



FOR LEASE

# GATEWAY COMMERCIAL BUILDING

1659 Water Street  
Kelowna, BC

**Kris McLaughlin Personal Real Estate Corporation**  
RE/MAX Commercial - RE/MAX Kelowna  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
250.870.2165



*The Commercial  
Real Estate Experts*



# FOR LEASE: 1659 Water Street, Kelowna, BC

## Property Details

### Civic Address:

1659 Water Street, Kelowna, BC

### Location:

Located at the southeastern corner of the signalized intersection of Water St and Leon Ave

### Available Unit Size:

±4,395 SF includes roof top patio

### Zoning:

UC1 - Downtown Urban Centre

### Availability:

Anticipated completion fall 2024

### Lease Rate:

\$28/SF + Additional Rents and Applicable Taxes

## Brand-New Single Tenant Commercial Building

### Opportunity:

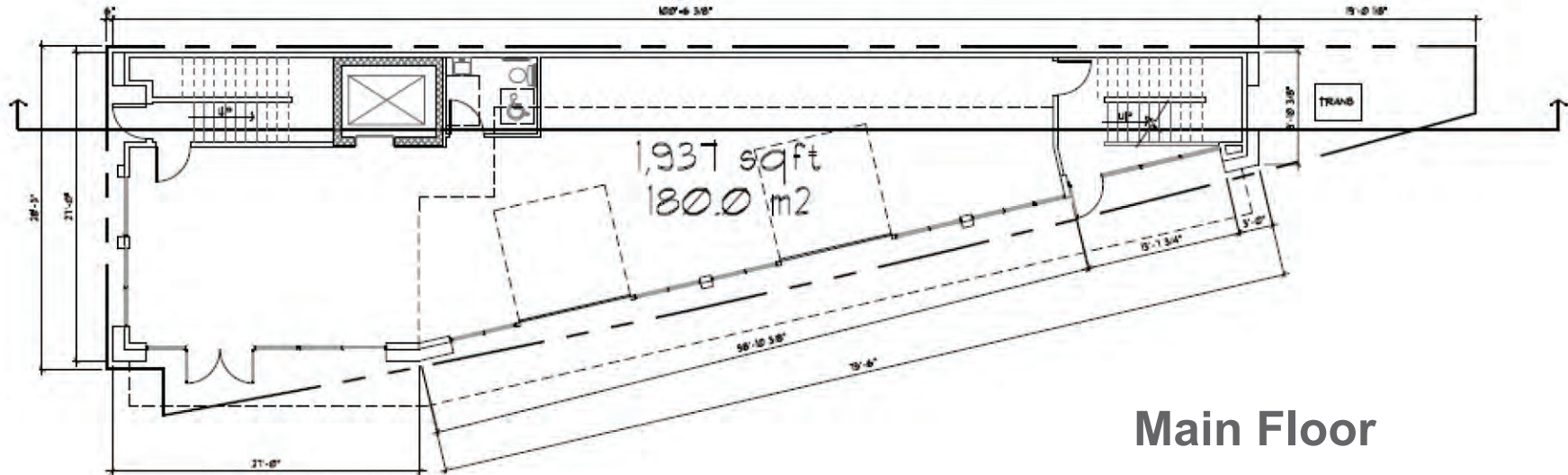
RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to lease a brand-new commercial building (currently under construction) at the Gateway to Downtown Kelowna.

### Features:

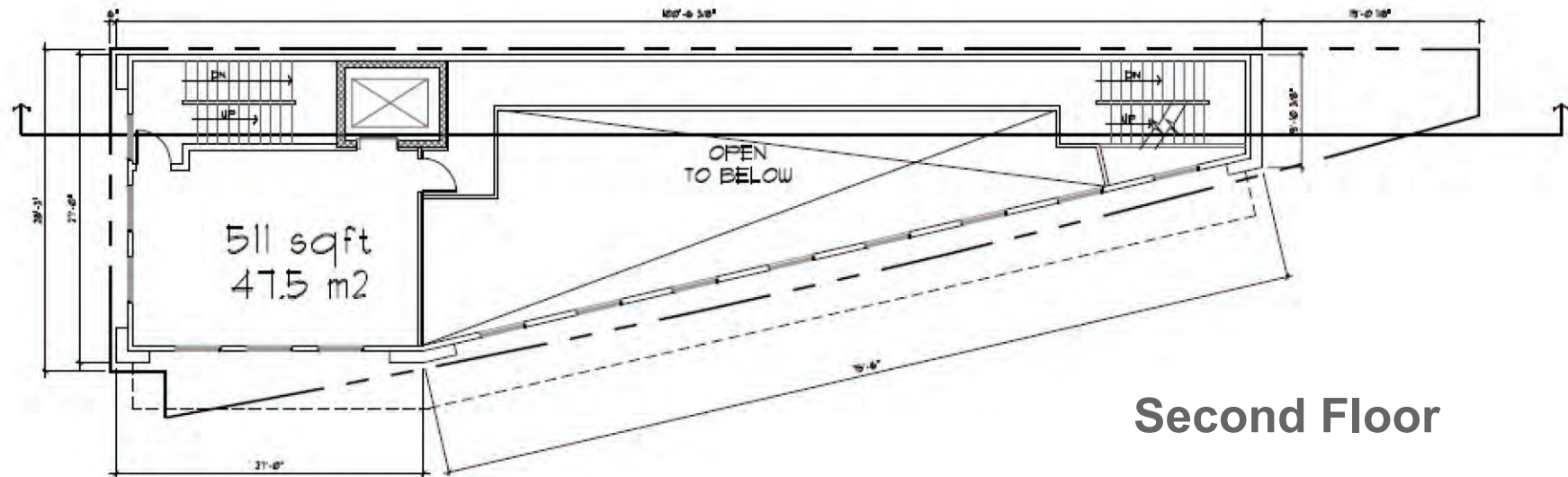
- ▶ ±4,395 SF commercial space includes a large, open main floor commercial space featuring inviting entryway and 2 roll-up overhead doors, smaller office space on 2nd floor (most of the area is open to the floor below), and a spectacular roof-top patio
- ▶ Building has 2 interior staircases and elevator access to the roof-top patio with outstanding views of the downtown area
- ▶ Due to the unique location & nature of the building there are no dedicated parking stalls
- ▶ Located only one block east of the lake front and one block north of Harvey Ave - Highway 97 corridor
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)



## Floor Plans



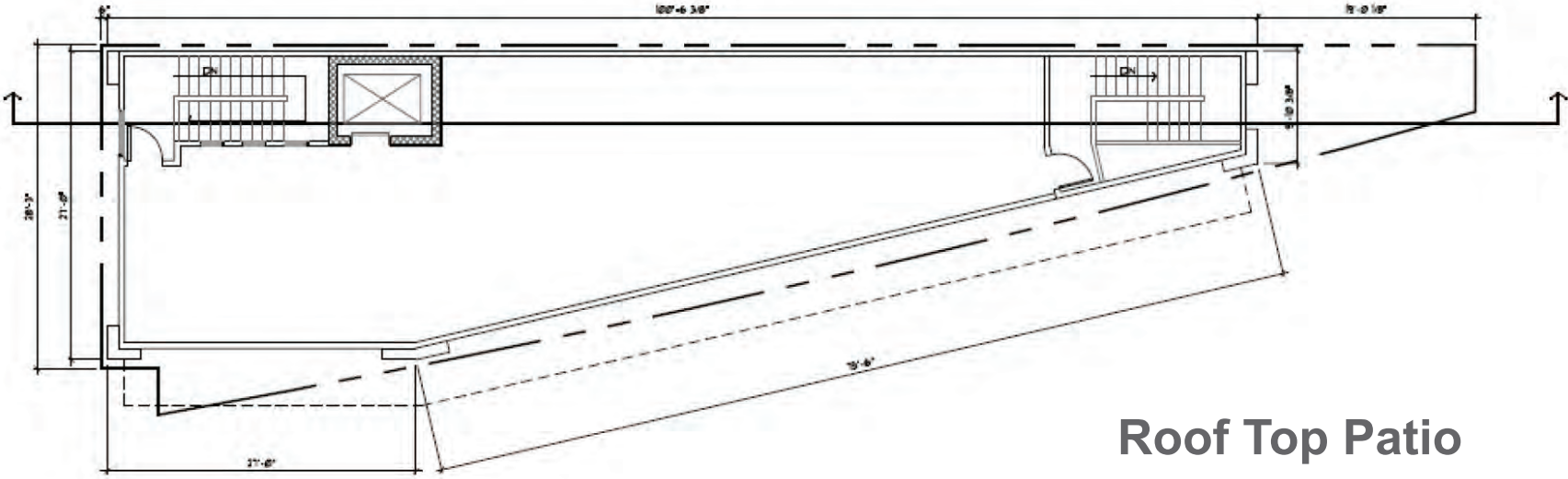
**Main Floor**



**Second Floor**

Note: Floor plan has been derived, is approximate and not to scale. If important, information and configuration should be verified.

# Floor Plans



Note: Floor plan has been derived, is approximate and not to scale. If important, information and configuration should be verified.



**FOR LEASE: 1659 Water Street, Kelowna, BC**

# Renderings



**FOR LEASE: 1659 Water Street, Kelowna, BC**

**Exterior Photos - Building**



FOR LEASE: 1659 Water Street, Kelowna, BC

## Neighbourhood Photos



# FOR LEASE: 1659 Water Street, Kelowna, BC



**Kris McLaughlin Personal Real Estate Corporation**  
**RE/MAX Commercial - RE/MAX Kelowna**  
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1  
kris@commercialbc.com  
250.870.2165



*The Commercial  
Real Estate Experts*



© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, RE/MAX Commercial or RE/MAX Kelowna 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/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

