

#### **Nicola Austin**

**RE/MAX Commercial - RE/MAX Kelowna** #100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1 nicola.austin@remax.net 250.863.6979

# Kris McLaughlin, CCIM Personal Real Estate Corporation

RE/MAX Commercial - RE/MAX Kelowna #100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1 kris@commercialbc.com 250.870.2165



### **Property Details**

#### **Civic Address:**

200 - 2915 28th Avenue, Vernon, BC

#### Location:

Located on the north east corner of the intersection of 28th Ave and 30th St in Downtown Vernon, BC

#### **Unit Size:**

1.928 SF

#### **Unit Configuration:**

5 individual perimeter offices, 5 internal rooms, reception area & waiting room, break room, washrooms and laundry hook-up

#### **Zoning:**

C8 - Central Business District

#### Lease Rate:

\$15.75/SF plus additional rent of \$10.22/SF (estimated for 2024) & applicable taxes

### **Professional Office Space Available in Downtown Vernon**

#### **Opportunity:**

RE/MAX Commercial - RE/MAX Kelowna presents an opportunity to lease a south and east facing office unit on the second floor of a prominent professional building, centrally located in the downtown area of Vernon.

#### Features:

This prominent office building is located 2 blocks east of 32nd St (Highway 97 N), the main north-south arterial route in the area..

- ▶ 1,928 SF of professional, air conditioned office space, with elevator access
- ➤ Well laid out floor plan featuring 5 individual offices around the perimeter of the floor (each with large windows), 5 internal rooms including offices, storage & filing rooms
- ► Large reception area & waiting room, in-suite washrooms and laundry hook-up
- Unit comes with 3 dedicated on-site parking stalls plus client short stay parking
- ► Landlord is willing to contribute towards improvements as may be required for a qualified tenant
- ► For more information or to arrange a tour of this unit contact Nicola Austin at 250 863 6979 or at nicola.austin@remax.net or Kris McLaughlin at 250 870 2165 or at kris@commercialbc.com



### **Floor Plan**



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

## **Interior Photos**



















## **Interior Photos**





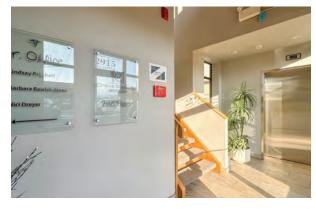














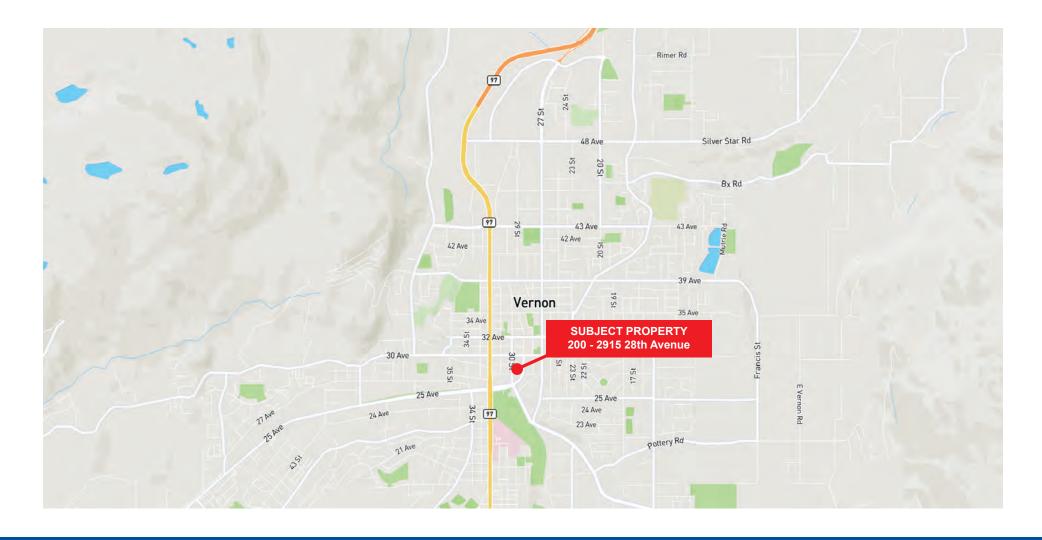
## **Exterior Photos**











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