



FOR LEASE
PROFESSIONAL OFFICE SPACE
DOWNTOWN KELOWNA

1460 PANDOSY STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Professional office space available in the heart of Downtown Kelowna, within walking distance of the waterfront, shops, restaurants, cafés, and core downtown services. The property benefits from immediate access to Queensway, Kelowna's central transit exchange, providing convenient connectivity for both staff and visitors, and includes access to a shared boardroom and kitchenette.

UNIT 101 – GROUND LEVEL | ±3,140 SQ.FT.



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
101-460 Pandosy St,
Kelowna BC

 **ZONED**
UC1 - Downtown Urban Centre

 **LEASABLE AREA**
3,140 SF

 **BASE RENT**
\$15 PSF

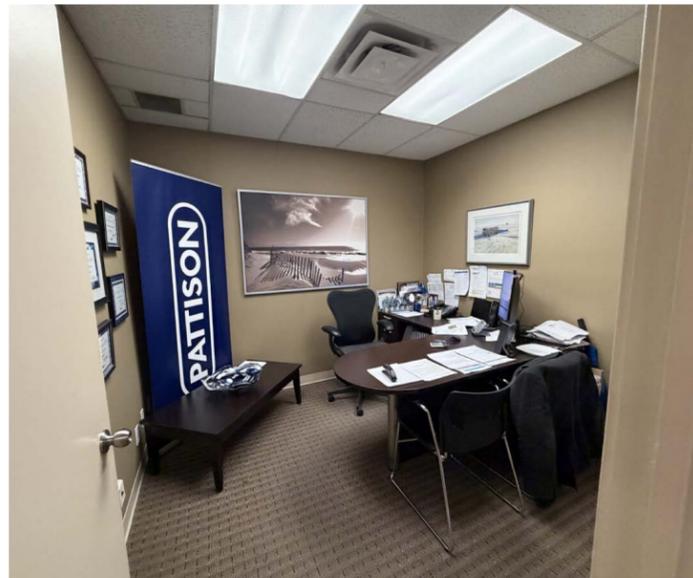
 **TRIPLE NET**
\$13.97 PSF

Ground level professional office premises featuring multiple private offices, boardroom and kitchenette. The unit is vacant and ready for immediate possession, suitable for a range of uses.

UNIT 101



UNIT 202 – SECOND FLOOR | ±814 SQ.FT.



PROPERTY DETAILS

 MUNICIPAL ADDRESS
202-460 Pandosy St,
Kelowna BC

 ZONED
UC1 - Downtown Urban Centre

 LEASABLE AREA
814 SF

 BASE RENT
\$15 PSF

 TRIPLE NET
\$13.97 PSF

Second-floor office space featuring four private offices in a well-configured professional layout. An efficient setup ideal for businesses seeking a functional and centrally located workspace.



LOCATION OVERVIEW

Located in the downtown core near Queensway, 1460 Pandosy Street benefits from immediate proximity to Kelowna's main transit exchange and a highly walkable amenity base. The property is steps from Okanagan Lake and City Park, and surrounded by restaurants, cafés, retail, and everyday services that support consistent daytime activity. Easy access to Bernard Avenue and major arterial routes provides convenient connectivity for both staff and visitors.





MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

MODERN COMMERCIAL TEAM

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).