



*For Sublease: Office*

550 Osprey Avenue

Flexible Space Available in Kelowna's Pandosy Neighbourhood

ROYAL LEPAGE KELOWNA  
COMMERCIAL **Lennard:**

Here is where your business will *grow*.

# 550 Osprey Avenue

## Property Overview

Sublease opportunity at 550 Osprey Avenue with up to 15,474 sq.ft. of leasable area across the third and fourth floors. The space is delivered in shell condition, providing medical, administrative, and professional office users with flexibility to configure improvements to suit their operational and layout needs.

Located in Kelowna's Lower Mission, the building sits within a growing mixed-use node supported by continued residential development and expanding neighbourhood services. The tenant roster includes established healthcare and professional practices such as dental, dermatology, endodontic, trauma therapy, and accounting, creating a strong complementary environment for medical and office users.



Total Available Space

**15,474 SF**

3<sup>rd</sup> Floor      4<sup>th</sup> Floor

**7,709 SF    7,765 SF**



Combined Base Rate    3<sup>rd</sup> & 4<sup>th</sup> Floor

**\$28 PSF                      \$27 PSF**

Tenant Improvement Allowance

**Contact Agent**

Additional Rent (2026)

**\$10.48 PSF\***



Head Lease Commencement

**September 26, 2024**

Head Lease Term

**10 Years**

Head Lease Expiry

**September 25, 2034**

\*Includes common area electricity, water and sewer. All other utilities excluded and payable by tenant.



## Building Information

The six-storey building includes two levels of structured parking served by a vehicle elevator system for efficient access and circulation. The third floor features three private patios for tenant use.

Base building specifications support procedure and clinic operations, including 12-foot ceiling heights, floor-to-ceiling windows, roof load capacity for specialized HVAC systems, diesel generator capability for emergency backup power (roughed-in), and two elevators designed for clinical use, including one sized to accommodate a hospital gurney.

Additional amenities include bike storage, lockers, and shower facilities.



Current Condition

**Shell state, open concept**

Ceiling Height

**12'**



Parking

**9 Total Stalls**

3<sup>rd</sup> Floor      4<sup>th</sup> Floor

**5 Stalls      4 Stalls**

Additional Parking

**Adjacent Osprey Lot**

**Metered Street Parking**



Building Amenities

**3 Elevators**

(1 Passenger, 1 Oversized, 1 Vehicle)

**3 Individual Patios**

(3<sup>rd</sup> Floor)

**Bike Storage, Lockers,  
Shower Facilities**

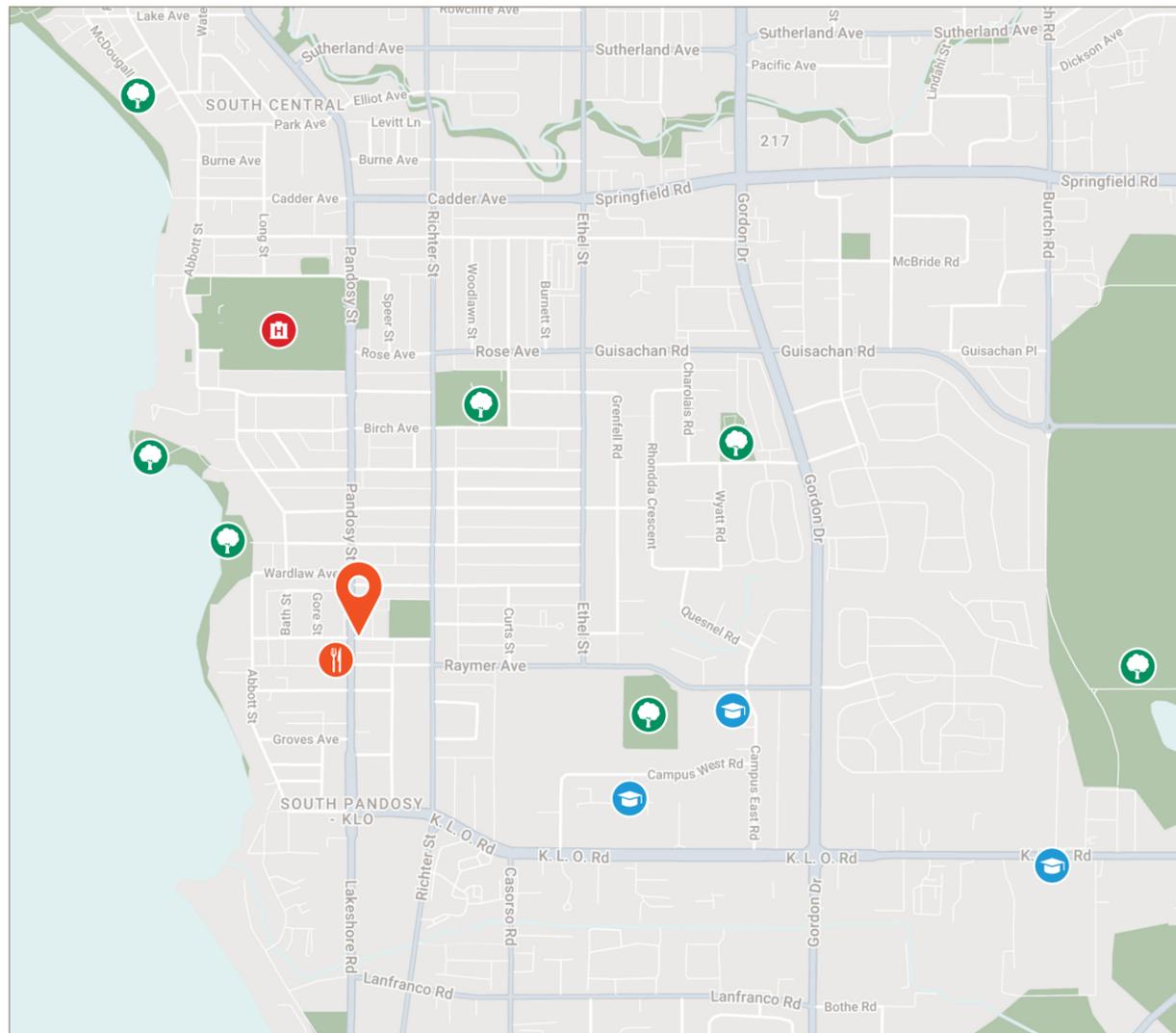
# 550 Osprey Avenue

## Location Overview

550 Osprey Avenue is located in Kelowna's Pandosy neighbourhood, a well-established, walkable area known for its mix of neighbourhood retail, professional services, and growing residential density.

Positioned just off the Pandosy corridor, the property is surrounded by cafés, shops, and everyday amenities, and sits minutes from Boyce-Gyro Beach Park and the Kelowna campus of Okanagan College, two key local anchors that support steady activity in the area.

Continued multi-family and mixed-use development nearby is adding population and demand, while strong connectivity to Lakeshore Road, KLO Road, and downtown Kelowna supports convenient access for customers, clients, and staff.



# 550 Osprey Avenue

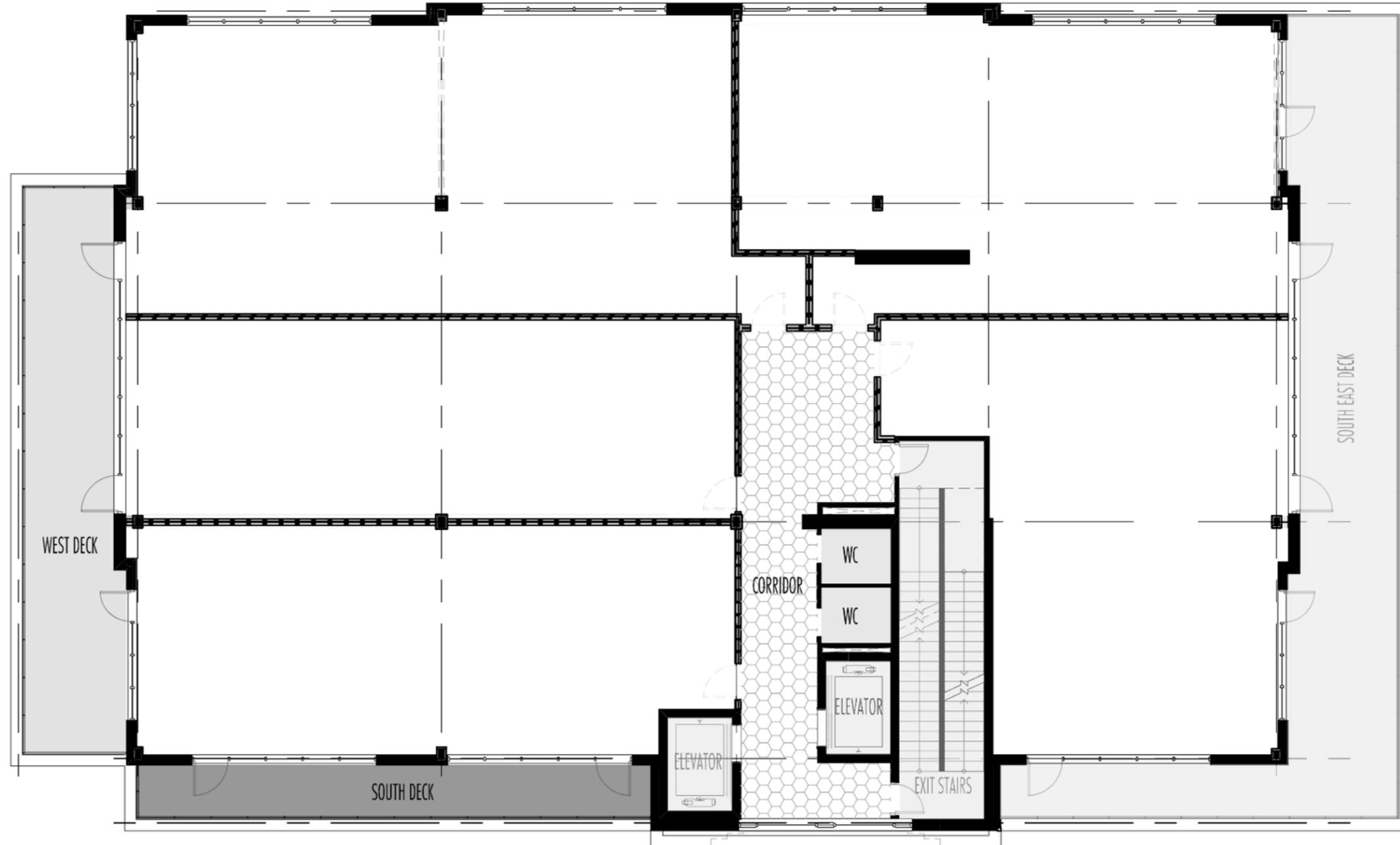


## Floor Plan

3rd Floor

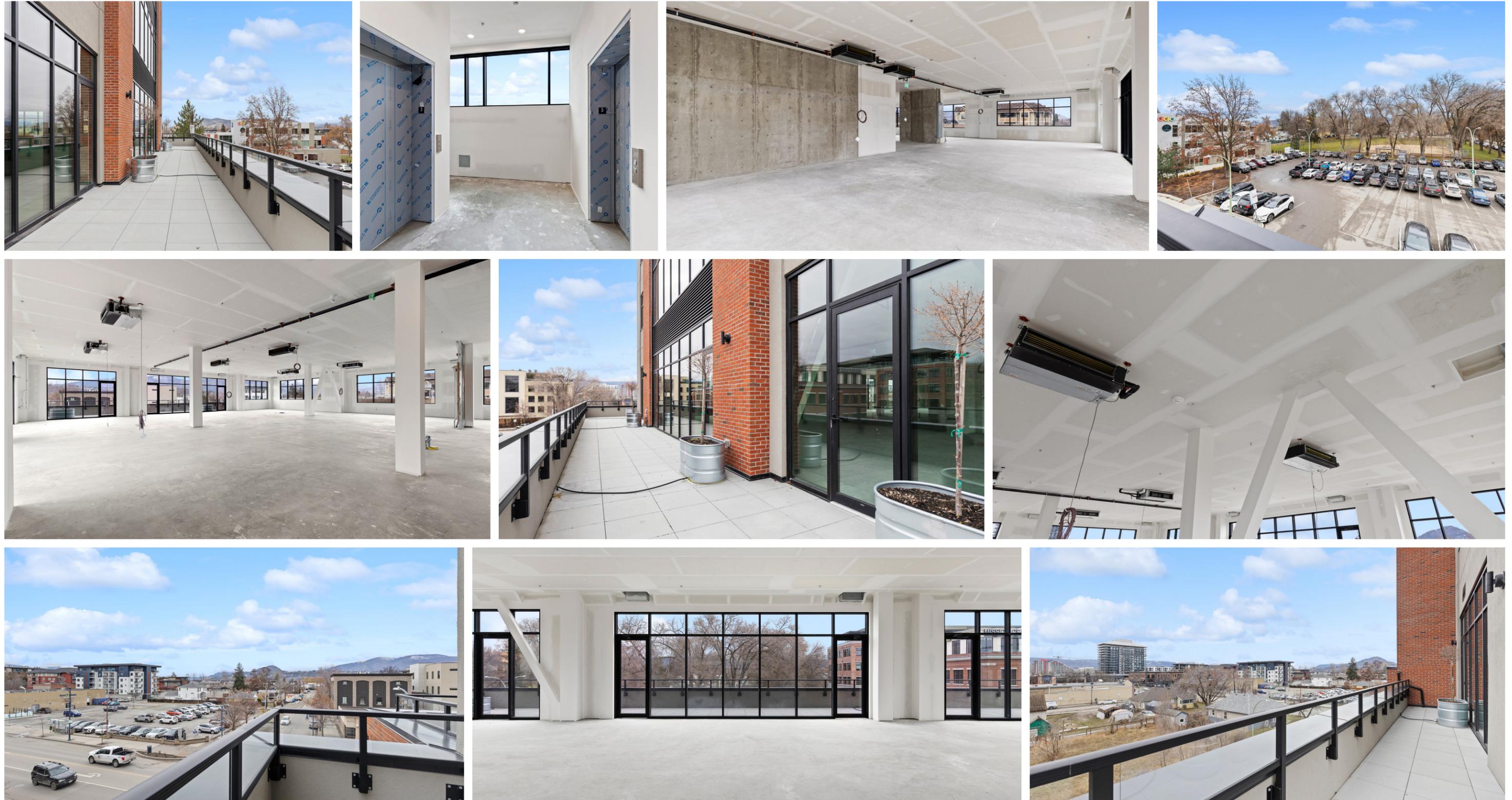
Useable Area: 7,097 SF

Rentable Area: 7,709 SF



# 550 Osprey Avenue

## 3rd Floor Photos

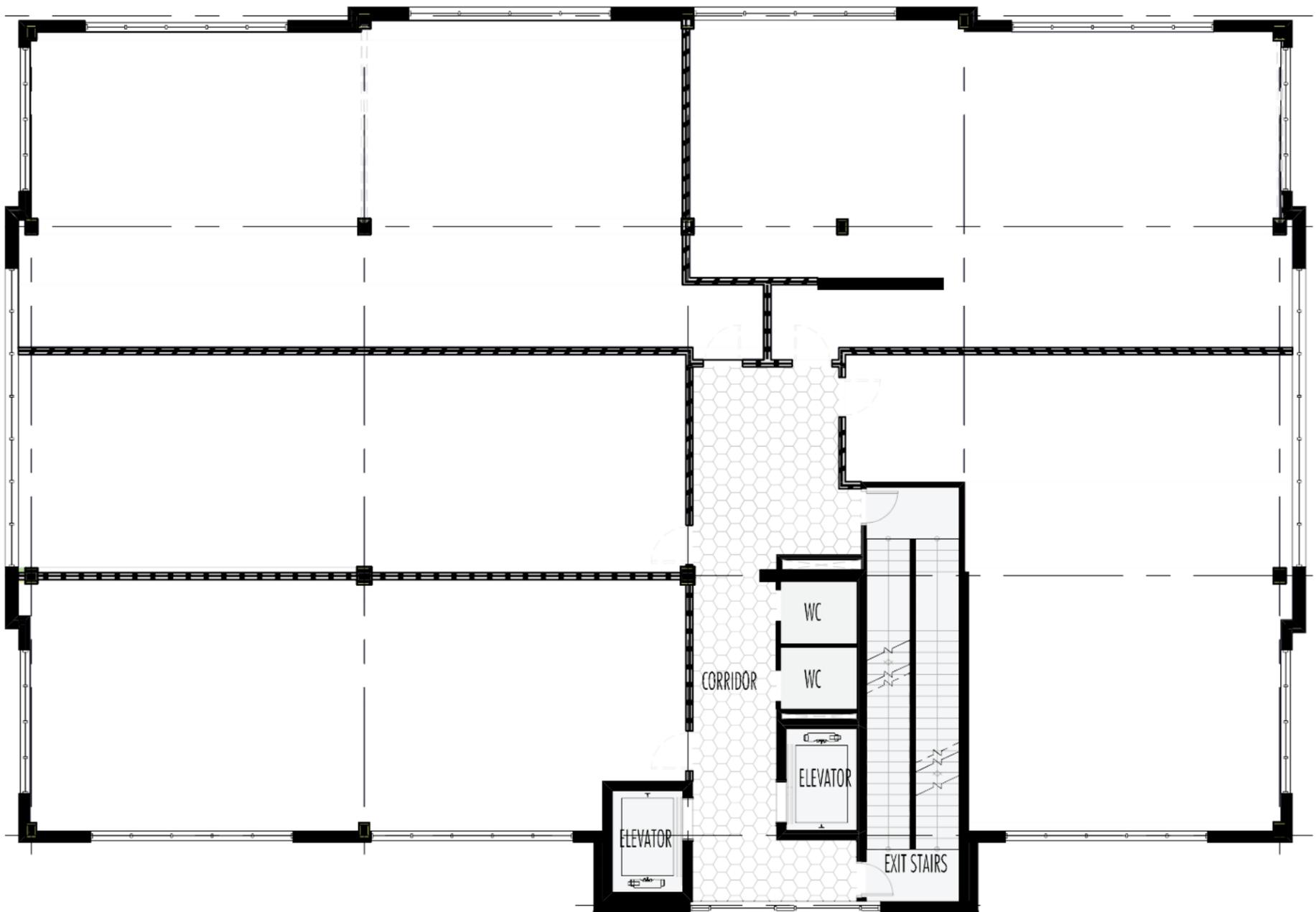


# 550 Osprey Avenue



## Floor Plan

4th Floor  
Useable Area: 7,149 SF  
Rentable Area: 7,765 SF



# 550 Osprey Avenue

## 4th Floor Photos



# 550 Osprey Avenue



A bright future for your business is right here.



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