

454 LEON AVENUE, KELOWNA
± 1,800 SQFT SECOND FLOOR OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

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SALIENT FACTS

SIZE

+/- 1,800 SQFT

ZONING

C7

BASIC RENT

\$16.50/FT

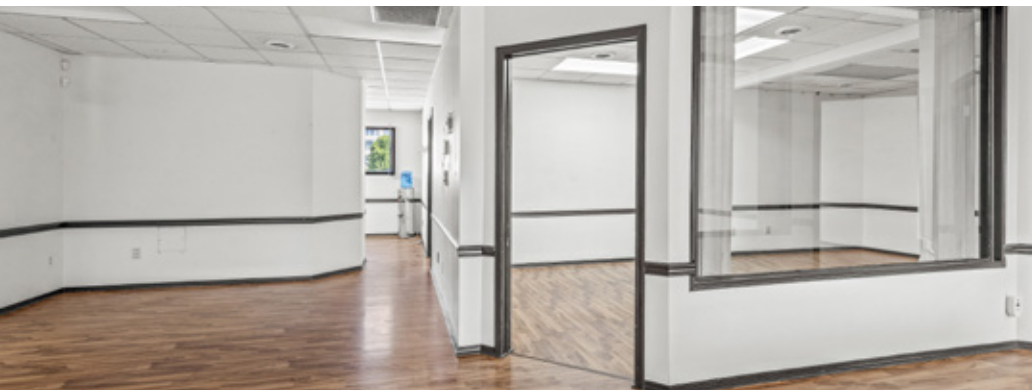
ADDITIONAL RENT

\$9.50/FT

FOR LEASE

SECOND FLOOR OFFICE SPACE

± 1,800 sqft second floor walk-up office space centrally located in downtown Kelowna. The unit consists of four private offices, a large boardroom, reception area and in-suite kitchenette and washroom. Space improvements include: hardwood flooring, designated boardroom set-up, in-suite buzzer system for visitors and large windows providing natural light to all private offices. Steps from a variety of downtown amenities and two blocks from the main Bernard Avenue corridor and Queensway bus loop.



Central downtown location



Easily accessible from Highway 97



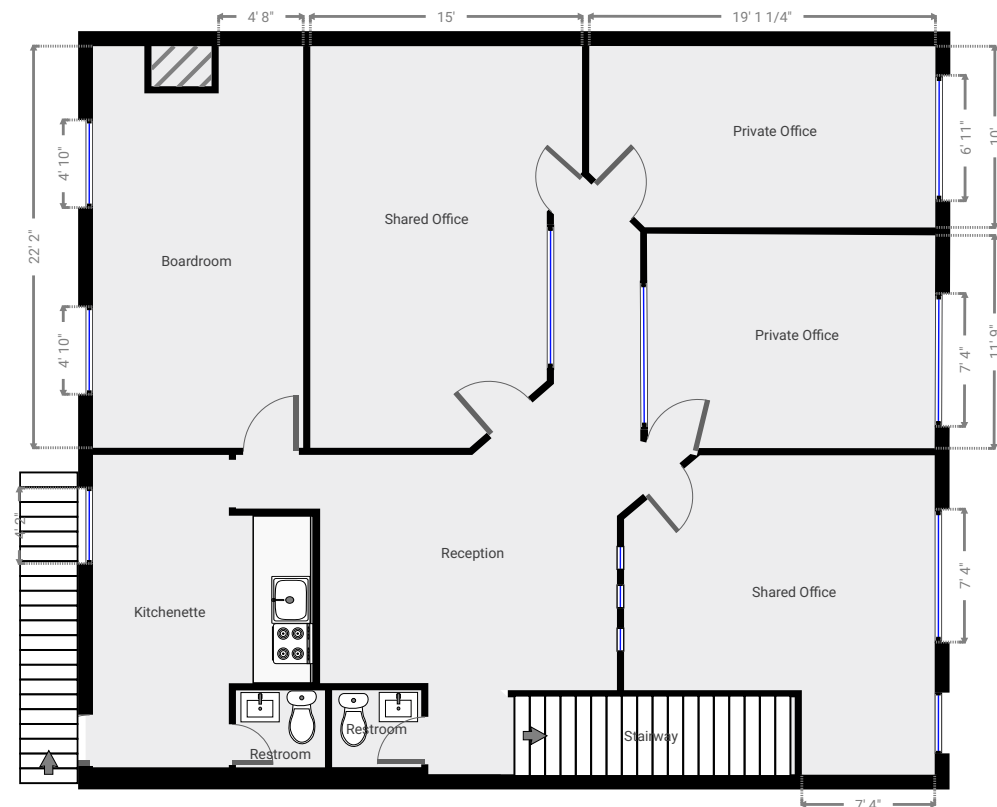
Prominent signage opportunity



Security features include:
gated front entrance with
intercom, cameras and new
alarm system



Walking distance to nearby
residential developments



LOCATION

Located at the corner of Leon Avenue and Ellis Street, one block off of Highway 97. Within walking distance to the lake, downtown retail amenities/businesses and new residential tower developments.

FOR MORE INFORMATION CONTACT

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