

FOR LEASE

THIRD FLOOR OFFICE SPACE IN
THE DESIRABLE LOWER MISSION | KELOWNA BC
302 - 3275 LAKESHORE ROAD, KELOWNA BC



OVERVIEW

Third-floor office space available in Kelowna's highly desirable Lower Mission. This unit offers a functional layout including a reception area, multiple private offices, a boardroom, and kitchenette, suitable for a range of professional users. The space also includes access to a common patio overlooking Lakeshore Road, ample natural light, and convenient on-site parking.

Positioned on a prominent corner within the same commercial node as Save-On-Foods, the property benefits from strong traffic and consistent daily activity. The surrounding area continues to see significant residential growth, with nearby developments such as Movala, Caban, and ALMA contributing to increased density and demand. Surrounded by cafe's, restaurants, and professional services, this is an excellent opportunity to secure quality office space in one of Kelowna's most active neighbourhoods.



PROPERTY DETAILS



MUNICIPAL ADDRESS

302 - 3275 Lakeshore Road,
Kelowna BC



ZONED

UC5 | Pandosy Urban Centre



SQUARE FEET

2,310 SF



BASE RENT

\$22 psf



TRIPLE NET

\$11.29 psf (approx)

(Property management, property taxes,
utilities & operational costs included)







LOCATION OVERVIEW

Located along Lakeshore Road in Kelowna's Lower Mission, a well-established and rapidly densifying commercial corridor. The area continues to see significant residential growth, with nearby developments such as Movala, Caban, and ALMA contributing to an expanding customer base and sustained demand.

Lakeshore Road functions as a key arterial connecting the Lower Mission to Pandosy Village and Downtown Kelowna, providing efficient access and strong connectivity within the city. The surrounding area offers a full range of commercial amenities, supporting both employee convenience and business operations.



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MODERN COMMERCIAL TEAM

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COMMERCIAL

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