

#100 & #202 - 586 LEON AVENUE, KELOWNA

TURNKEY OFFICE SPACES

**FOR
LEASE**



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OVERVIEW

Turnkey office space located steps from numerous amenities and the soon-to-be completed pedestrian bridge in Kelowna's downtown core.

100

+/- 1,216 SF of turnkey office space offers a functional layout with reception, 4 offices, ample storage, in-suite washroom, and full kitchenette with fridge and dishwasher. Updated leasehold improvements including LED lighting. 1 parking stall included. Available immediately.

202

+/- 1,700 SF of second floor office space consists of four private offices, a boardroom, storage area, and a large reception area. On-site parking available, and incentives offered to qualified tenants. UC1 zoning supports a variety of office uses. Available immediately.

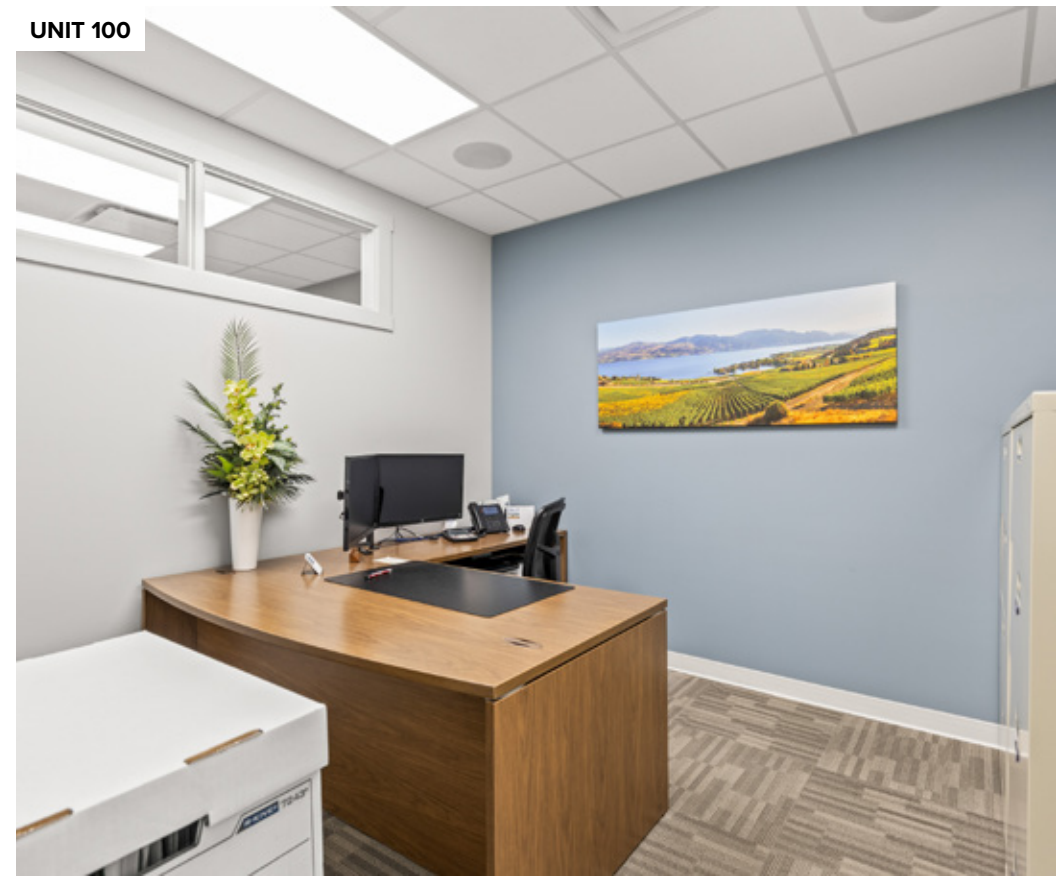


SALIENT FACTS

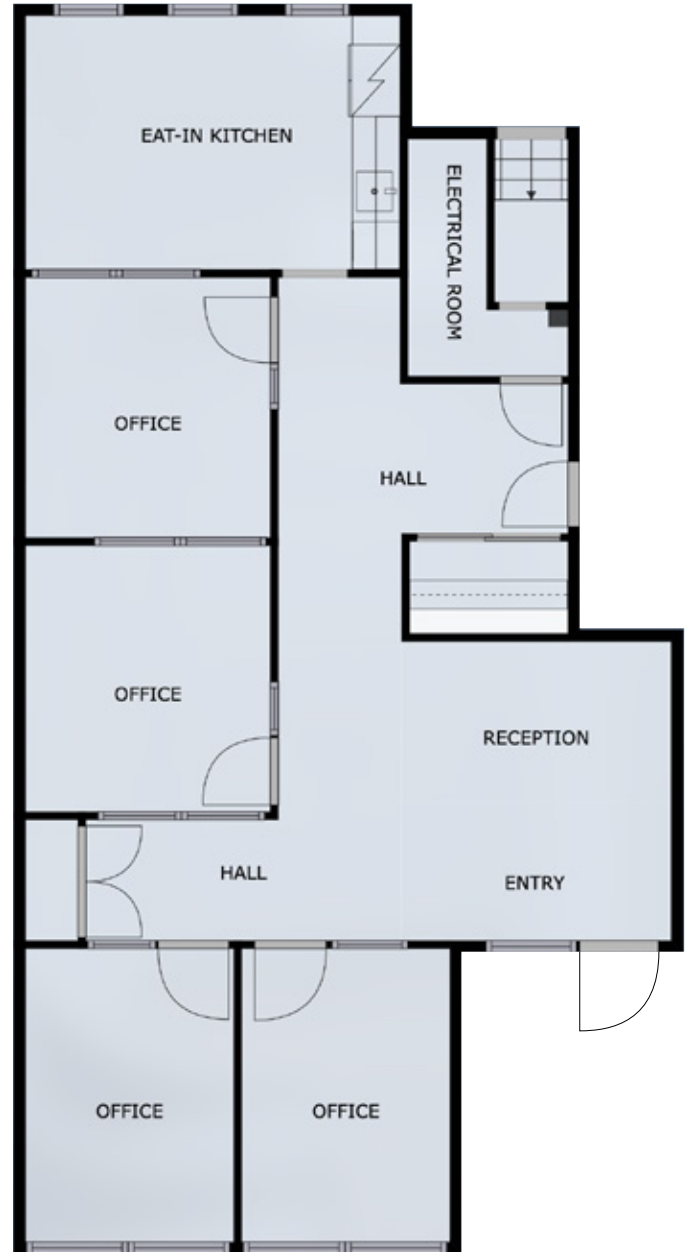
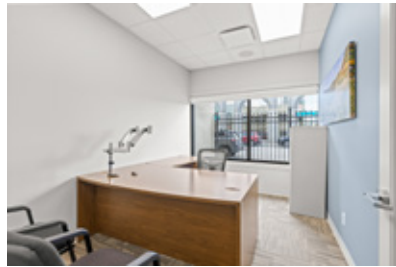
Unit	100	202
Size	± 1,216 SQFT	± 1,700 SQFT
Parking	1 stall	1 stall
Zoning	UC1	UC1
Basic Rent	\$19.00/FT	\$13.00/FT
Additional Rent	\$8.75/FT	\$8.75/FT
Notes	Updated leaseholds with full kitchenette	Incentives available for qualified tenants

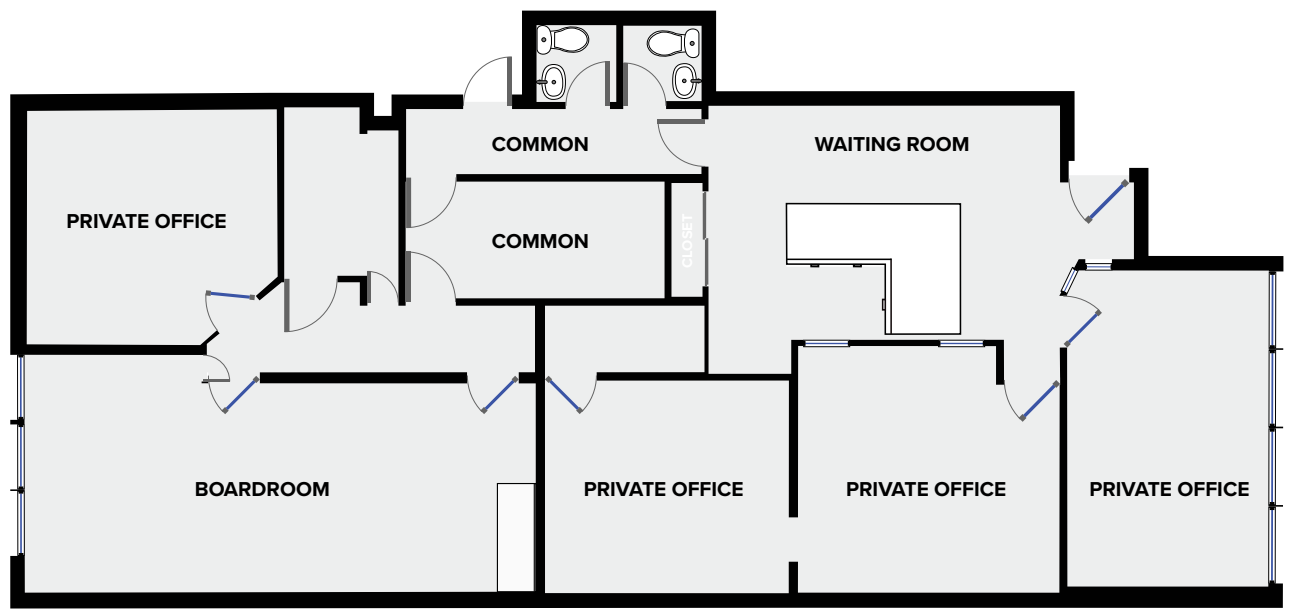


UNIT 100



UNIT 100







LOCATION

Located one block off of Highway 97 near the intersection of Leon Avenue and Bertram Street. Nearby to restaurants, downtown businesses and other retail amenities. Leon Avenue and surrounding downtown corridors are seeing a significant increase in density through residential and office developments.

