

For Lease



**For Lease –Class A Office Sublease Opportunity – 3,591 SF
Downtown Kelowna – North End**

**Modern, fully improved third-floor office space
in one of Kelowna's premier Class A office
buildings.**

Steve Harvey

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Business Finders Canada

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EXECUTIVE SUMMARY

Unit 340 presents a rare opportunity to **secure fully built-out Class A office** space in The Manhattan, a premier professional office building in Kelowna's North End.

The premises total approximately **3,591 square** feet and feature a highly functional layout designed for professional service firms, corporate users, or technology groups seeking a turnkey environment.

*Available for sublease through **April 30, 2027**, with the landlord open to negotiating a new five-year direct lease.*

PREMISES FEATURES

Size: 3,591 SF

Floor: Third Floor

Configuration Includes:

- Seven (7) private offices
- Dedicated boardroom
- Professional reception area
- File/storage room
- Dedicated server room
- Kitchenette
- Shared washrooms located immediately adjacent
- Large perimeter windows providing strong natural light
- High-quality, professional interior finishes



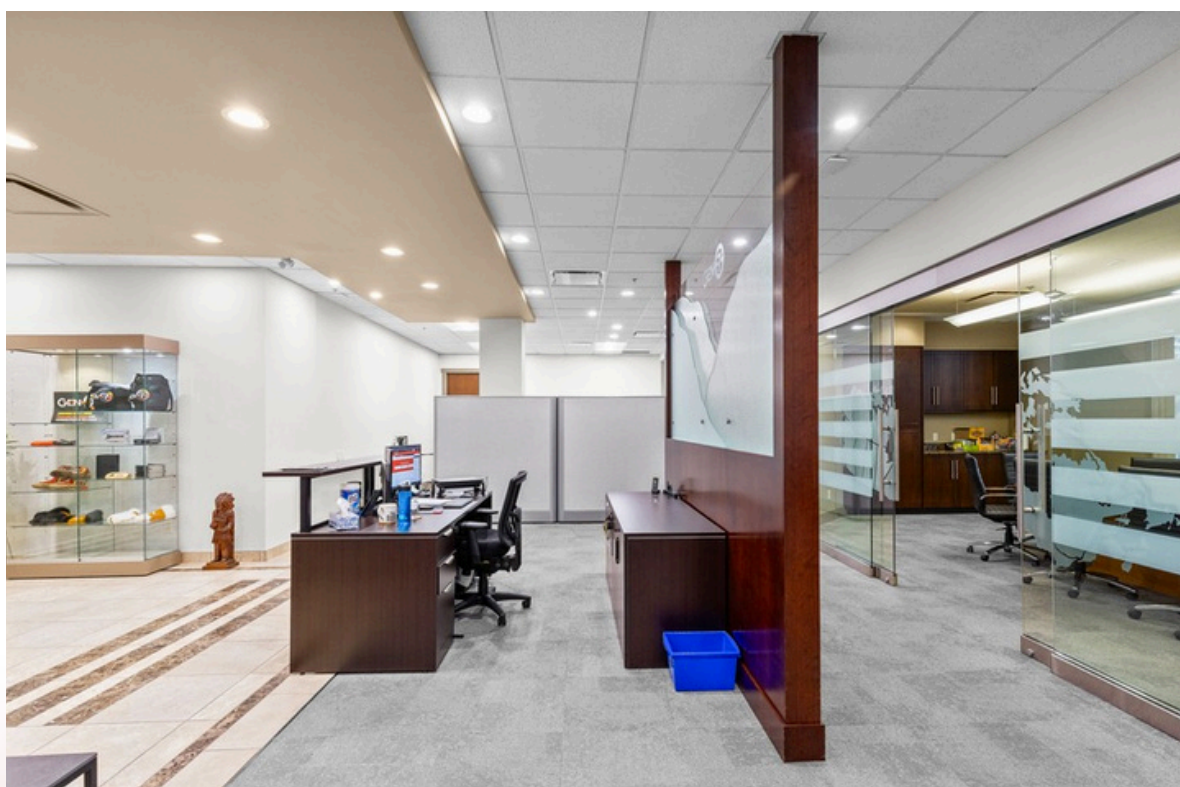
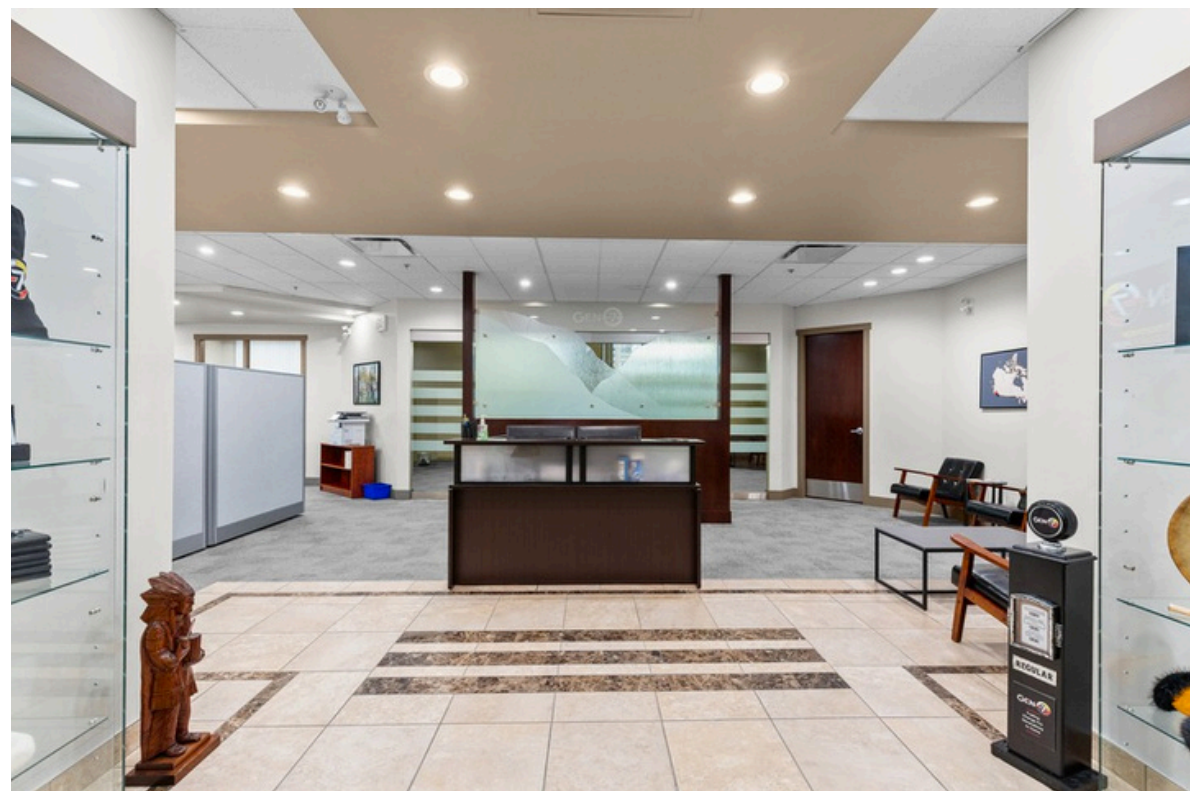
BUILDING & AMENITIES

The Manhattan is a premier Class A office building offering modern systems and high-end tenant amenities.

Building Features Include:

- Rooftop patio
- Showers and lockers
- Secure card-lock access
- Fully secured environment
- Heated underground parking
- Surface parking availability

This layout supports executive offices, collaborative workspace, and meeting functionality within a secure, modern setting.



LEASE SUMMARY

3,591 SF

Monthly Rent : \$4,264.31

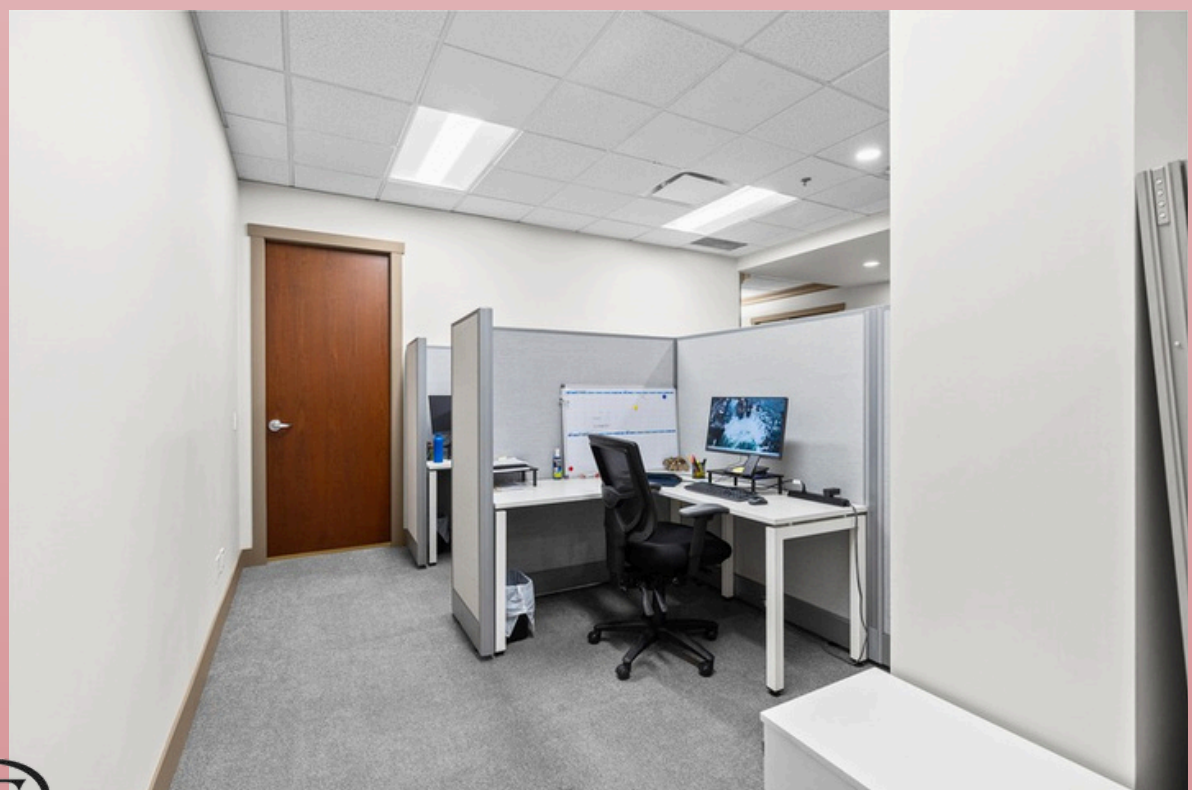
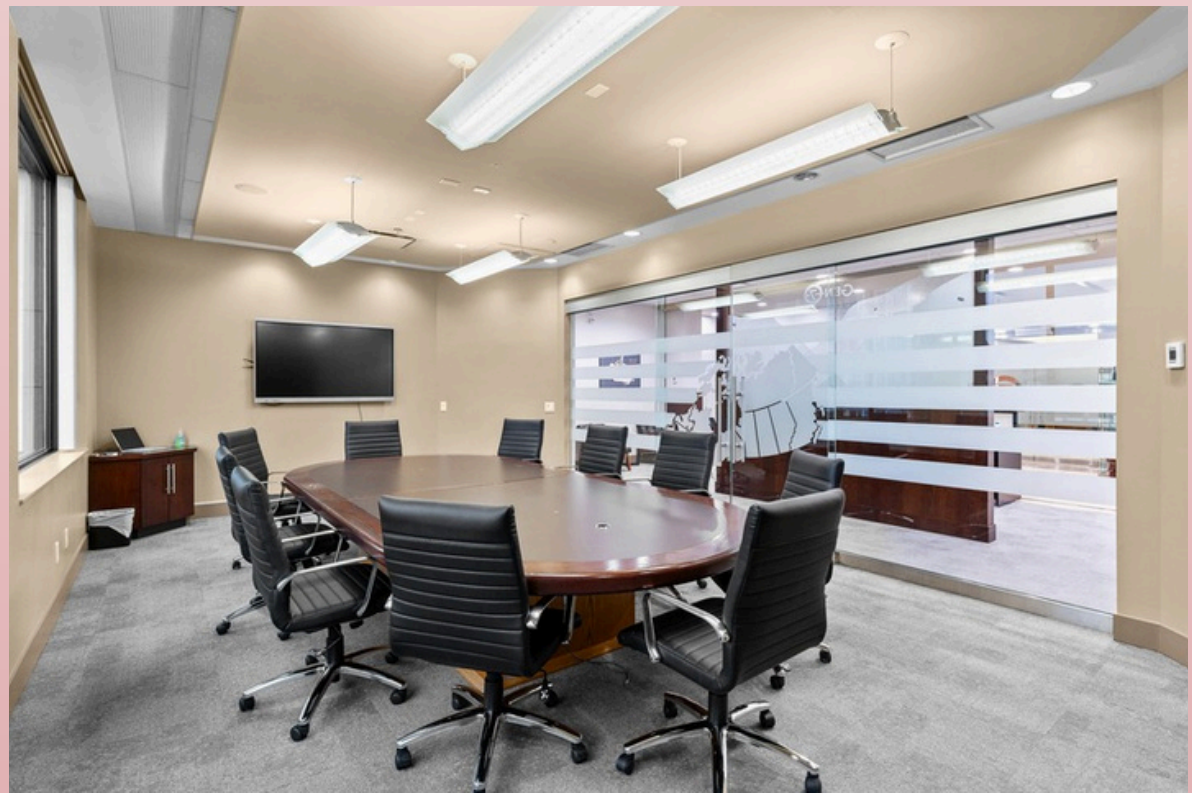
Base Rent : \$14.50/SF

Triple Net Estimated At : \$20.97/SF

Lease Term : Sublease through April 30, 2027

Direct Lease Option : Landlord open to a new five (5) year lease

Electrical, heating, cooling, and water are included in Triple Net, providing predictable occupancy costs and simplified budgeting.

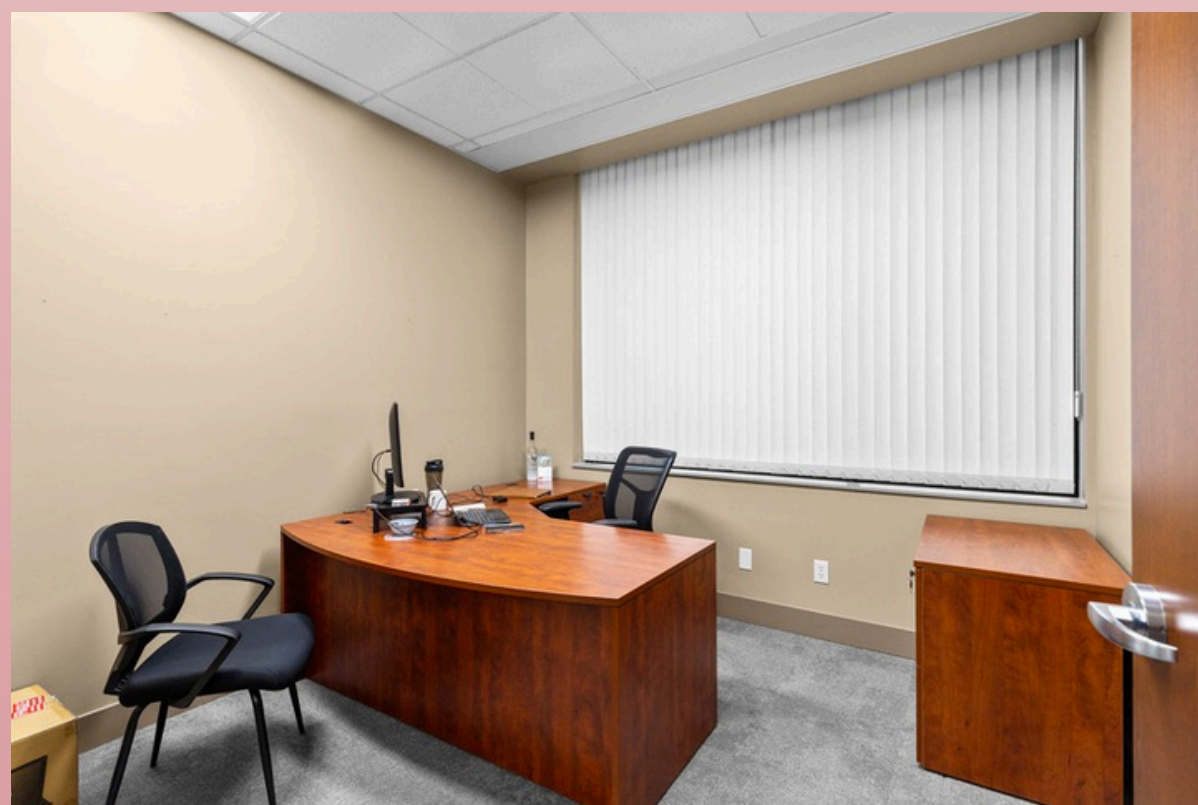
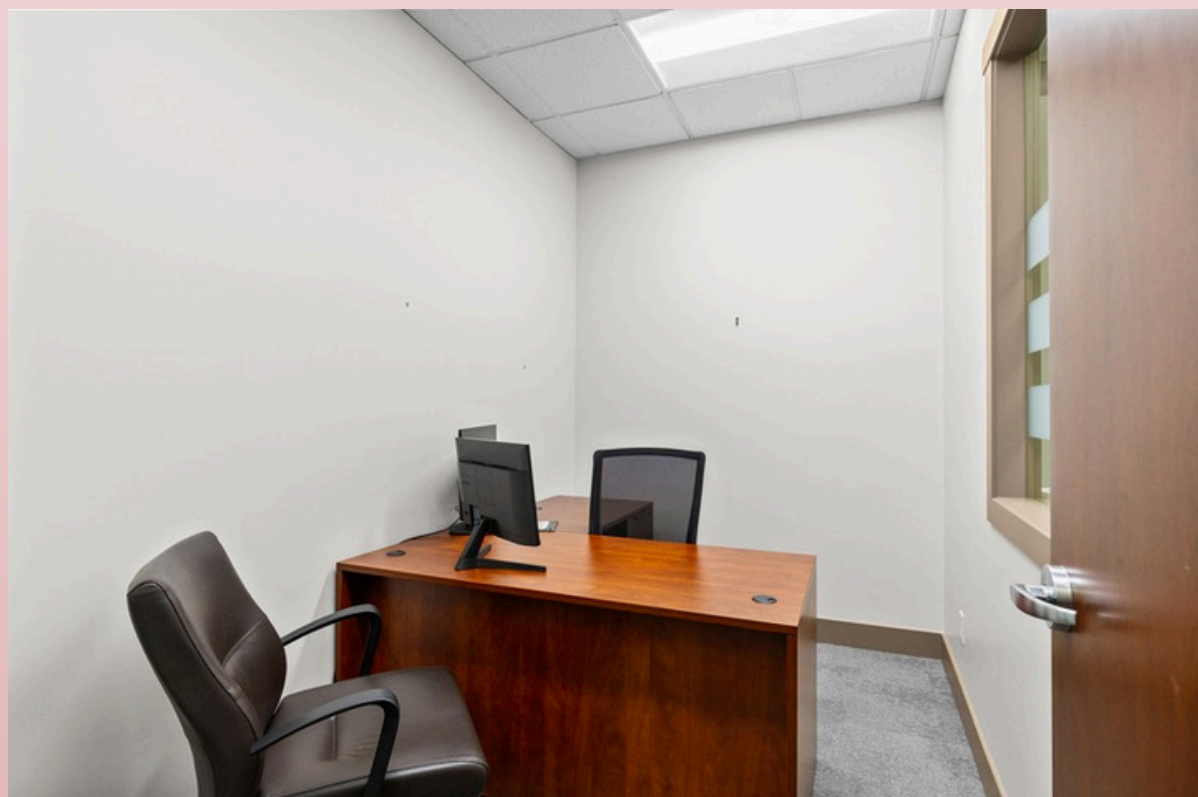


LOCATION ADVANTAGES

- Positioned in Kelowna's rapidly evolving North End business district
- Walking distance to downtown restaurants, cafés, banking, and services
- Immediate access to major arterial routes for efficient commuting
- Close proximity to Okanagan Lake and Knox Mountain, enhancing employee lifestyle appeal
- Located within The Manhattan, a premier Class A office environment
- Near planned large-scale mixed-use redevelopment, adding long-term density and amenity growth
- Short drive to Kelowna International Airport for regional and national connectivity



1060 Manhattan Drive Unit 340






CONTACT

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