



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

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## OVERVIEW

Opportunity to lease 1,851 sq.ft. of professional office space at Mill Creek Crossing, a well-established mixed-use commercial plaza ideally located at the corner of Spall Road and Enterprise Way. This well-maintained second-floor unit offers a bright, functional layout featuring three private rooms suitable for offices or treatment use, a kitchenette, and clean, neutral finishes throughout.

Ideal for medical, wellness, counselling, or general office users, the space provides ample natural light and a comfortable, professional setting for both staff and clients. The property benefits from a central location with convenient access to Highway 97, public transit, and a wide range of nearby amenities.

# PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
203 - 1912 Enterprise Way,  
Kelowna BC


 **ZONED**  
CA1 | Core Area Mixed-Use

 **LEASABLE AREA**  
1,851 SF

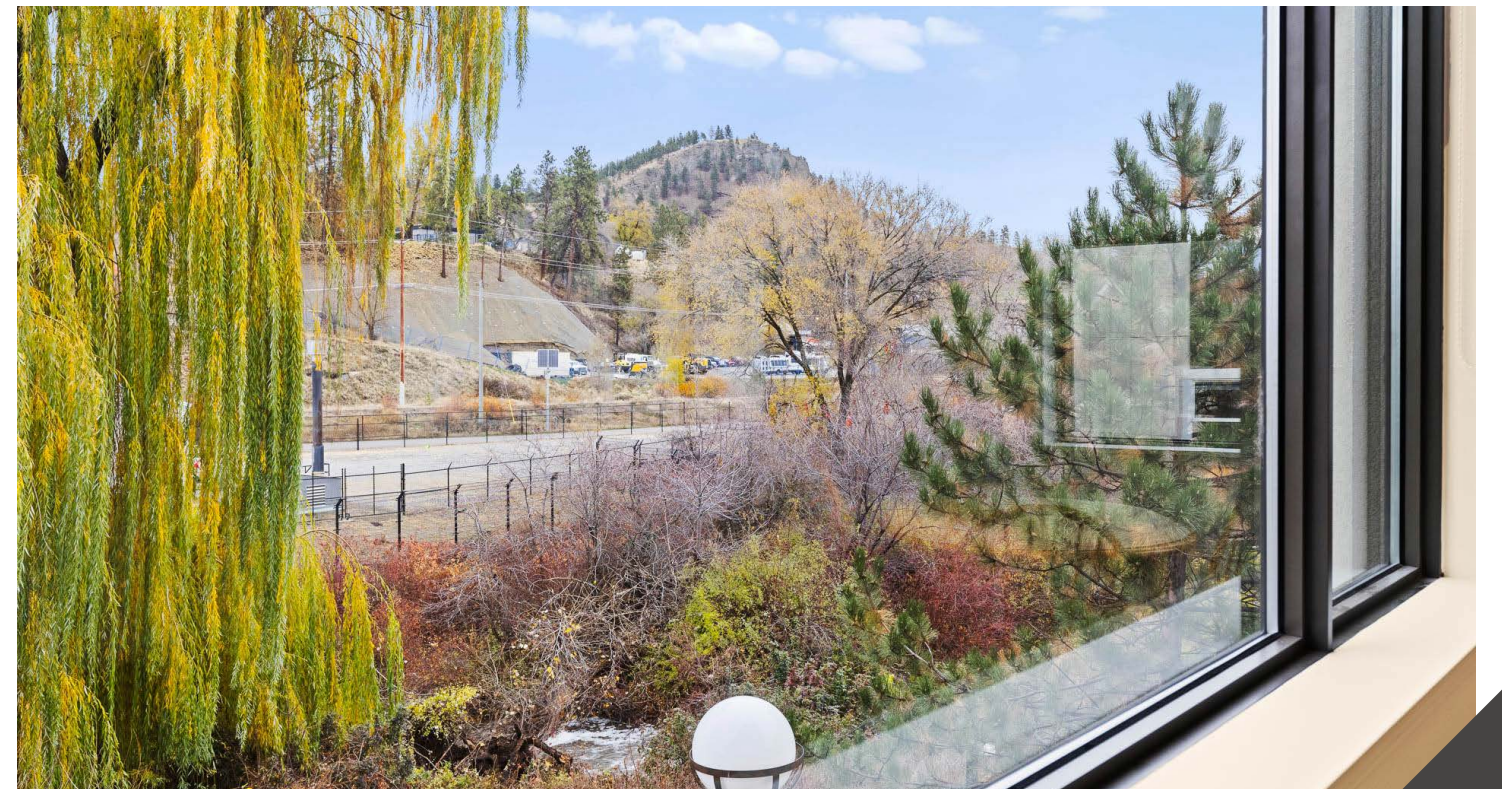
 **FLOOR**  
Second

 **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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