



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



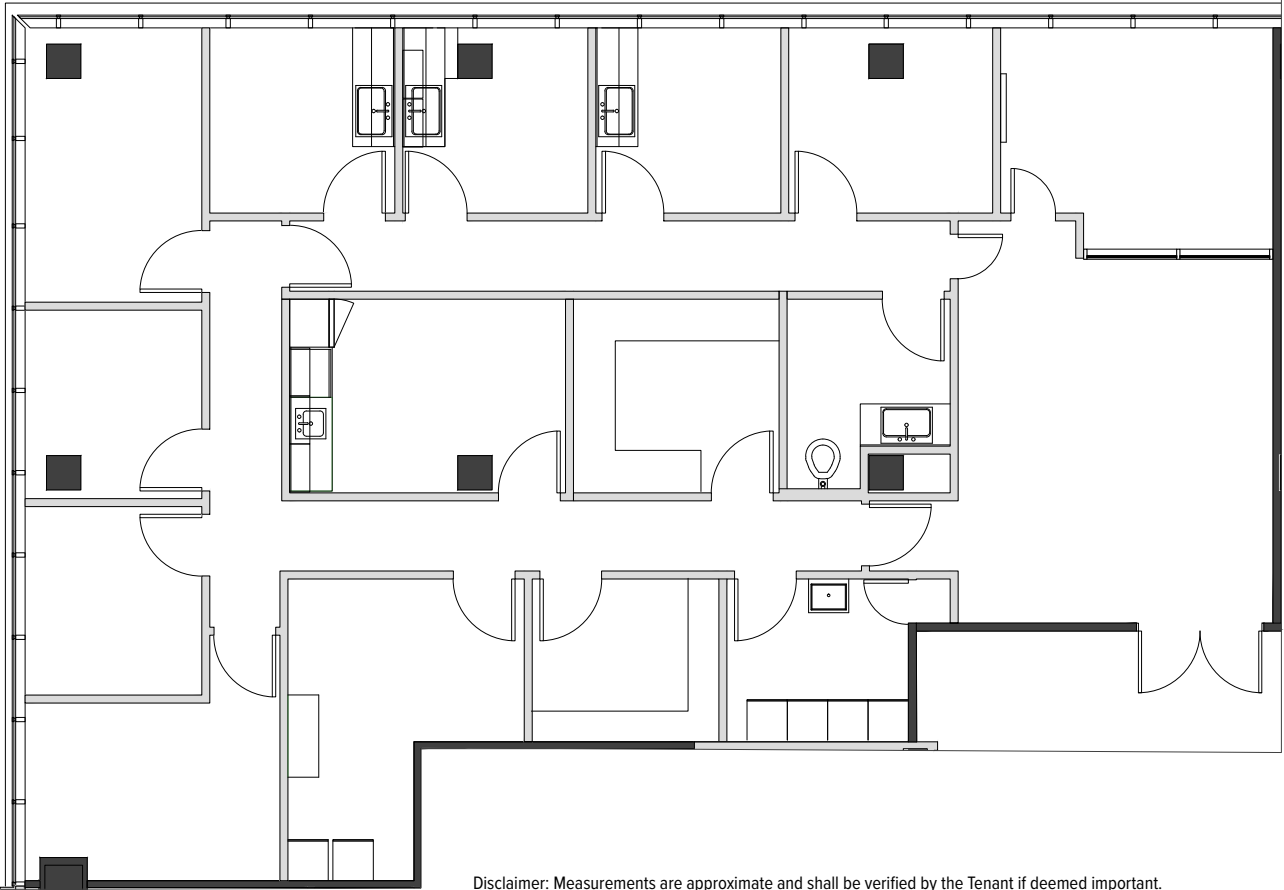
Parking
Ample on-site parking



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.

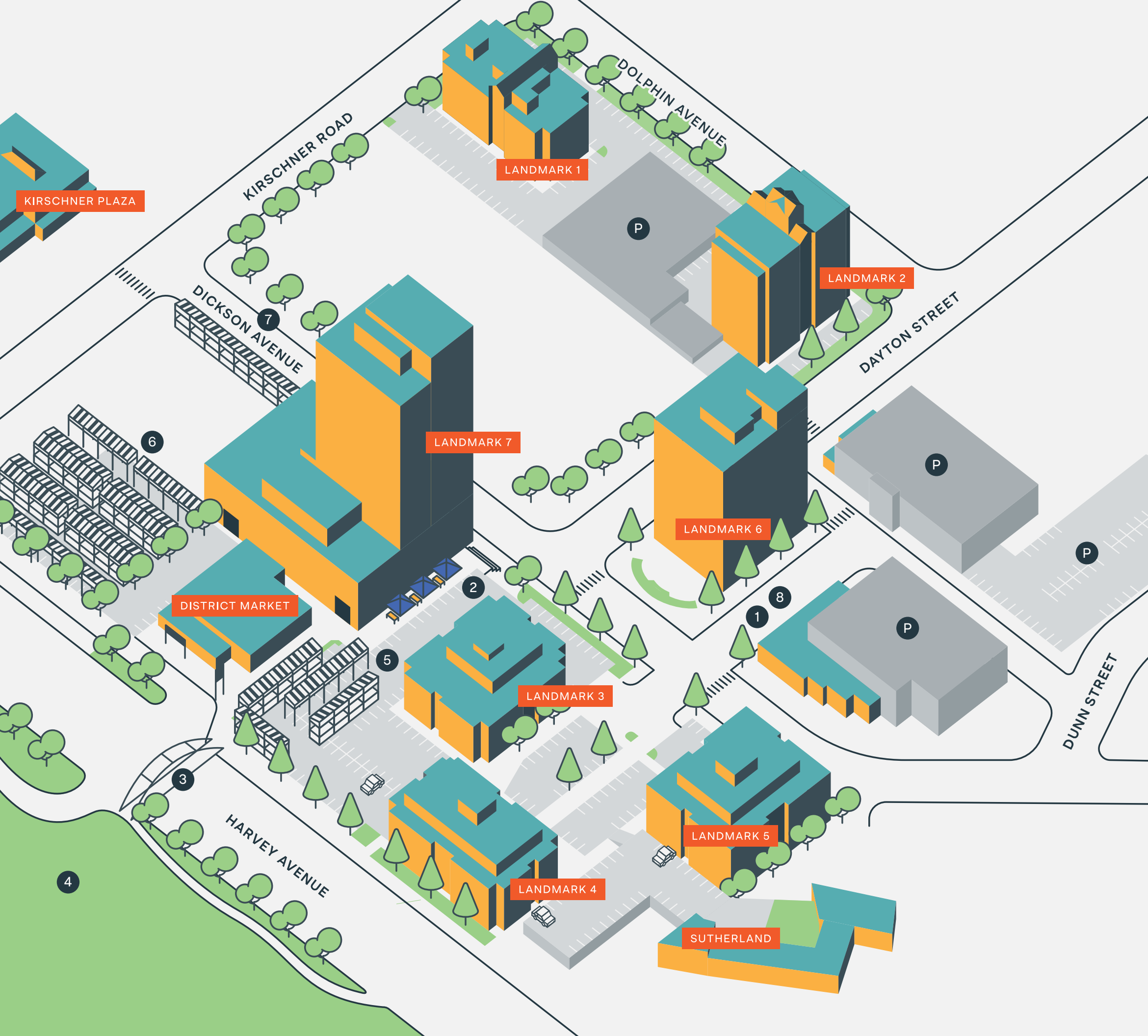
A Growing Community to Explore

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

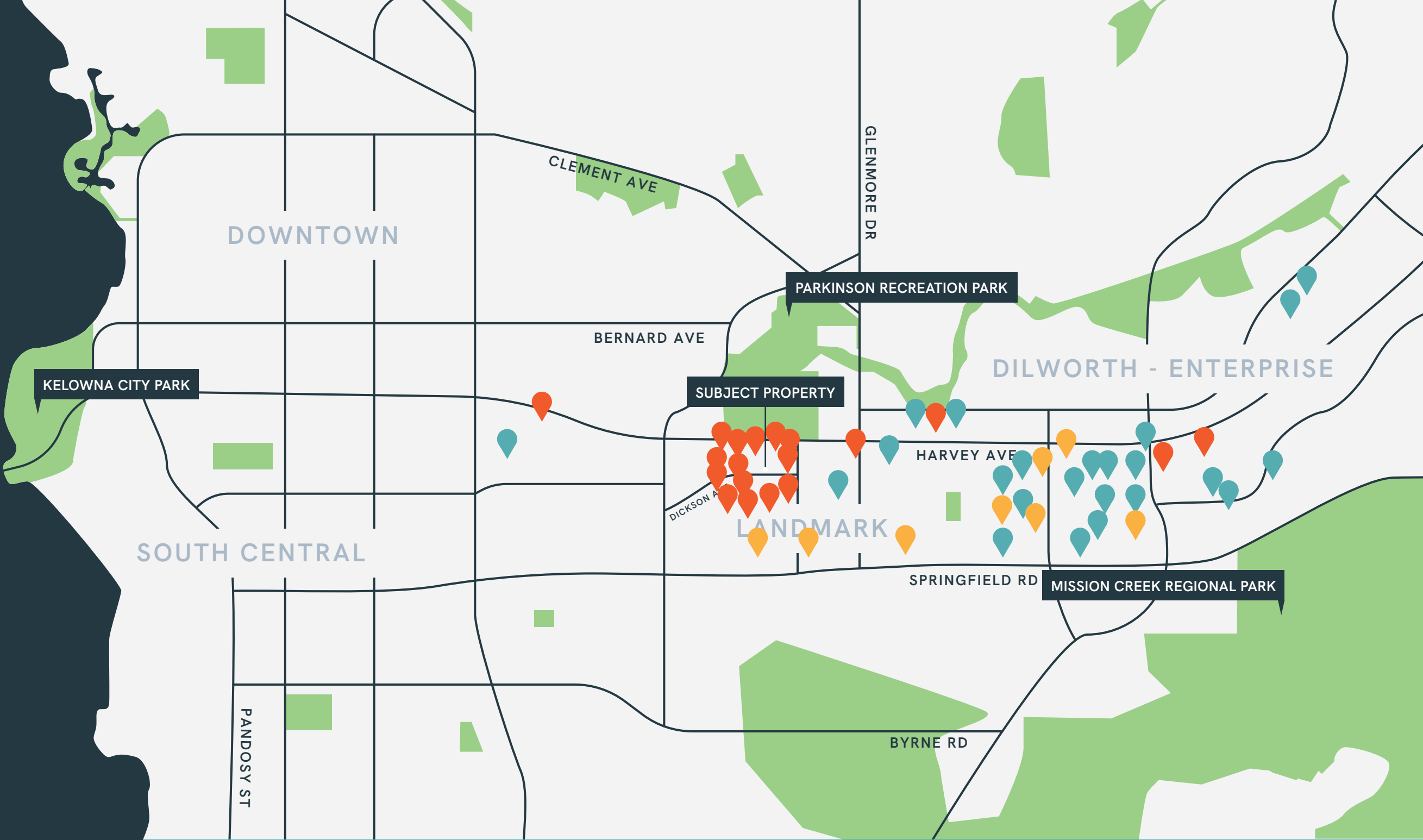
- BLKBOX: LANDMARK
- Bean Scene Coffee Works
- Bread co
- Buster’s Pizza & Donair
- Fiesta Del Sol
- Freshii
- Frankie We Salute You
- LVS Restaurant
- Mid-Town Station Kitchen + Drink
- Press’d Sandwich Shop
- Quesada Burritos & Tacos
- Ramen Arashi Kelowna
- Habibi Tapas Grill
- Kasai Teppanyaki Steak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

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	256,944	383,000	\$85,000	60,000/day	34,365
Kelowna Total Population (2024)	Central Okanagan Population (2024)	Est. Central Okanagan Population 2046	Avg. Household Income in Kelowna	Highway 97 Traffic Count	Business Count in Central Okanagan



Contact The Team

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