



COMMERCIAL SUBLEASE OPPORTUNITY

#406-460 DOYLE AVENUE
KELOWNA, BRITISH COLUMBIA

TOP TIER RETAIL/OFFICE UNIT



PROPERTY FEATURES



COMMUNITY

Centrally positioned in downtown Kelowna's Cultural District



NATURAL LIGHT

Large windows and skylights provide ample natural light



LOCATION

Positioned in the tech-forward Innovation Centre



VIEWS

Amazing view of Okanagan Lake and the mountains

THE NUMBERS



SIZE

Approx. 3,546 SF



PRICE

Base Rent: \$24.00/SF
Est. NNN: \$10.59/SF

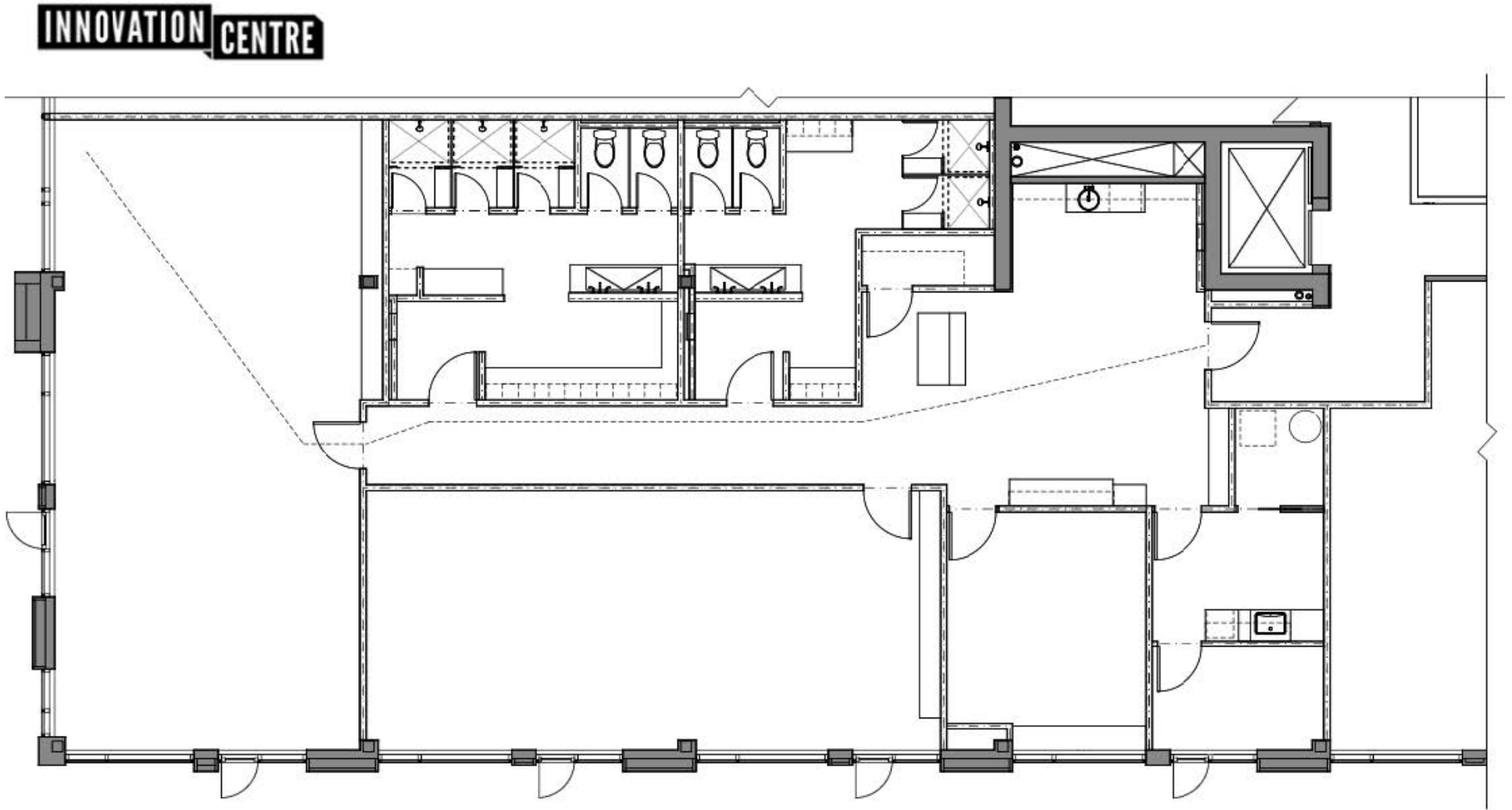
A rare and functional fourth-floor space is now available for sublease, featuring impressive upgrades such as an open reception area, three spacious group areas, men's and women's washrooms with showers, a laundry room, and a dedicated staff area.

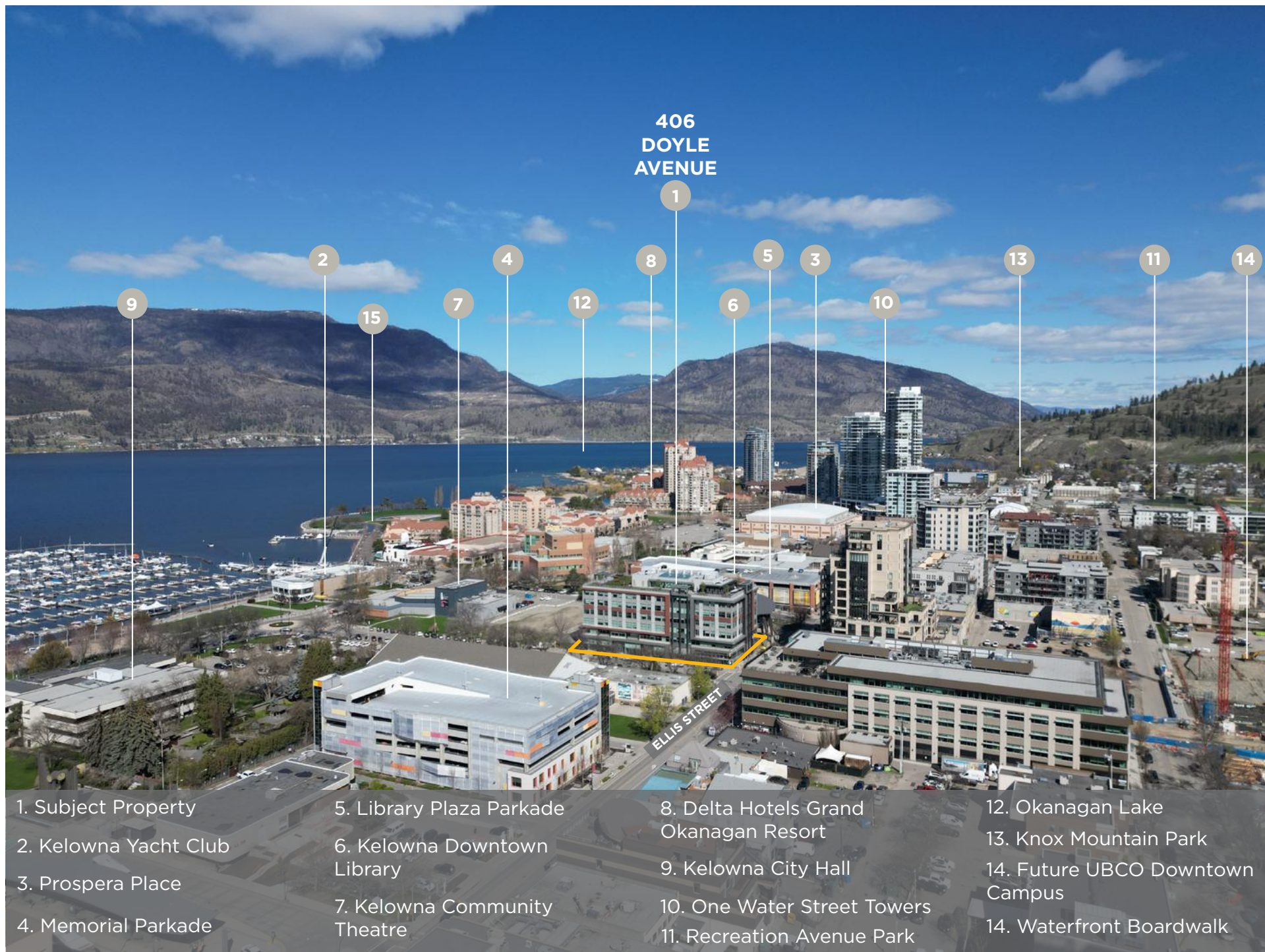
Located in the Innovation Centre, this unit offers breathtaking views of Okanagan Lake, the city, and nearby parks. Join a vibrant community of entrepreneurs and innovators, including Accelerate Okanagan, The Balsam School, Minga, Pela, Staffbase, Hatch, Martell Growth Solutions, and more. The space is ideal for group training facilities like yoga or pilates, and the Innovation Centre is designed to foster collaboration and creative energy.

Building amenities include shared community spaces, a stunning floor-to-ceiling atrium, a theatre, a rooftop patio, a magnificent white staircase, and a mezzanine that wraps around each floor. Bring your business to this exceptional space and take full advantage of everything it has to offer.



FLOOR PLAN





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|-----------------------|------------------------------|---------------------------------------|---------------------------------|
| 1. Subject Property | 5. Library Plaza Parkade | 8. Delta Hotels Grand Okanagan Resort | 12. Okanagan Lake |
| 2. Kelowna Yacht Club | 6. Kelowna Downtown Library | 9. Kelowna City Hall | 13. Knox Mountain Park |
| 3. Prospera Place | 7. Kelowna Community Theatre | 10. One Water Street Towers | 14. Future UBCO Downtown Campus |
| 4. Memorial Parkade | | 11. Recreation Avenue Park | 14. Waterfront Boardwalk |



Let's chat.

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Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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