



FOR LEASE
PROFESSIONAL OFFICE SPACE
DOWNTOWN KELOWNA
300 - 1460 PANDOSY STREET, KELOWNA BC

MEGHAN CORTESE
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ROYAL LEPAGE KELOWNA
COMMERCIAL



OVERVIEW

Located in the heart of Downtown Kelowna, this third-floor office space offers a professional setting with the added benefit of a private rooftop patio overlooking downtown Kelowna. The unit features an in-suite kitchenette and washroom, providing convenience for daily operations. The layout includes an open work area currently used as a boardroom, along with three private offices, creating flexibility for a variety of professional users. NNN includes janitorial expenses and utilities. Vacant and ready for immediate possession.

PROPERTY DETAILS



MUNICIPAL ADDRESS

300-460 Pandosy St,
Kelowna BC



ZONED

UC1 - Downtown Urban Centre



LEASABLE AREA

872 SF



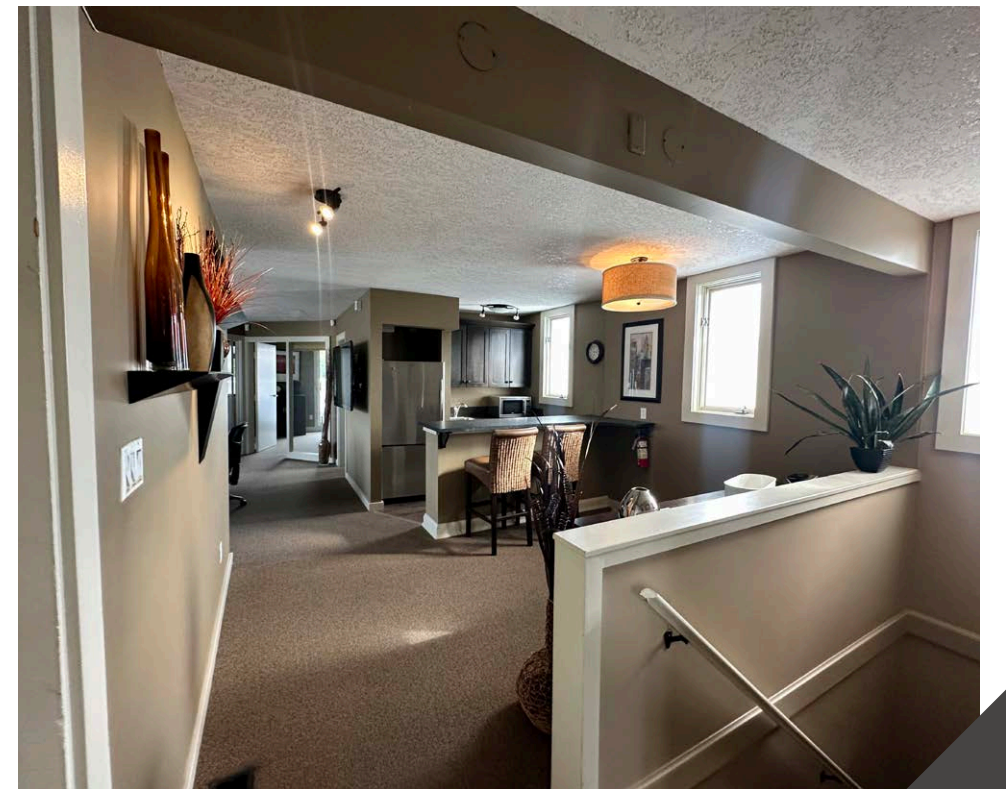
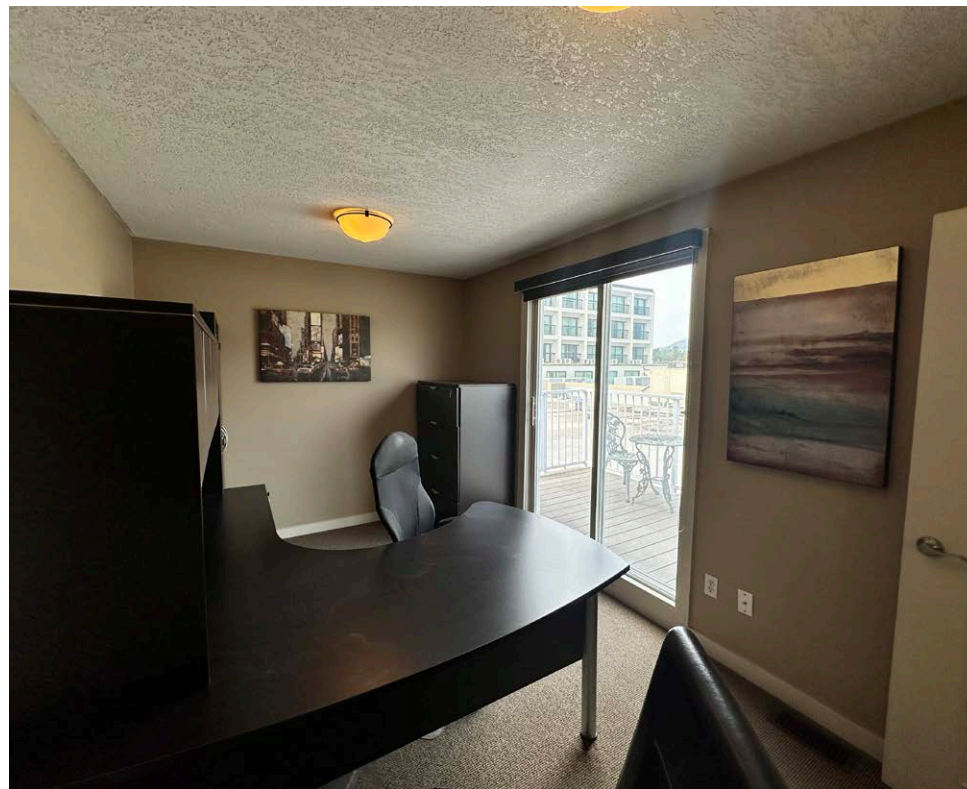
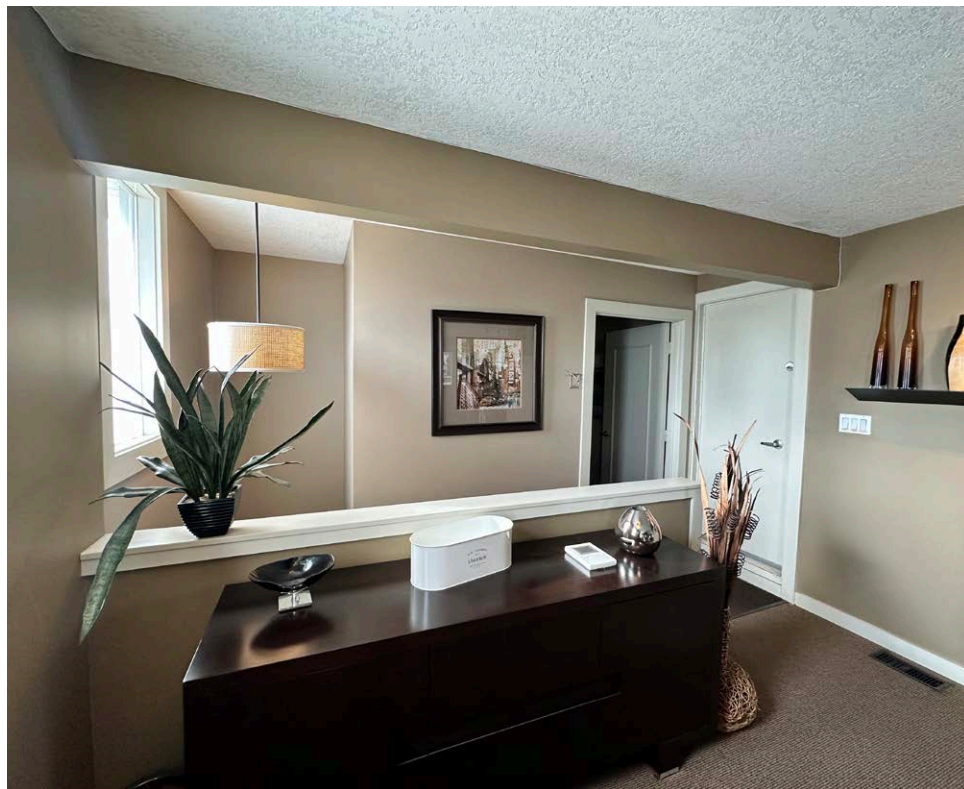
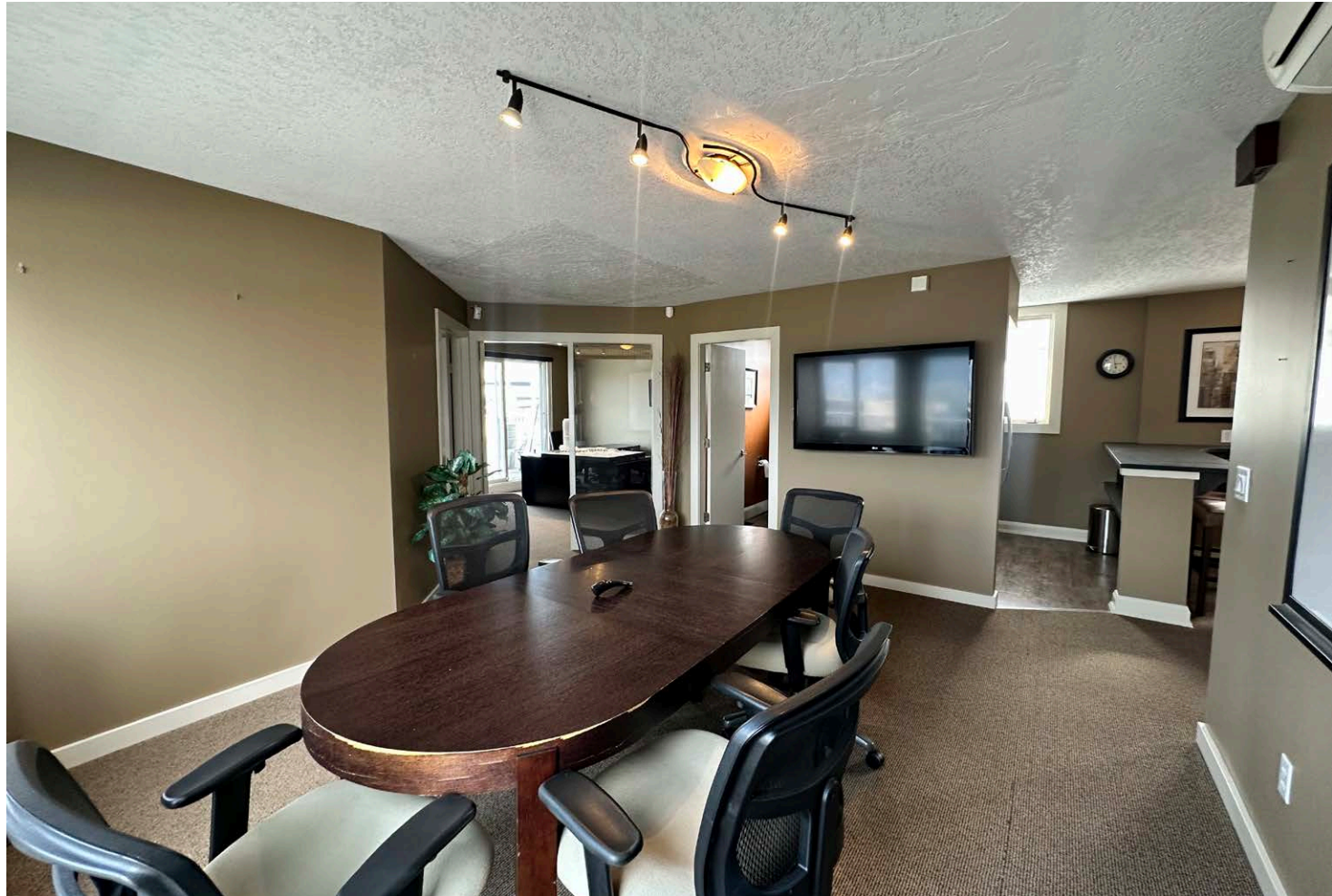
BASE RENT

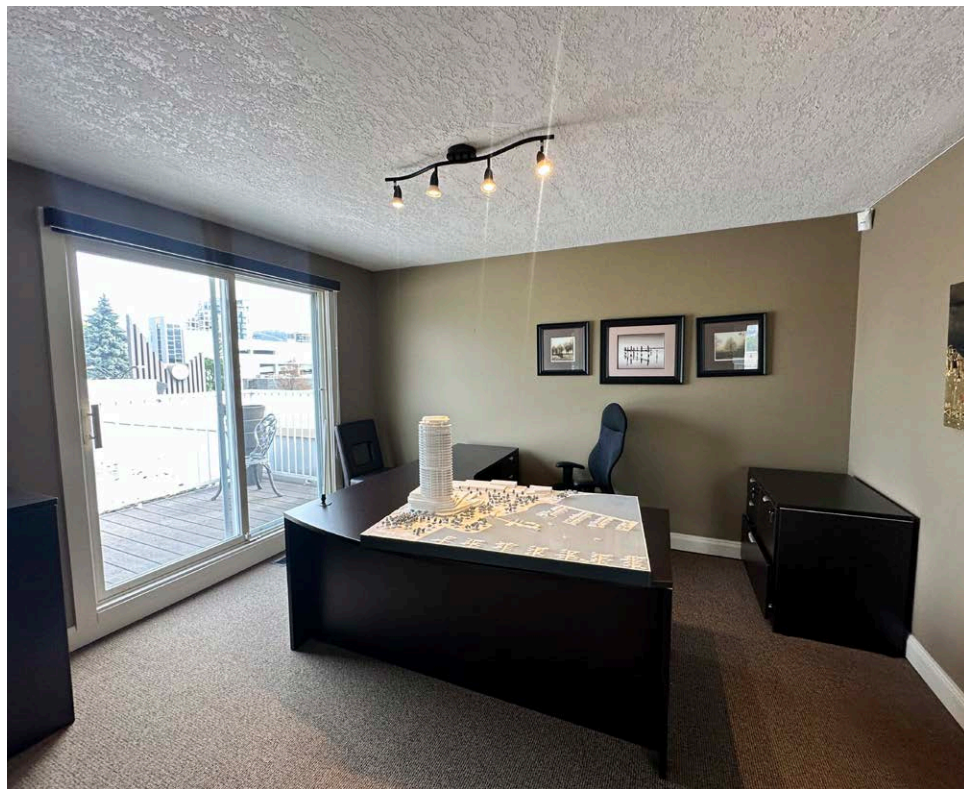
\$18 PSF



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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