

REMAX
COMMERCIAL®

FOR SUBLEASE
2ND FLOOR PROFESSIONAL OFFICE SPACE
#202 - 1626 Richter Street, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
kris@commercialbc.com
250.870.2165

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR SUBLEASE: #202 - 1626 Richter Street, Kelowna, BC

Property Details

Civic Address:

#202 - 1626 Richter Street, Kelowna, BC

Location:

Located on the 2nd floor of Richter Place on the west side of Richter Street between Leon Avenue and Lawrence Avenue

Space Available:

±937 SF

Parking:

One dedicated, on-site parking stall

Zoning:

UC1 - Downtown Urban Centre

Sublease Rate:

Starts at \$20/SF (Jun 1/25 - Oct 31/26 plus additional rent of \$14.95/SF (estimated for 2026) & applicable taxes with escalation

Sublease Term:

Expires October 31, 2030

Professional Office Space Available in Richter Place

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease second floor office space on Richter Street in Downtown Kelowna.

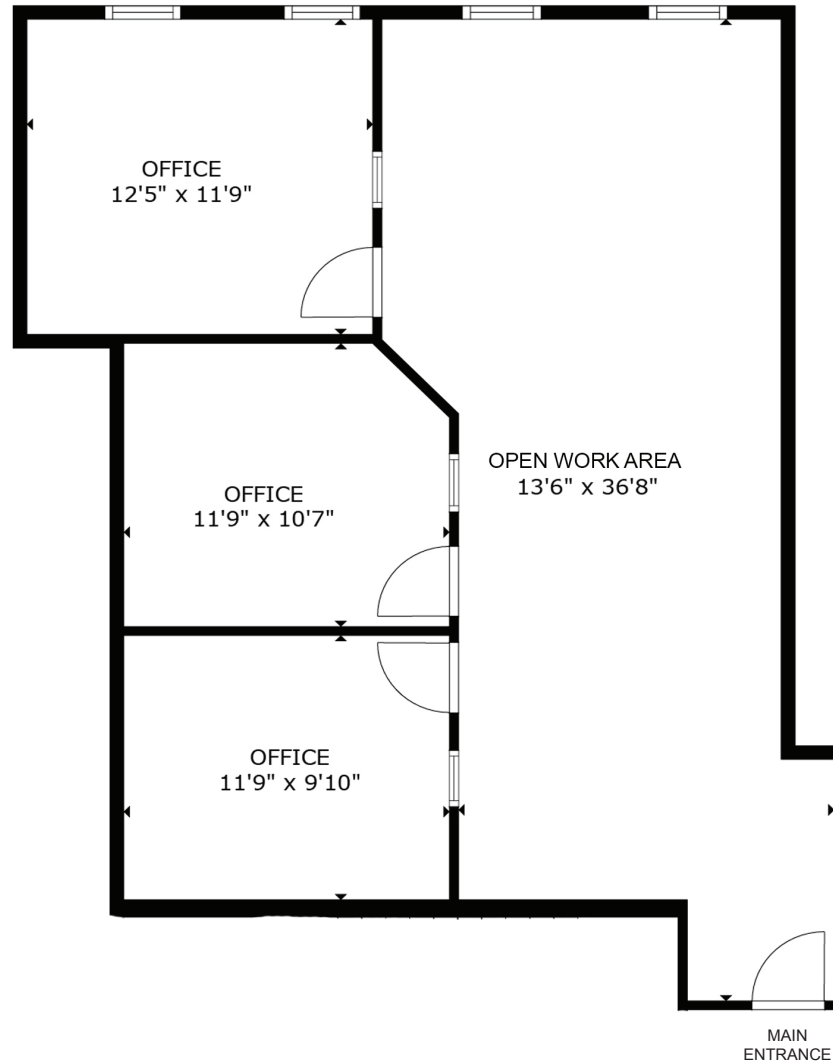
Features:

- ▶ Turn-key second floor office space featuring ±937 SF with 3 individual offices/treatment rooms, open work area, and reception/waiting area
- ▶ Elevator access, wide hallways, and nearby common washrooms
- ▶ Meticulously clean building shared by a variety of professionals such as medical practitioners, financial planners, accountants, architects, engineers and more
- ▶ Unit comes with one dedicated, on-site parking stall with additional parking (if available) at a nearby off-site parking lot at market rates
- ▶ Highly desirable location near the financial core, coffee shops, restaurants, boutique shops and more, located only 1 block north of the Harvey Avenue/Highway 97 corridor
- ▶ Rental Rates Per Annum for the remainder of the term are the following: Jun 1, 2025 - Oct 31, 2026 \$20.00/SF | Nov 1, 2026 - Oct 31, 2027 \$21.00/SF | Nov 1, 2027 - Oct 31, 2030 \$22.00/SF plus additional rent of \$14.95 (estimated for 2026) & taxes
- ▶ For more information or to arrange a tour of this unit 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



FOR SUBLEASE: #202 - 1626 Richter Street, Kelowna, BC

Floor Plan: ±937 SF



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

Interior Photos



Interior Photos



Building Interior Photos



Building Exterior Photos

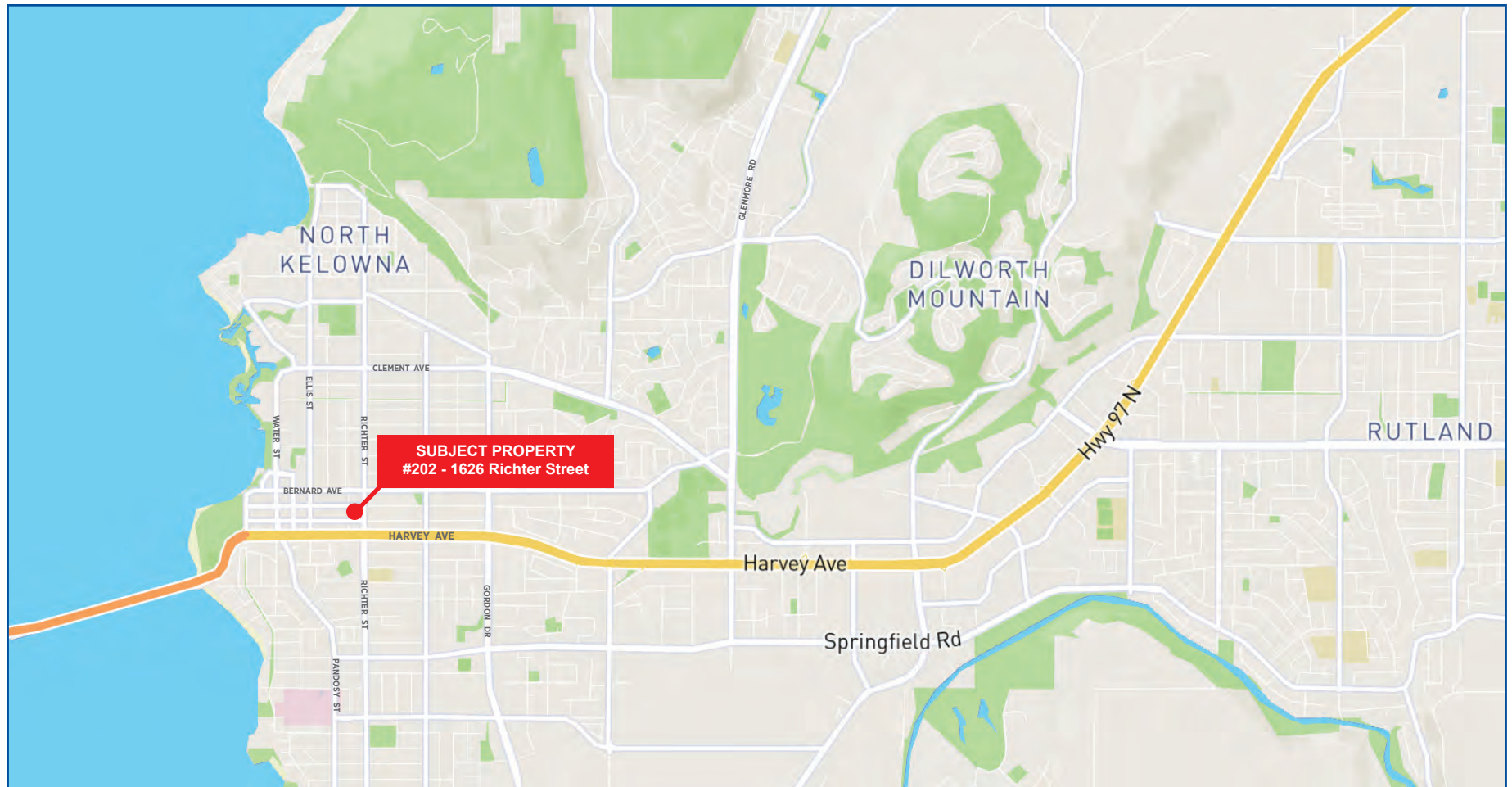


FOR SUBLEASE: #202 - 1626 Richter Street, Kelowna, BC

Aerial Images



FOR SUBLEASE: #202 - 1626 Richter Street, Kelowna, BC



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



© 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, REMAX Commercial or REMAX 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.

