Stalls

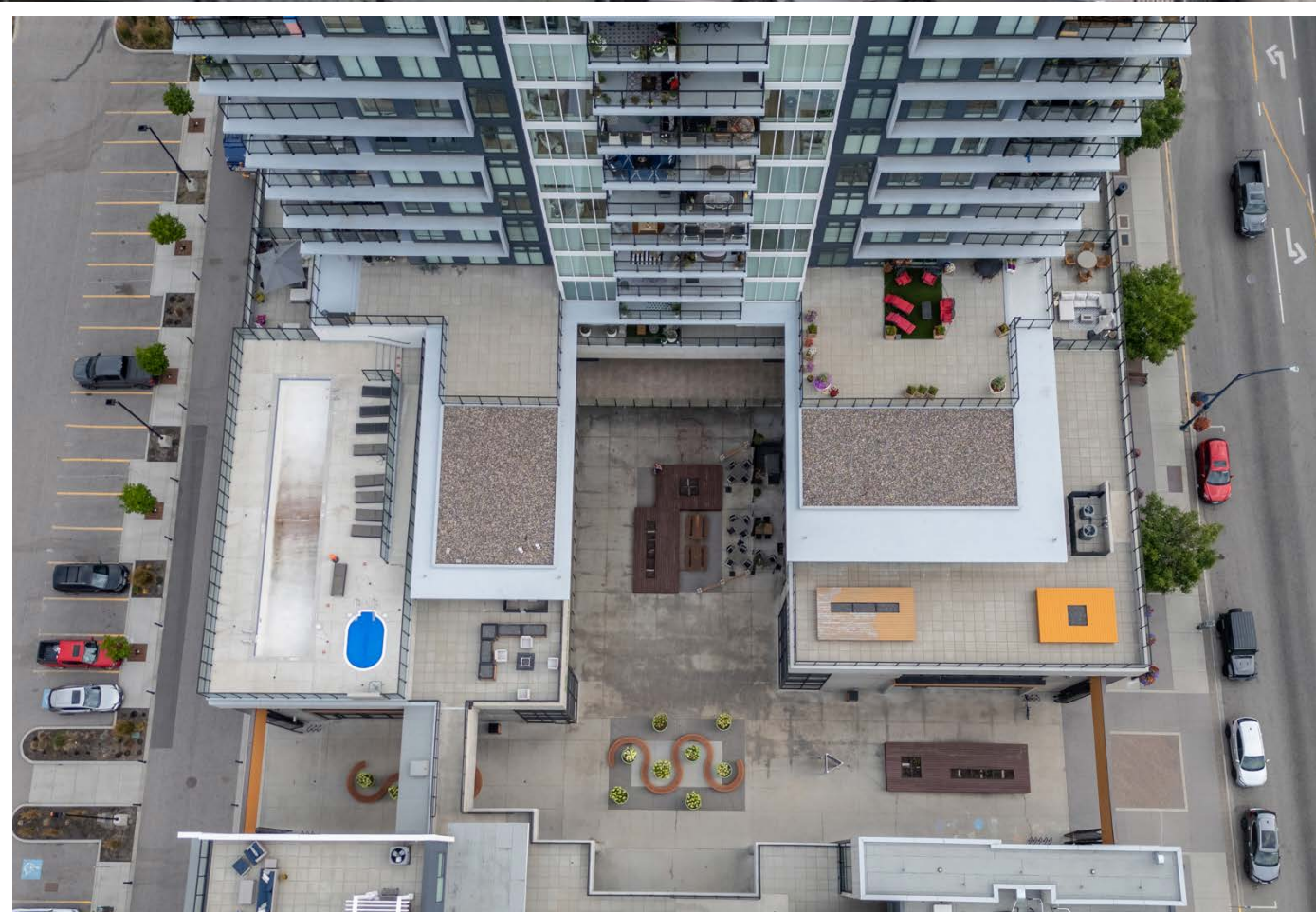
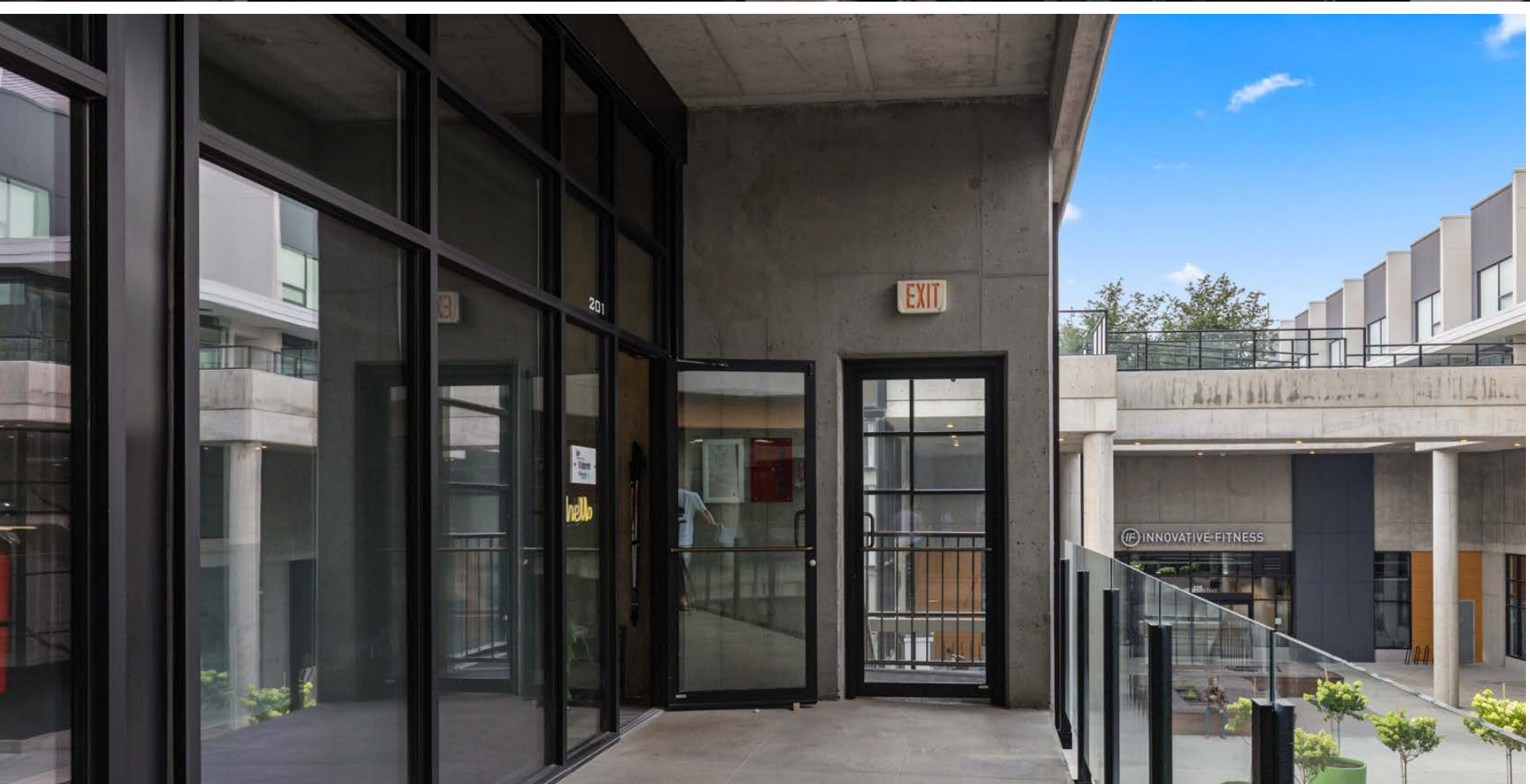
 **PID**  
030-543-509

 **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 +

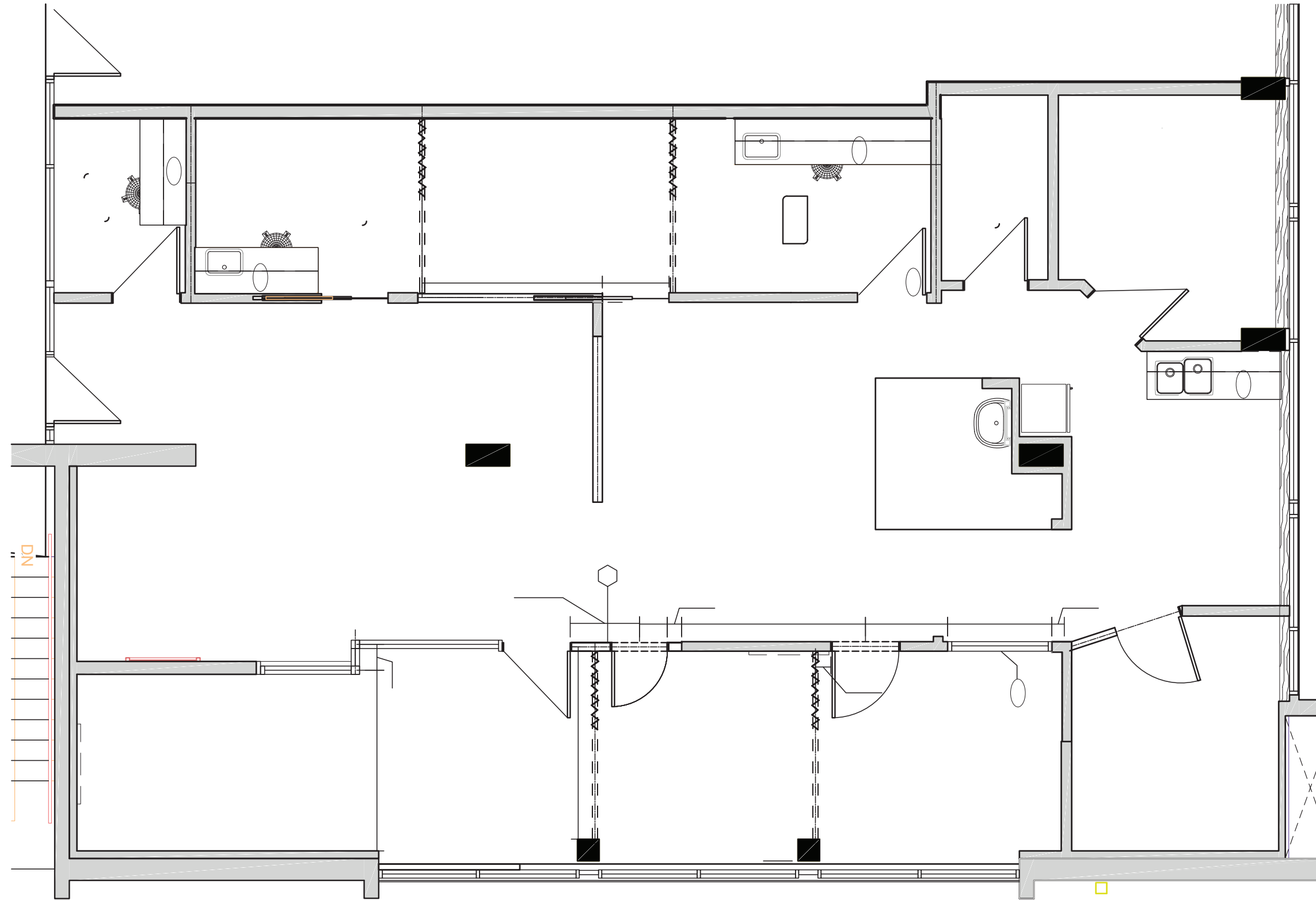






# FLOOR PLAN

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# 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





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