



# FOR SUBLEASE

300 - 1628 DICKSON AVE  
KELOWNA, BC

ROYAL LEPAGE KELOWNA

COMMERCIAL



## THE OPPORTUNITY

---

Presenting Suite 300 at 1628 Dickson Avenue, ideally positioned within Kelowna's Landmark District. This ~9,100 sq.ft opportunity in Landmark 4 offers recently renovated, never-occupied office space featuring a highly efficient open-workspace, private offices, meeting room, and expansive glazing with valley views. Flexible demising options are available to accommodate a range of user requirements.

Tenants benefit from a professionally managed building with 24-hour security, secure card access, on-site fitness facilities, and bicycle storage. Anchored by seven office towers across a two-block campus, the Landmark District is one of Kelowna's most established business nodes, offering a strong amenity base and an environment that supports employee retention and day-to-day convenience.

## PROPERTY DETAILS

---

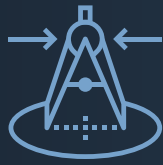
<b>BASE RENT:</b>	\$19 psf
<b>ADDITIONAL RENT</b>	\$11 psf, per annum (2025) (includes utilities)
<b>SIZE:</b>	9,100 sf
<b>SUBLEASE EXPIRY:</b>	June 29th, 2030
<b>ZONING:</b>	UC2   Capri/Landmark

---

# SUITE FEATURES



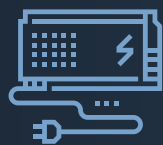
PRISTINE IMPROVEMENTS  
IN PLACE



DEMISING OPTIONS  
TO BE CONSIDERED



FURNITURE AVAILABLE

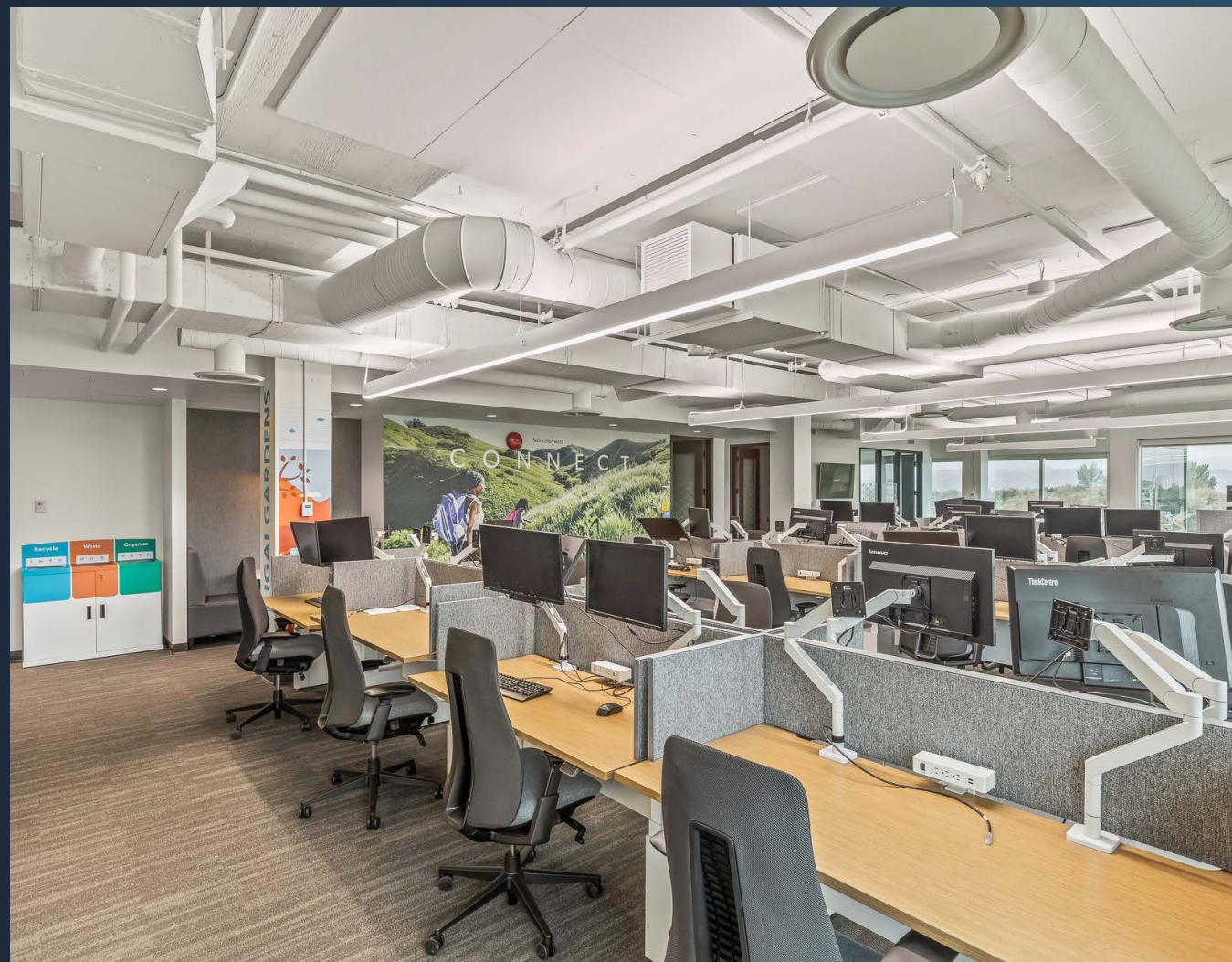


BACK-UP POWER GENERATOR  
LOCATED IN THE PARKADE



300 - 1628 DICKSON AVENUE | KELOWNA, BC

300 - 1628 DICKSON AVENUE | KELOWNA, BC



## PROPERTY HIGHLIGHTS



24-HOUR SECURITY



ACCESS TO FITNESS FACILITY



2 STALLS PER 1,000 SF WITH ADDITIONAL PARKING AVAILABLE



SECURE BICYCLE STORAGE



MULTIPLE CHILDCARE FACILITIES



MULTIPLE FOOD SERVICES AVAILABLE THROUGHOUT THE DISTRICT



CONVENIENCE STORE, PHARMACY & HEALTH CARE PROVIDERS



300 - 1628 DICKSON AVENUE | KELOWNA, BC



**SUBJECT  
PROPERTY**

**HIGHWAY 97**

**SUTHERLAND AVE**

## LOCATION

The Landmark District is located in central Kelowna, 5 minutes from downtown, 15 minutes from the airport and within walking distance to a multitude of amenities including residential, retail, restaurants, café's, greenspace and professional services.

Enjoy convenient access to the Landmark District via the pedestrian/cycling overpass adjacent to the Landmark District on the south side of Highway 97 and the Parkinson Recreation Complex on the North side. The overpass is connected to the city of Kelowna's Rapid Transit service on the Highway 97 corridor, running from West Kelowna to the University of British Columbia Okanagan campus.



MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

meghancortese@rlkcommercial.com

www.rlkcommercial.com

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).

