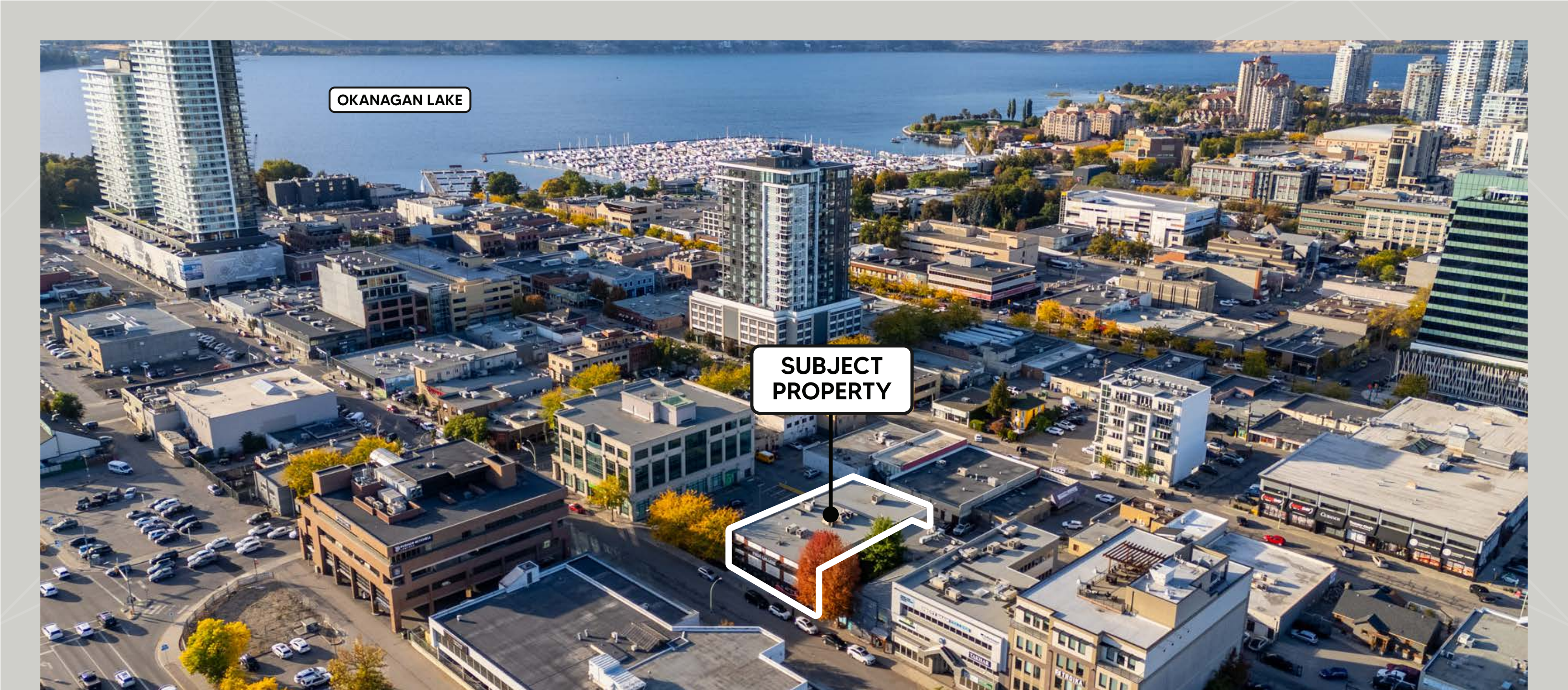




OKANAGAN LAKE

SUBJECT
PROPERTY

FOR LEASE

LARGE FORMAT SECOND FLOOR OFFICE SPACE

DOWNTOWN KELOWNA

#200 - 532 LEON AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Opportunity to lease a large-format office space located on the second floor of 532 Leon Avenue in downtown Kelowna. Previously occupied by First College, the premises are currently improved to accommodate educational or wellness-related uses, featuring a functional full-floor layout with a reception area, open workspace, private offices, kitchenette and staff room, and full-service washrooms with showers. The space is accessible via both elevator and stairs and offers abundant natural light throughout. Centrally located within walking distance to restaurants, services, and public transit, this property provides excellent convenience and visibility in the heart of downtown Kelowna. Three reserved parking stalls available at market rates

PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
#200 - 532 Leon Avenue,
Kelowna, BC

 **ZONED**
UC1

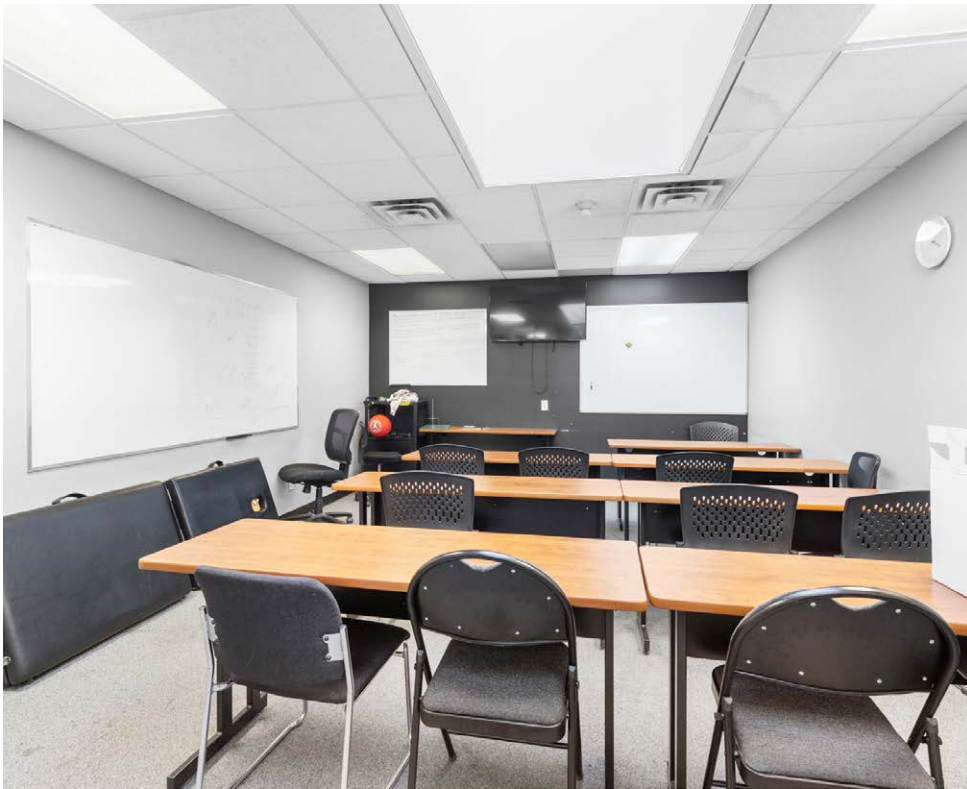
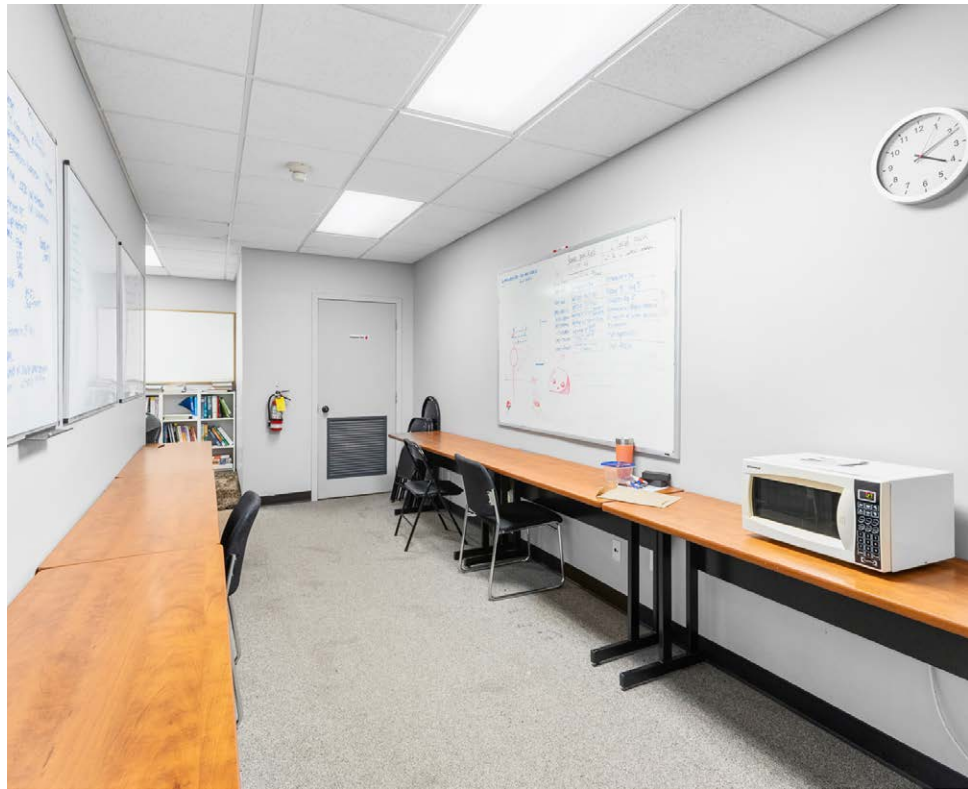
 **LEASABLE AREA**
7,702 SF

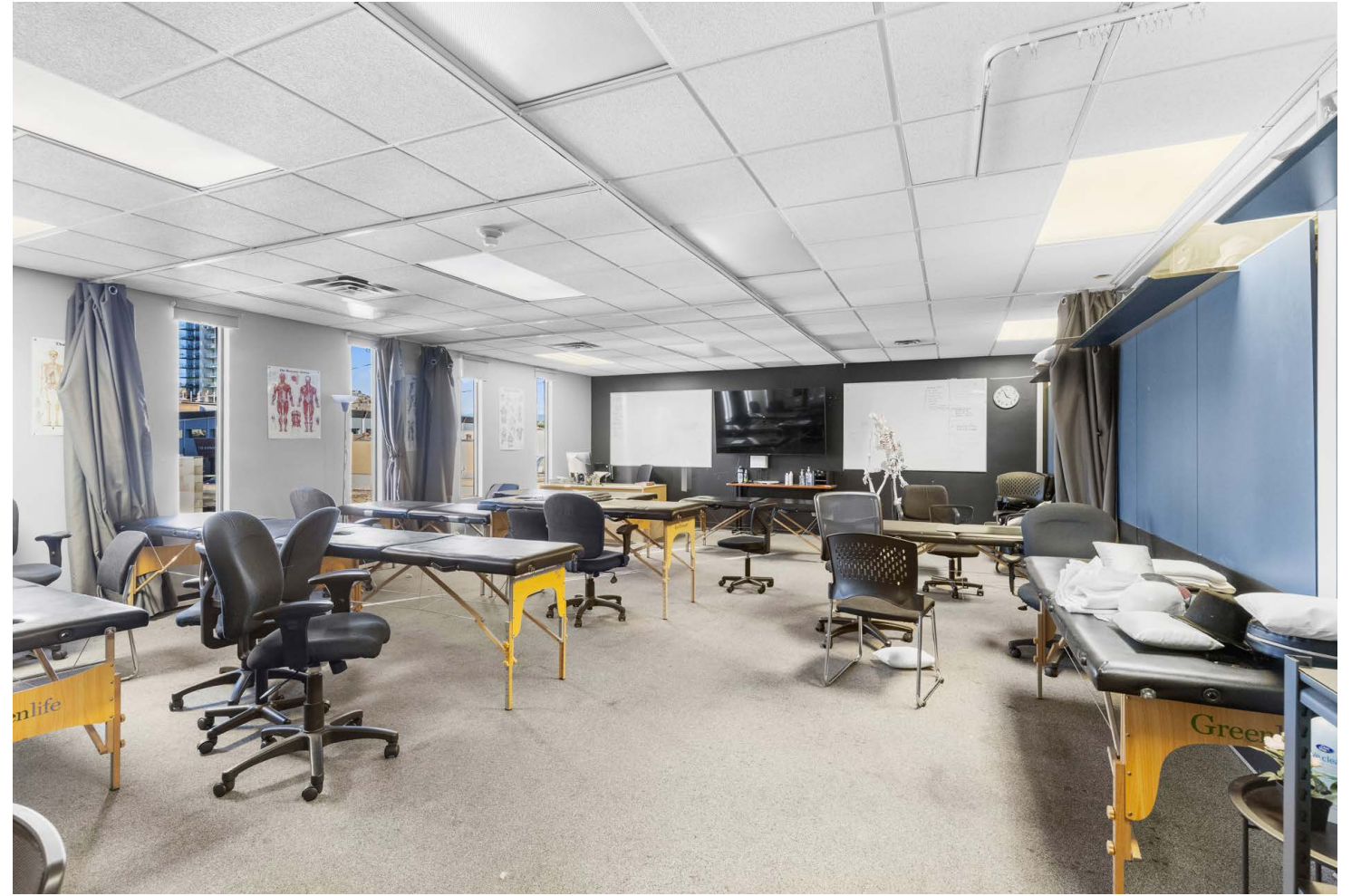
 **FLOOR**
Second

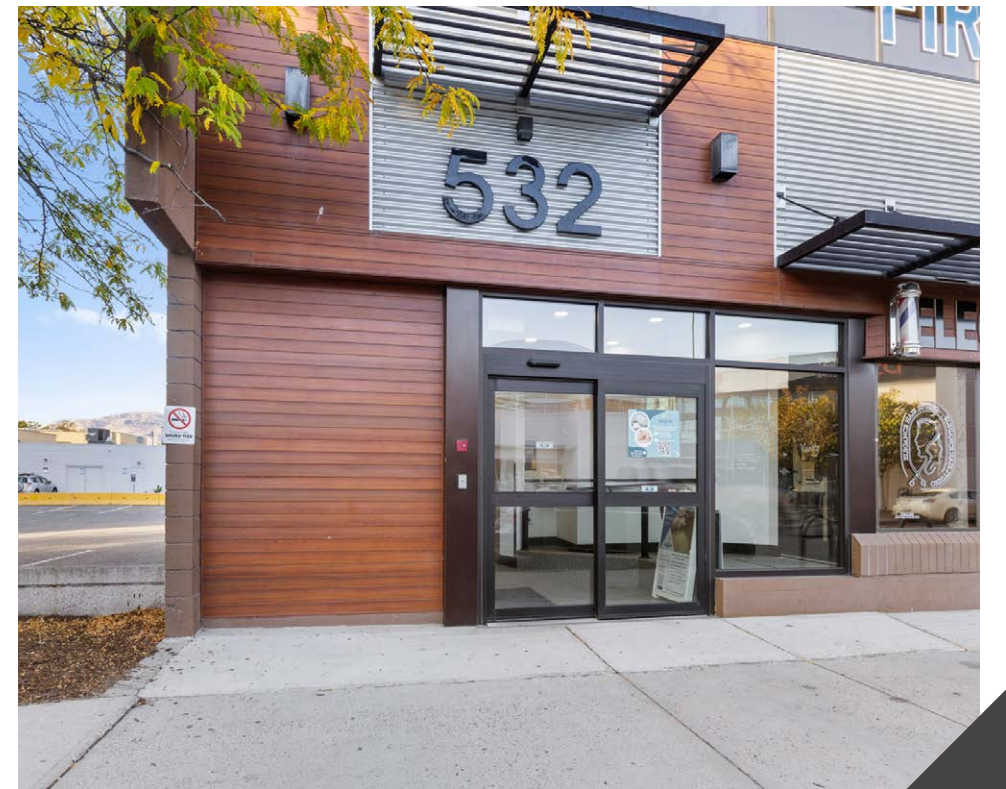
 **PARKING**
3 Reserved

 **BASE RENT**
\$17 PSF

 **TRIPLE NET**
\$8.66 PSF (APPROX)







LOCATION OVERVIEW

532 Leon Avenue offers a central downtown Kelowna address surrounded by a wide range of amenities, services, and transit connections. Located just off Harvey Avenue (Highway 97), the property provides excellent accessibility and exposure within the city's urban core. Tenants benefit from walkable access to restaurants, cafés, professional services, and financial institutions, as well as proximity to major bus routes and public parking. This convenient downtown setting makes 532 Leon Avenue an ideal location for businesses seeking a professional office presence in a highly connected and vibrant area.





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MODERN COMMERCIAL TEAM

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