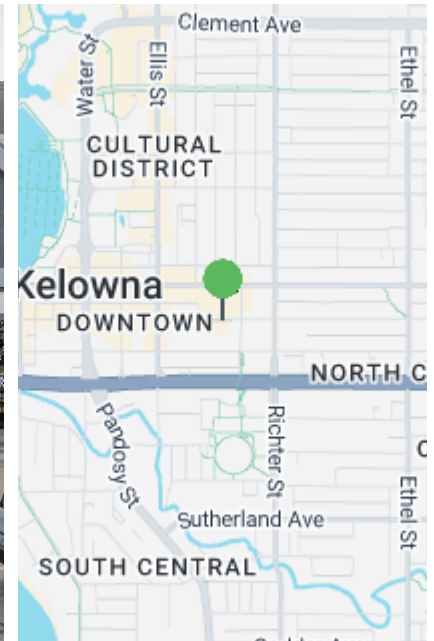




BEAUTIFULLY FINISHED GROUND FLOOR OFFICE SPACE

575-581 LAWRENCE AVENUE, KELOWNA, BC, V1Y 6L8

PRICE: \$21.00 PSF



PROPERTY DESCRIPTION

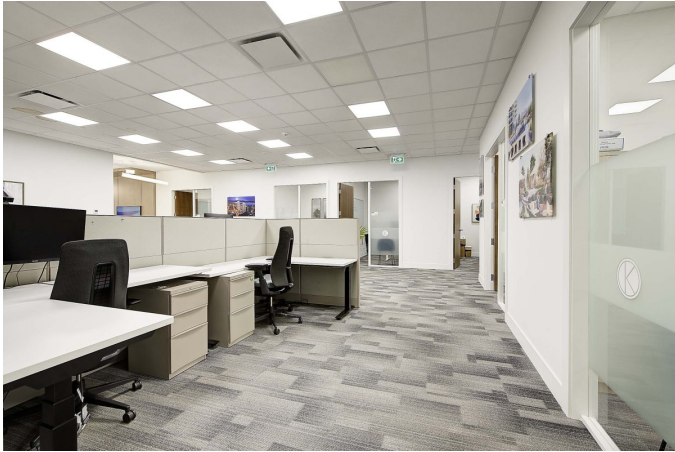
- Discover an exceptional leasing opportunity in the heart of downtown Kelowna. At 5,508 square feet, this beautifully finished ground floor office at 575-581 Lawrence Avenue can be expanded up to 6,680 square feet of move-in ready space with exceptional street visibility and easy access to all downtown amenities.
- The layout features a thoughtful combination of private offices, collaborative flex areas, a kitchen, and two fully accessible washrooms – perfect for a modern, productive workplace.
- Flexible demising options are available, allowing tenants to tailor the space to fit their size and configuration needs, from approximately 1,172 SF up to 6,680 SF.
- Position your business for success in one of Kelowna's most connected and walkable downtown locations, with onsite parking available.
- To view a virtual tour, [click here](#).



Floor plan of the second floor. The plan shows various rooms including a Reception area (9'0" x 6'0"), several Offices (e.g., 12'0" x 10'0", 10'0" x 10'0", 10'0" x 11'0"), Meeting Rooms (30'0" x 12'0", 10'0" x 11'0"), and a large Commercial area (32'0" x 20'0"). There are also restrooms, a staff area (24'0" x 10'0"), and a storage room (12'0" x 4'0"). The plan includes dimensions for each room and a north arrow indicating orientation.









ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	575-581 Lawrence Avenue, Kelowna, BC, V1Y 6L8
LEGAL DESCRIPTION	PARCEL Z (DD H36483F) DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 2536
LOCATION DETAILS	Conveniently located at 581 Lawrence Avenue, enjoy excellent access to all of Kelowna's downtown amenities.
LEASABLE AREA	6,680 SF
PARKING	Onsite parking available.
ZONING	UC1, Downtown Urban Centre
BASE RENT	\$21.00 PSF
EST. ADDITIONAL RENT	\$16.08 PSF

COST BREAKDOWN

Location	Rentable Size (SF)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional Costs
581	6,680 SF	\$21.00	\$16.08	\$20,641.20	GST

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.