



FOR LEASE
SECOND FLOOR OFFICE SPACE ON CORNER OF
SPALL AND ENTERPRISE

203 - 1912 ENTERPRISE WAY, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

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OVERVIEW

Well-maintained second-floor office space available in a central Kelowna professional building. Unit 203 offers a bright and functional layout suitable for medical, wellness, counselling, or general office users. The space includes a kitchenette, three individual rooms that can support private offices, treatment rooms, or collaborative workspace. Neutral interior finishes and ample natural light create a comfortable and professional environment for staff and clients alike. Common washrooms and elevator accessible. Conveniently located off Enterprise Way with easy access to Highway 97, transit, and nearby amenities, the building offers strong visibility and accessibility within Kelowna's Landmark/Enterprise commercial corridor.

PROPERTY DETAILS

 MUNICIPAL ADDRESS
203 – 1912 Enterprise Way,
Kelowna BC

 ZONED
CA1 | Core Area Mixed-Use

 LEASABLE AREA
1,753 SF

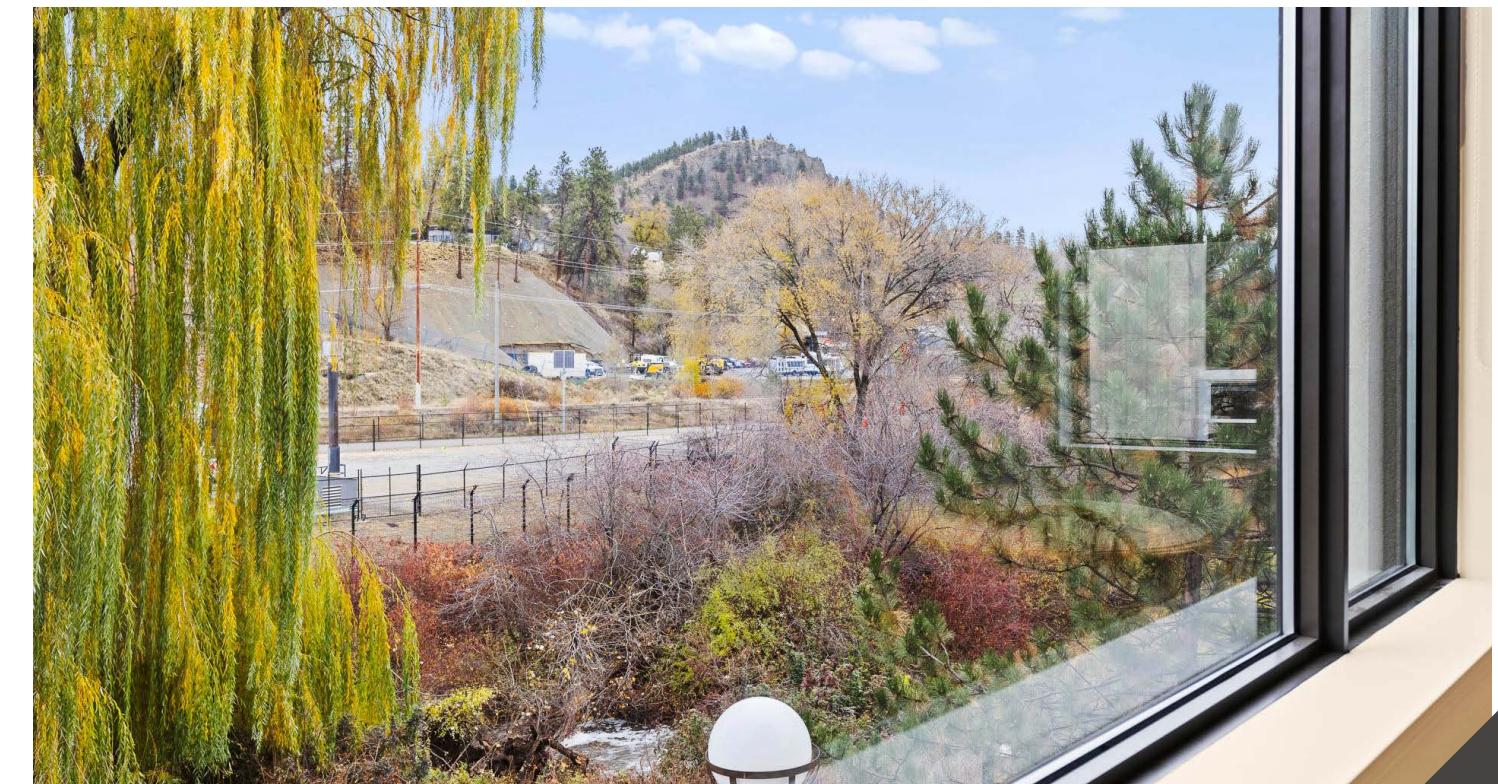
 FLOOR
Second

 PARKING
2 Reserved Stalls

 BASE RENT
\$21 PSF

 TRIPLE NET
\$9.84 PSF (APPROX)







LOCATION OVERVIEW

Located in Kelowna's midtown business district, 1912 Enterprise Way offers a convenient and highly accessible setting surrounded by a strong mix of commercial, professional, and service-based tenants. The property benefits from close proximity to major arterial routes including Highway 97, Springfield Road, and Cooper Road, providing quick connections across the city. Nearby amenities include Orchard Park Shopping Centre, several fitness studios, cafés, restaurants, and financial institutions, making this an ideal location for businesses seeking visibility, convenience, and accessibility in a well-established commercial node.





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MODERN COMMERCIAL TEAM

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