

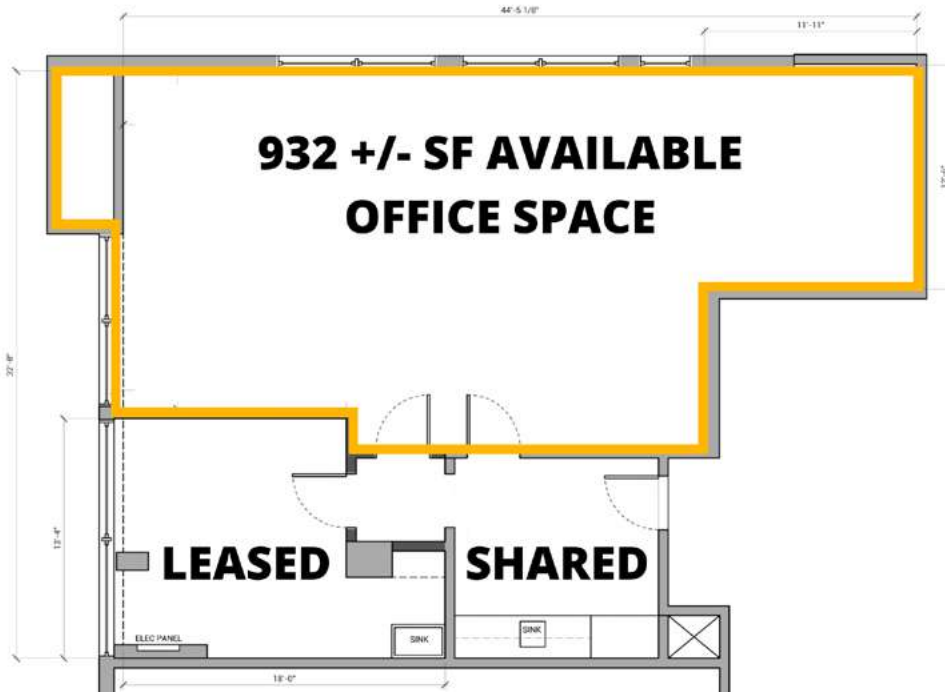


BOUTIQUE OFFICE UNIT AVAILABLE FOR SUBLEASE

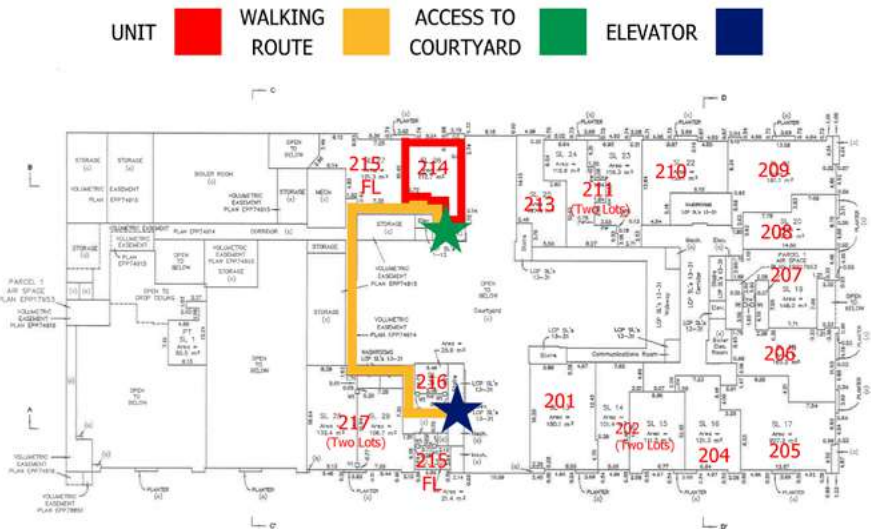
#214-3030 PANDOSY STREET

KELOWNA, BRITISH COLUMBIA





LEVEL TWO FLOORPLAN



PROPERTY FEATURES



LOCATION

Heart of Lower Mission/
South Pandosy



PARKING

1 covered stall included
in parkade



VIEWS

Large windows showcase
mountain views



ZONING

C4
Urban Centre

THE NUMBERS



SIZE

Approx. 932 SF



PRICE

Base Rent: \$20/SF
Est. NNN: \$13/SF

Sublease Opportunity! Chris Wills and Venture Commercial are pleased to present a rare opportunity to lease approximately 932 square feet of beautifully finished, move-in ready office space at SOPA Square, located in the heart of Pandosy Village. SOPA Square is a premium mixed-use strata complex featuring a variety of retail uses, professional office tenants, and residential units. This bright, fully built-out second floor unit includes a spacious open work area, a private glass boardroom, and access to a fully furnished shared kitchenette with high-end appliances, a common entrance, shared washrooms, and both elevator and walk-up access. Large windows provide abundant natural light and offer stunning views of the mountains and SOPA courtyard. The lease includes one covered parking stall at no additional cost. Available immediately by way of sublease, with the current term expiring December 31st, 2025. Triple net lease; utilities not included in additional rent estimate.



AMENITIES

COMMUNITY

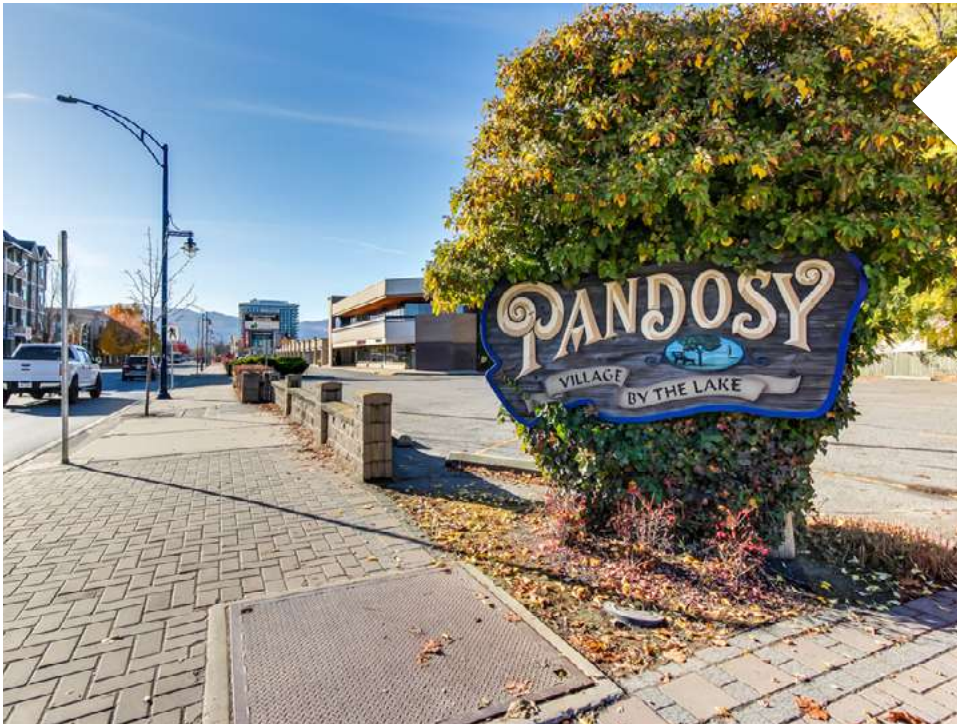
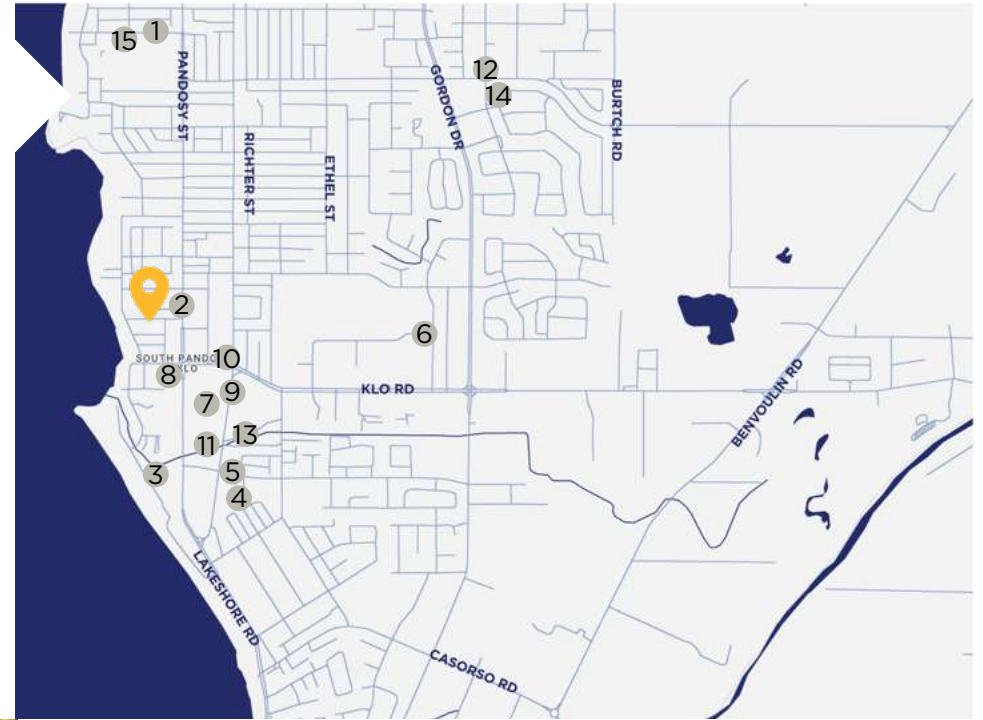
1. Kelowna General Hospital
2. SOPA Square
3. Gyro Beach Park
4. Shore Line Brewing Co
5. Marble Slab Creamery
6. Okanagan College
7. Mission Liquor Store
8. Siesta Suites

SHOPPING

9. Save-On-Foods
10. Mission Park Shopping Centre
11. Shoppers Drug Mart
12. Guishachan Village

COFFEE

13. Tim Hortons
14. Starbucks
15. Abbott Street Cafe



THE COMMUNITY

Situated in Kelowna's sought-after South Pandosy and Lower Mission vicinity, this area stands as one of the city's most advantageous neighborhoods, boasting an ideal blend of leisure, shore-lines, retail and service amenities. With its strategic proximity to Okanagan College, Kelowna General Hospital, and the downtown hub, the Lower Mission offers a variety of benefits to residents and workers alike. The area's allure is further enhanced by its walkable access to character buildings, upscale boutiques, cafes, eateries, supermarkets, and financial services.



Let's chat.

Chris Wills *PREC

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

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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