



FULL 3RD AND 4TH FLOOR LONGTERM SUBLEASE OPPORTUNITY

550 OSPREY AVENUE

PANDOSY VILLAGE, KELOWNA, BC

PERFECTLY POSITIONED FOR MEDICAL USERS, SUITABLE FOR
PROFESSIONAL OFFICE TENANTS



THIRD FLOOR FEATURES



VIEWS

Stunning views from every angle



CEILING HEIGHTS

High ceilings and floor-to-ceiling windows



CAR ELEVATOR

Innovative car elevator to 2nd level parkade



SIZE

7,709 SF;
15,474 SF Across 2 Floors



PATIOS

Three private patios



IMPROVEMENTS

Open concept shell



PARKING

5 stalls reserved for third floor occupant



NNN

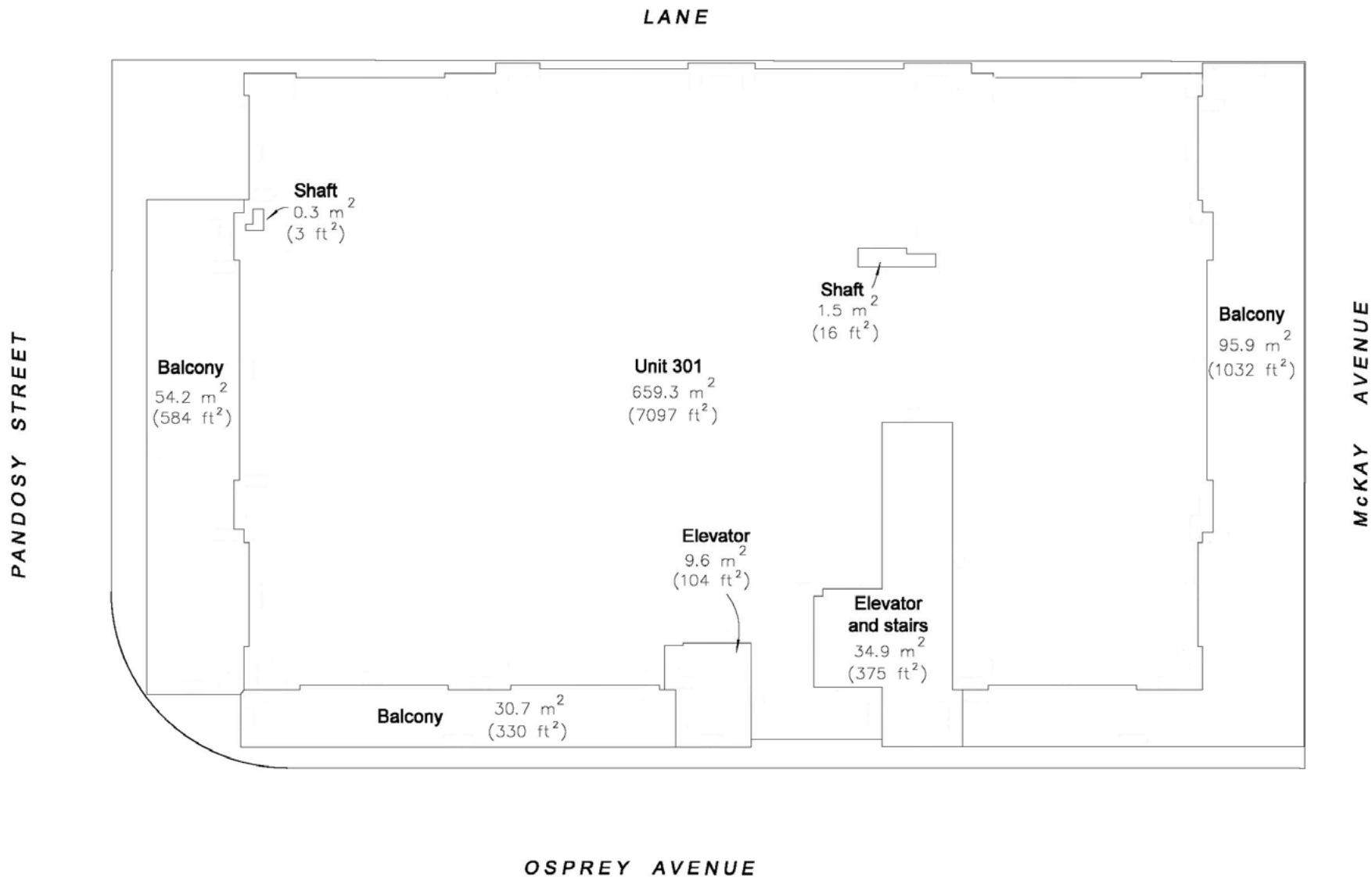
Est. \$10.46 PSF



Welcome to 550 Osprey Avenue; an architecturally striking, Worman-built development in the heart of Kelowna's sought-after South Pandosy district. This long-term sublease offers 7,709 SF on the third floor, featuring an open shell layout, three private patios, floor-to-ceiling windows, and stunning Okanagan views. Purpose-built for medical and professional office users, the building meets procedural room standards with high ceiling clearances, medical-grade infrastructure, emergency power capability, and two elevators. Tenants enjoy access to a unique second-floor parkade with car elevator, adjacent surface parking, end-of-trip facilities, and walkability to Kelowna General Hospital, Okanagan College, and the amenities of Pandosy Village. Join a well-established tenant mix including Care Dental, Revive Skincare, PDC Accountants, Kelowna Endodontics, and the Kelowna EMDR Clinic, and position your business in a collaborative, wellness-focused environment.

THIRD LEVEL FLOOR PLAN

Interior: 7,709 SF
Combined Balconies: 1,946 SF



FOURTH FLOOR FEATURES



VIEWS

Panoramic views and standout architectural style



CEILING

High ceilings and expansive glazing



PARKING

4 stalls allocated to fourth floor tenant



SIZE

7,765 SF;
15,474 SF Across Two
Floors



TWO ELEVATORS

Meets procedural room standards



LAYOUT

Ideal for custom medical or office buildout



VEHICLE LIFT

State-of-the-art access to secure upper parkade



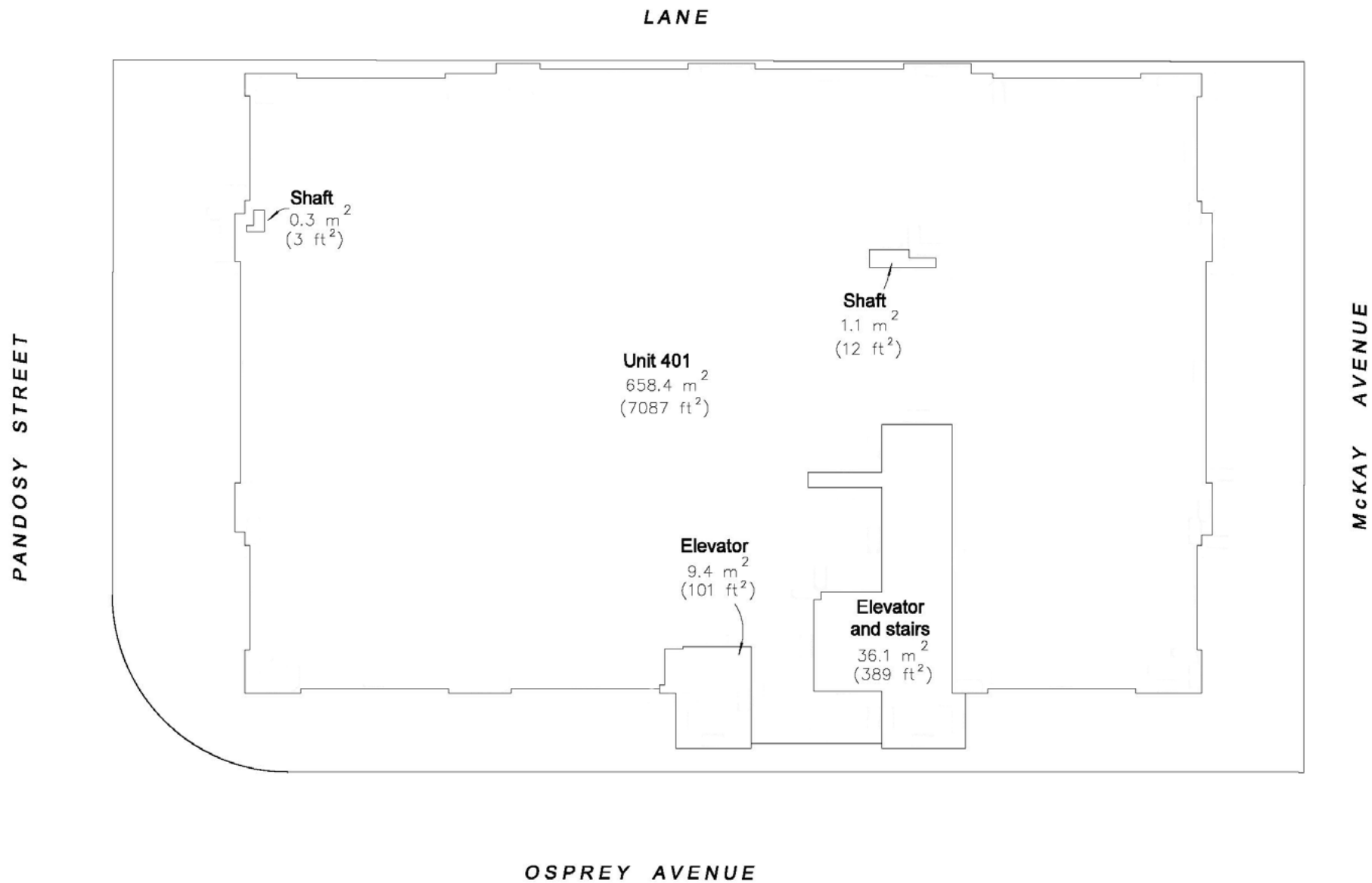
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Now available: 7,765 SF of bright, open-concept space on the fourth floor of 550 Osprey Avenue. Located in an award-winning Worman-designed building known for its elevated functionality and thoughtful design. With high ceilings, extensive glazing, and panoramic views, this space is ideal for custom medical or professional office buildouts. The building is purpose-built to meet the specifications of the College of Physicians and Surgeons of BC, including infrastructure to support procedure rooms, medical HVAC systems, and emergency power. Additional features include two elevators, car elevator parkade access, ample parking options, bike storage and showers, and proximity to KGH, Okanagan College, local shops, restaurants, and the lake. Lease this floor on its own or combine with the third for 15,474 SF across two contiguous levels. Contact listing agent for more information on this exceptional opportunity to grow within one of Kelowna's most forward-thinking professional communities.

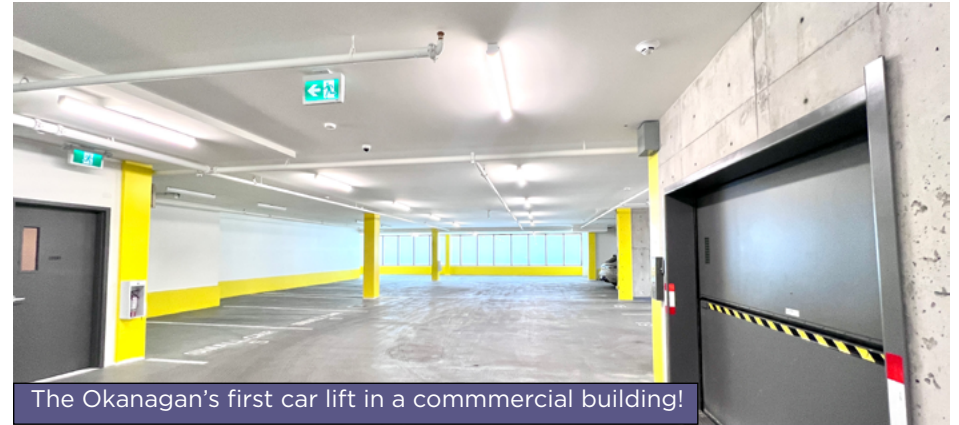
FOURTH LEVEL FLOOR PLAN



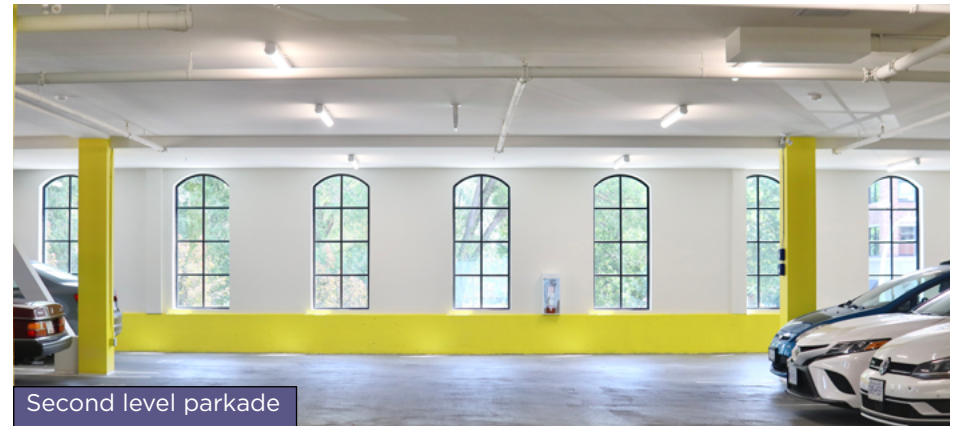


Two common washrooms with shower facilities

BUILDING AMENITIES



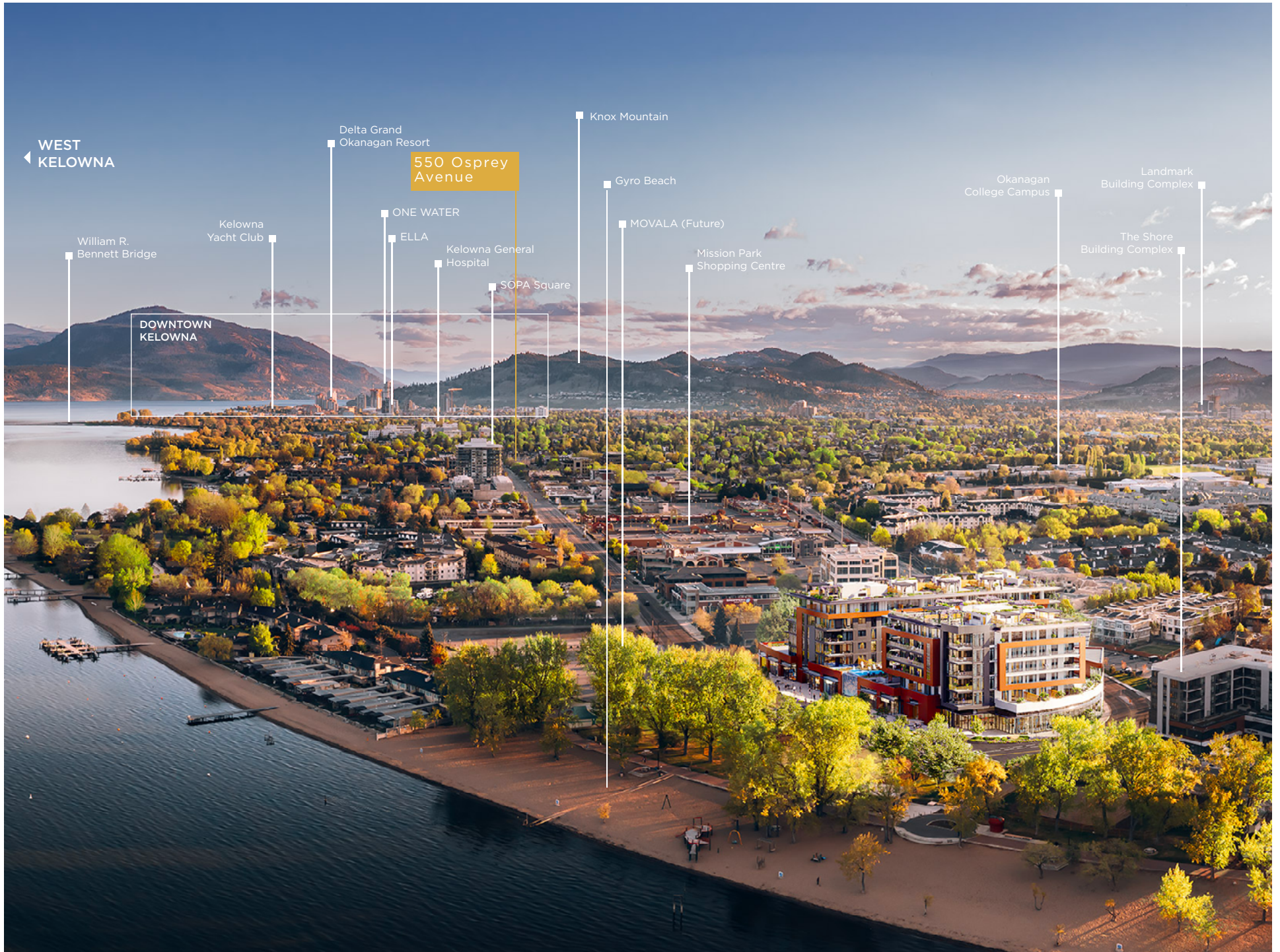
The Okanagan's first car lift in a commercial building!



Second level parkade



Secure bike storage





Let's chat.

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