



FOR LEASE
PROFESSIONAL OFFICE SPACE
DOWNTOWN KELOWNA

101 - 1460 PANDOSY STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



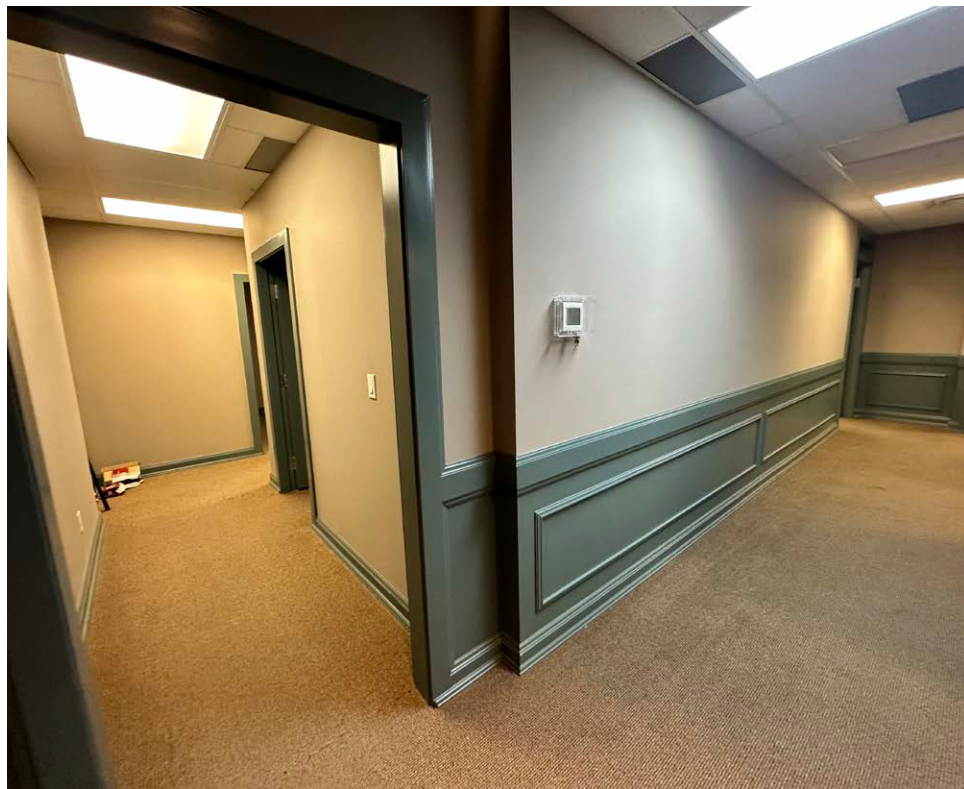
OVERVIEW

3,140 sq.ft ground level professional office premises with multiple offices, kitchenette and boardroom. This downtown location places tenants within walking distance of the waterfront, shops, restaurants, and cafe’s while offering immediate access to the central transit exchange for convenient connectivity. NNN includes janitorial expenses and utilities. Vacant and ready for immediate possession.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
101-460 Pandosy St,
Kelowna BC
-  **ZONED**
UC1 - Downtown Urban Centre
-  **LEASABLE AREA**
3,140 SF
-  **BASE RENT**
\$16 PSF
-  **TRIPLE NET**
\$13.97 PSF







LOCATION OVERVIEW

Positioned within walking distance of the waterfront, restaurants, cafes and downtown amenities, the property also benefits from direct proximity to Kelowna's main transit exchange. The combination of functional workspace, private amenities, and outdoor space makes this suite an attractive option for businesses seeking a central and modern office environment.





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MODERN COMMERCIAL TEAM

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