

**454 LEON AVENUE, KELOWNA**

**± 1,800 SQFT SECOND FLOOR OFFICE SPACE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**VICTORIA MITCHELL**  
victoria.mitchell@williamwright.ca  
236.420.3558

**JEFF BROWN**  
jeff.brown@williamwright.ca  
236.420.3558





## SALIENT FACTS

### SIZE

+/- 1,800 SQFT

### ZONING

C7

### BASIC RENT

\$16.50/FT

### ADDITIONAL RENT

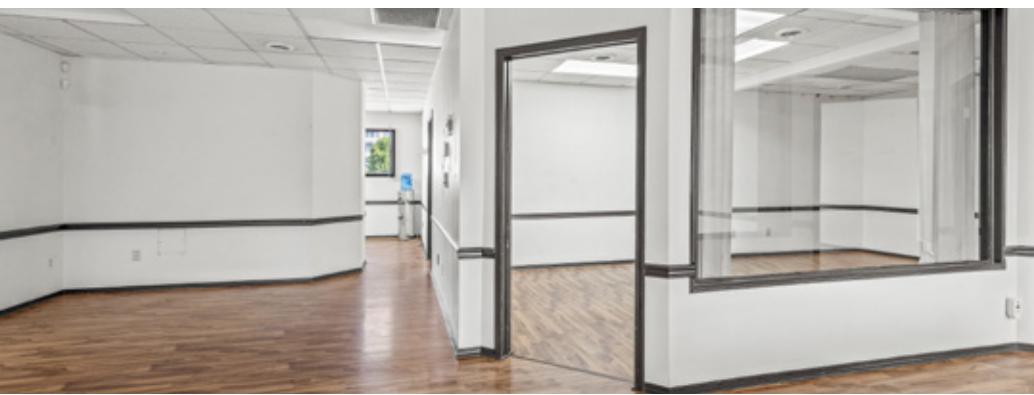
\$9.50/FT

---

### FOR LEASE

## SECOND FLOOR OFFICE SPACE

$\pm$  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.



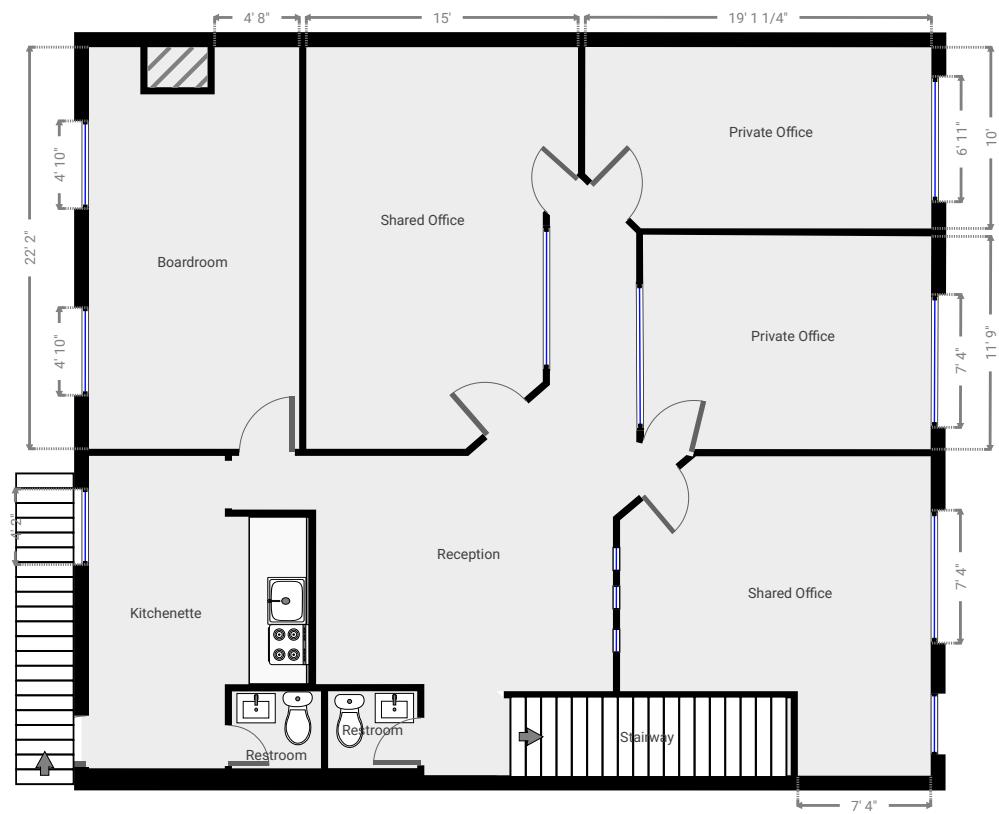
 Central downtown location

 Easily accessible from Highway 97

 Prominent signage opportunity

 Walking distance to nearby residential developments

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



## 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

JEFF BROWN  
jeff.brown@williamwright.ca  
236.420.3558

VICTORIA MITCHELL  
victoria.mitchell@williamwright.ca  
236.420.3558



E&OE. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2025 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.  
#205-478 Bernard Avenue, Kelowna  
T 236.420.3558 | F 236.420.3088  
williamwright.ca