



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

302 - 1912 ENTERPRISE WAY, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA

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## OVERVIEW

Prime third-floor office space available in one of Kelowna's most central and established business districts. This unit offers a functional layout ideal for a variety of professional users, featuring a welcoming reception area, multiple private offices, a dedicated boardroom, and generous window lines providing natural light throughout. The space includes storage, glass partitioning, and a mix of open and enclosed work areas that support both collaborative and private workflows. Neutral finishes, quality lighting, and professional improvements make this a move-in-ready option for businesses looking to elevate their workspace. Elevator accessible. Located just off Enterprise Way with quick access to Highway 97, public transit, and nearby amenities, the building provides excellent convenience for staff and clients alike.

## PROPERTY DETAILS

 MUNICIPAL ADDRESS  
302 – 1912 Enterprise Way,  
Kelowna BC

 ZONED  
CA1 | Core Area Mixed-Use

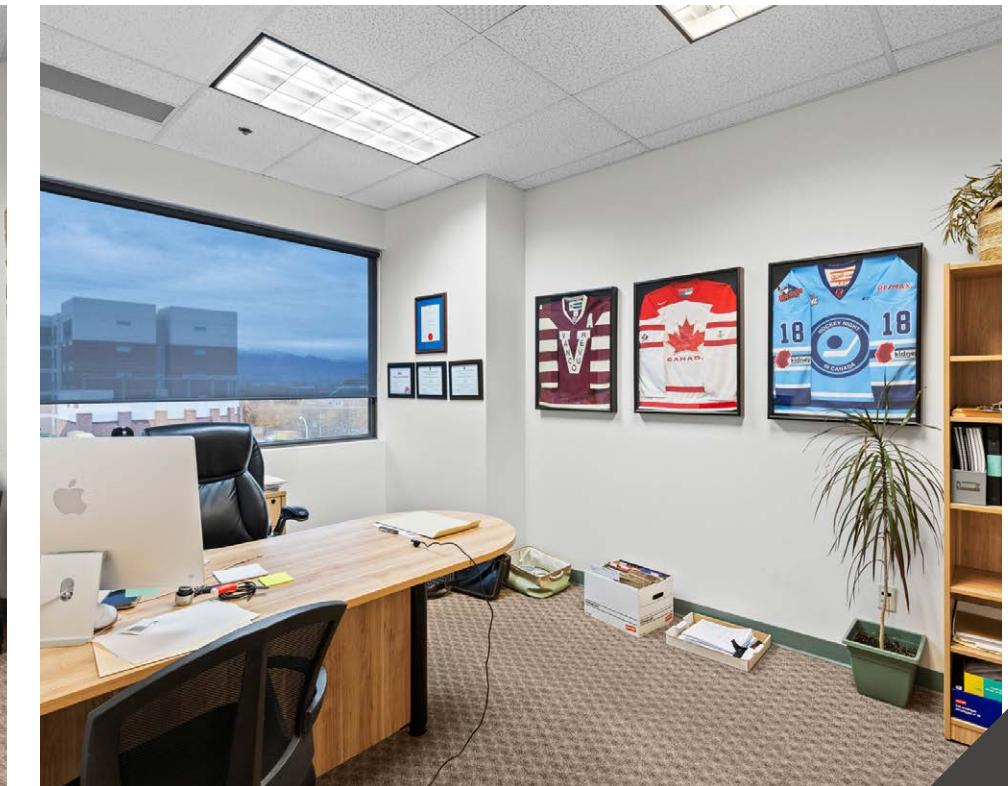
 LEASABLE AREA  
1,435 SF

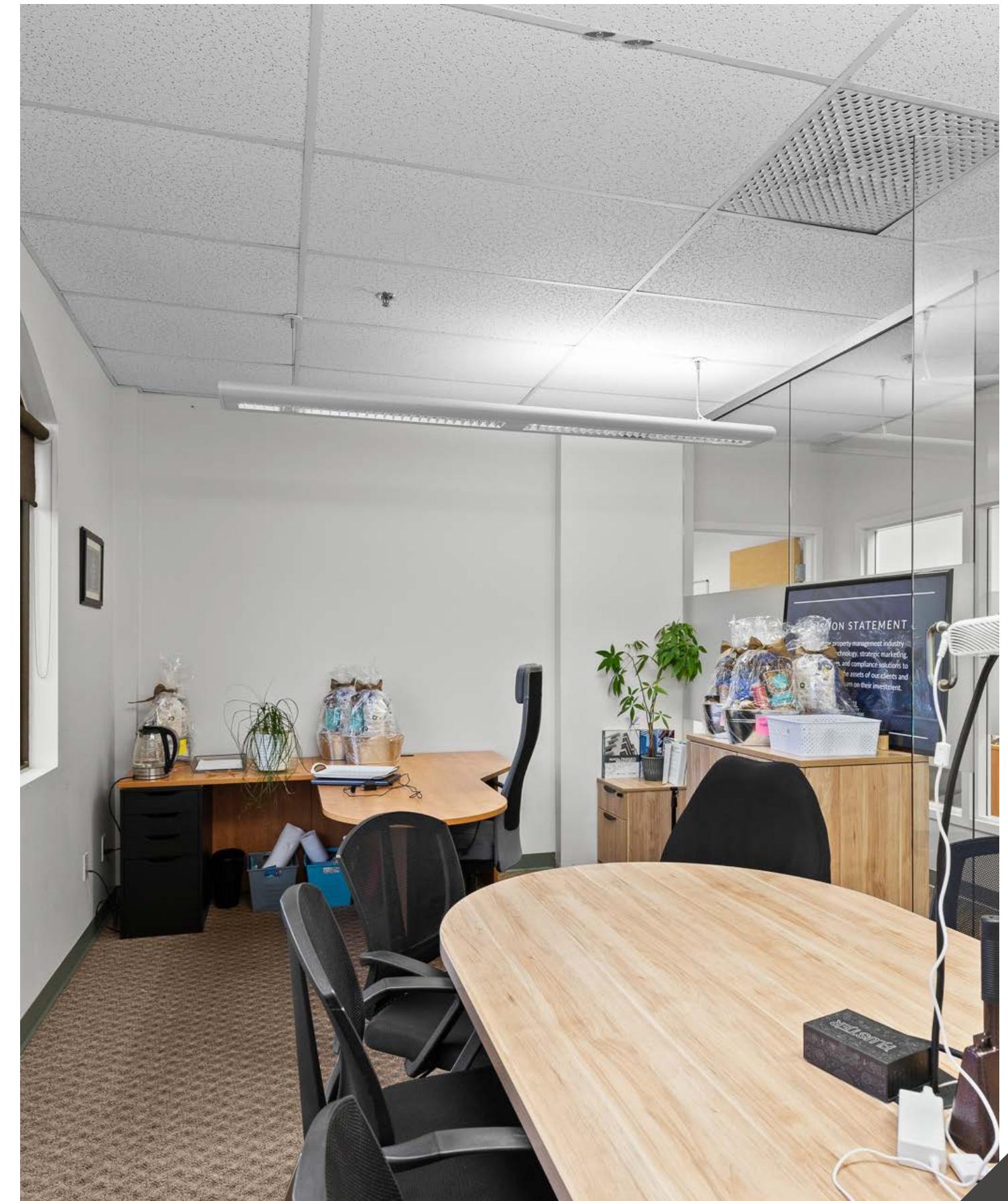
 FLOOR  
Third

 PARKING  
3 Reserved Stalls

 BASE RENT  
\$23 PSF

 TRIPLE NET  
\$11.54 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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