202 3275 LAKESHORE ROAD

FOR LEASE | BUILT-OUT PROFESSIONAL OFFICE SPACE IN THE LOWER MISSION

ROYAL LEPAGE KELOWNA
COMMERCIAL



OVERVIEW

Professionally improved office space available in the Lakeshore Professional Building, centrally located in Kelowna's highly sought-after Lower Mission. The premises features an efficient layout with multiple private offices, a boardroom, reception area, open workspace, staff kitchenette and lunchroom, dedicated storage, and abundant natural light throughout. Tenants also benefit from access to common washrooms, a shared outdoor patio, and ample on-site parking. Positioned along Lakeshore Road, the property offers convenient access to Pandosy Street, Gordon Drive, Highway 97, Kelowna General Hospital, and numerous nearby amenities including restaurants, cafés, retail services, fitness facilities, and professional businesses. The Lower Mission continues to be one of Kelowna's most established and desirable business locations, offering excellent accessibility for both employees and clients. An ideal opportunity for professional services, legal, accounting, engineering, financial services, technology, healthcare, or administrative office users seeking move-in ready premises within a well-maintained professional office environment.



PROPERTY DETAILS

MUNICIPAL ADDRESS
202-3275 Lakeshore Road
Kelowna BC

ZONED
UC5 | Pandosy Urban Centre

LEASEABLE AREA
2,798 SF

PARKING
Ample on-site in common with other tenants

PRICE / BASE RENT
$22 PSF

TRIPLE NET
$11.30 PSF (APPROX)

(Property manegement, property taxes, utiliites & operational costs included)


ALLIANCE
DENTAL OFFICE
Dr. Brian Ashley


EXIT

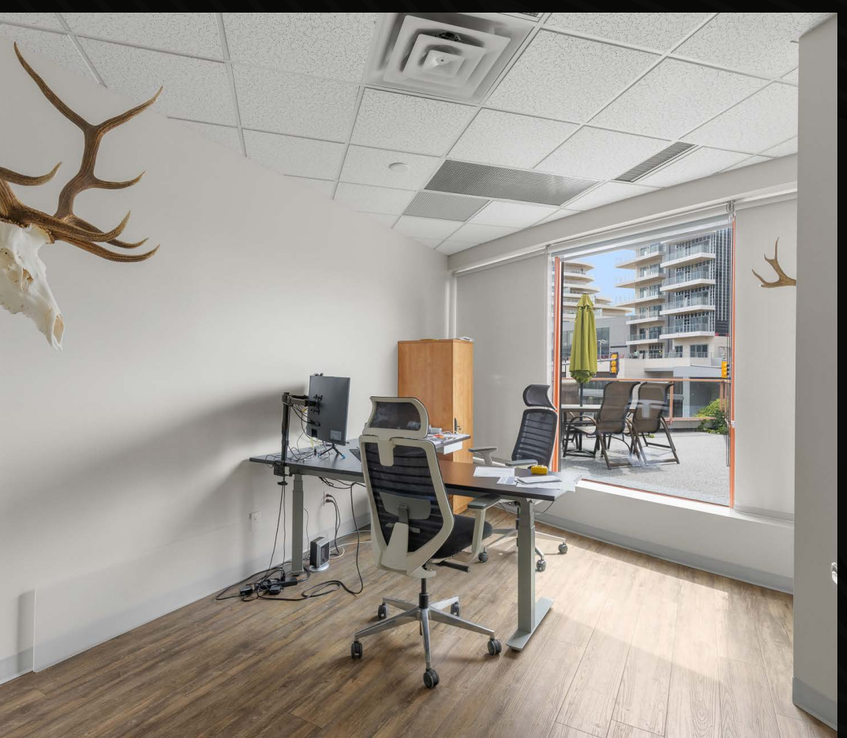

EXIT














VICTUS




Lakeshore Professional Building
Scotiabank






VICTUS

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.





MEGHAN CORTESE
PERSONAL REAL ESTATE CORPORATION

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