



1260 - 1631 Dickson Avenue, Kelowna

**FOR
SUBLEASE**

Turnkey office or medical
space at Landmark 6

WILLIAM | WRIGHT

Medical Office Space

This 2,729 sqft office space within the Landmark 6 office tower offers a modern and professional setting for office, medical, or wellness uses. The unit features several private offices or treatment rooms, a reception area, a boardroom, an in-suite washroom and a laundry hook-up. Located in one of Kelowna's premier professional buildings, this space offers excellent visibility, accessibility, and proximity to the city's business core.

Sublease term expires October 31, 2032. Available immediately.

Property Highlights



Unit Type

Turnkey office or medical space



Style

High end, modern finishes



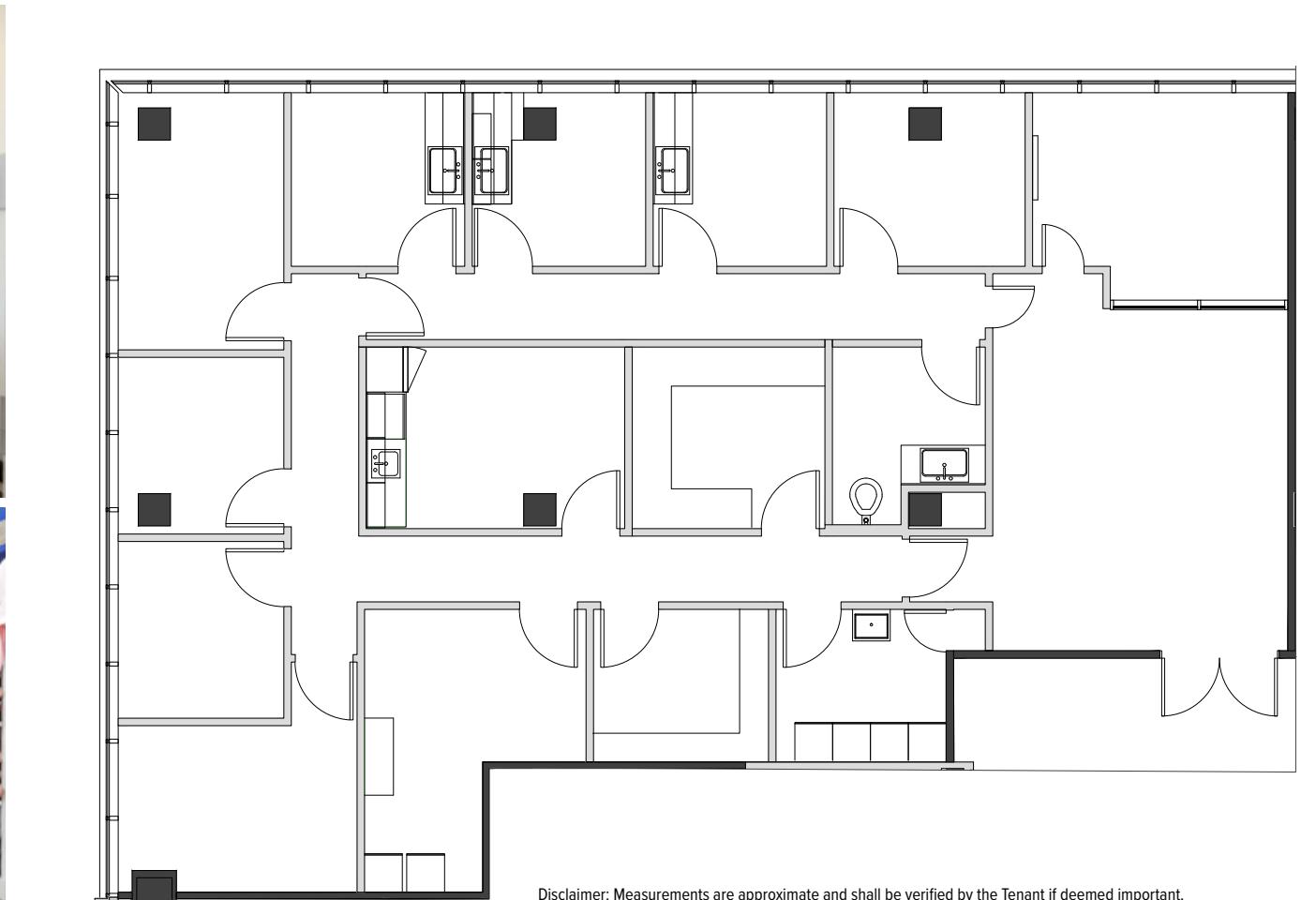
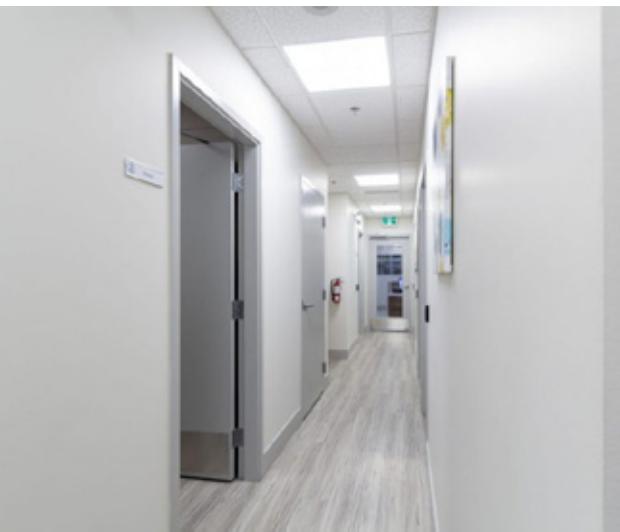
Parking

Ample on-site parking



Unit Access

Available immediately



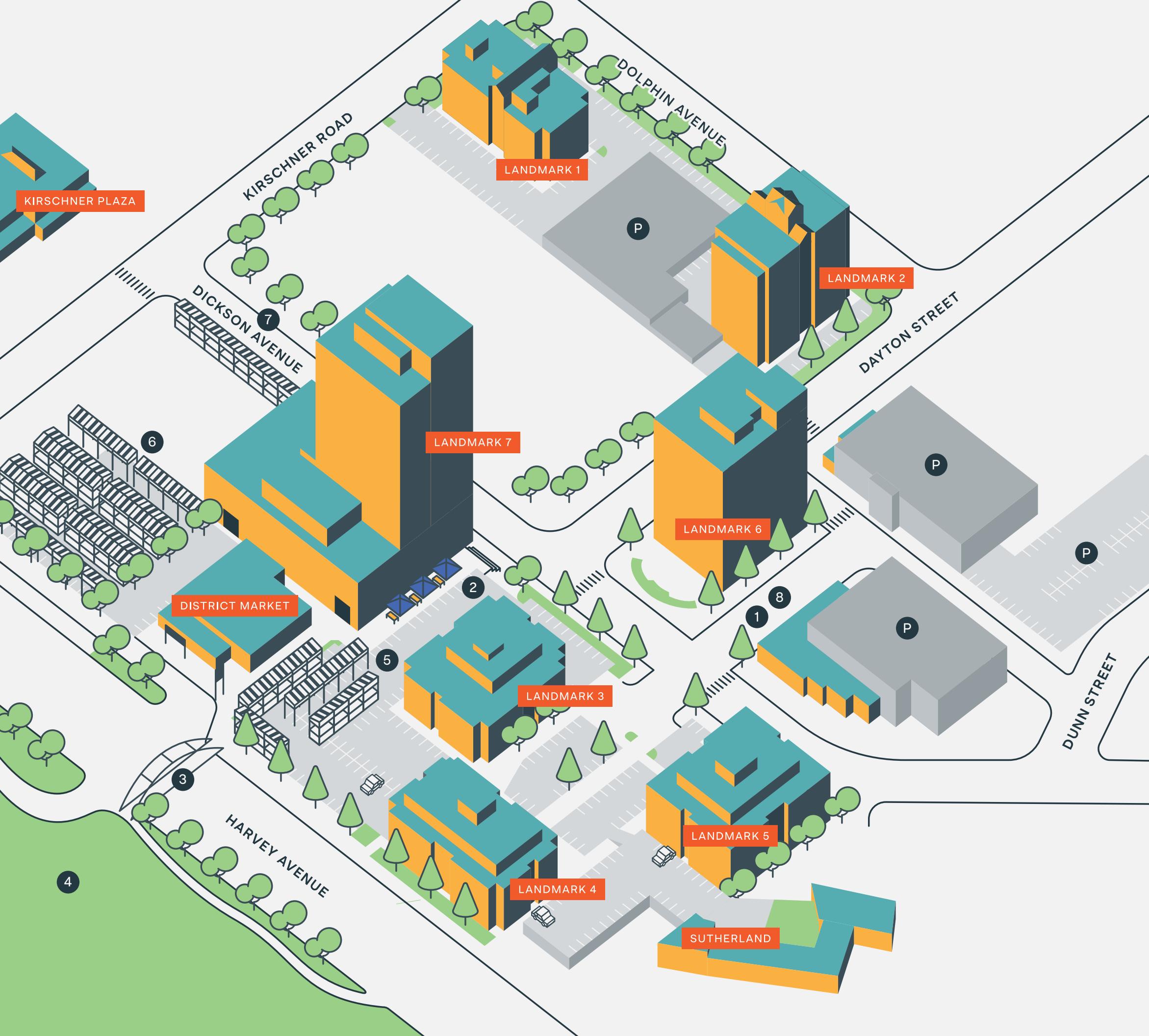
Salient Details

Size	± 2,729 sqft
Zoning	UC2
Monthly Rent	\$7,959.59 + GST
Parking	6 stalls + free visitor parking
Lease Expiry	October 31, 2032



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

A Growing Community to Explore



The Landmark District is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



Features

- ① Landmark 6 Courtyard
- ② Landmark District - Tree of Hope Plaza
- ③ Pedestrian Overpass
- ④ Parkinson Recreation Centre
- ⑤ Farmers' Market Zone 1
- ⑥ Farmers' Market Zone 2
- ⑦ Farmers' Market Zone 3
- ⑧ Farmers' Market Zone 4
- P Landmark District Parking

The Destination for Locals

Food & Beverages

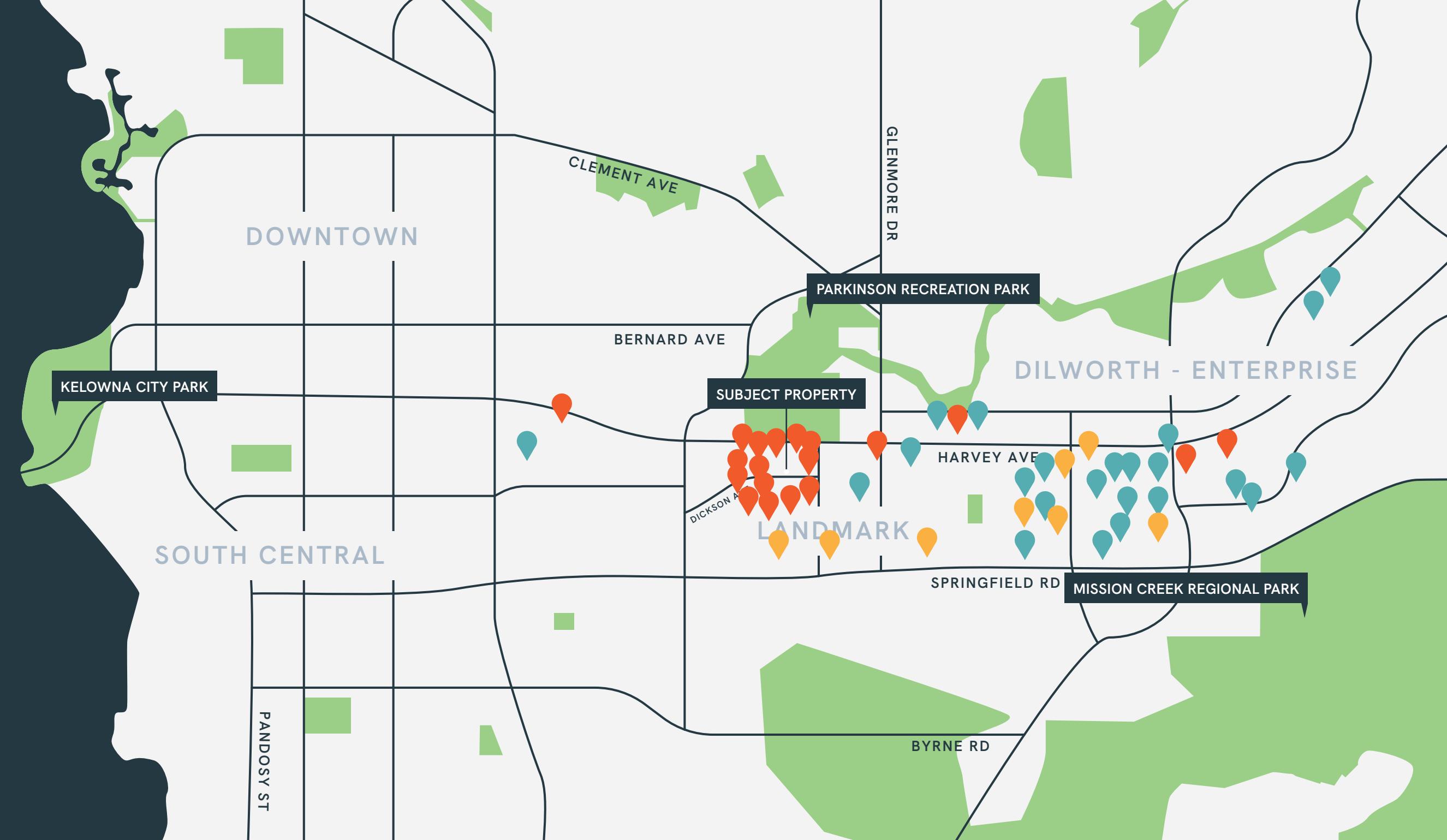
BLKBOX: LANDMARK
Bean Scene Coffee Works
Bread co
Buster's Pizza & Donair
Fiesta Del Sol
Freshii
Frankie We Salute You
LVS Restaurant
Mid-Town Station Kitchen + Drink
Press'd Sandwich Shop
Quesada Burritos & Tacos
Ramen Arashi Kelowna
Habibi Tapas Grill
Kasai Teppanyaki Steak & Sushi House
The Sandwich Company
Yellow Star Snack House
The Old Spaghetti Factory
Starbucks
IHOP
The Keg Steakhouse + Bar - Kelowna
BCLIQUEUR Kelowna Orchard Pk

Retail

Peter's Your Independent Grocer Kelowna RONA Kelowna Save-On-Foods Orchard Plaza Shopping Centre Winners Shoppers Drug Mart Mark's SEPHORA Best Buy Sport Chek	Old Navy MEC Kelowna Dulux Paints Choices Markets London Drugs The Shoe Company Marshalls Dollarama Aritzia Indigo Hudson's Bay Costco Wholesale The Home Depot Michaels
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Services

Planet Fitness
Cineplex Cinemas Orchard Plaza
Canadian Western Bank
Kal Tire
ICBC Driver Licensing
Planet Lazer
CIBC Branch with ATM
RBC Royal Bank



Demographics

153,385

Kelowna Total Population (2024)

256,944

Central Okanagan Population (2024)

383,000

Est. Central Okanagan Population 2046

\$85,000

Avg. Household Income in Kelowna

60,000/day

Highway 97 Traffic Count

34,365

Business Count in Central Okanagan



Contact The Team

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