



PROPERTY FEATURES



ACCESSIBLE
Direct access to Hwy 97



LOCATION
Centrally located





THE NUMBERS



SIZE Approx. 1,053 SF



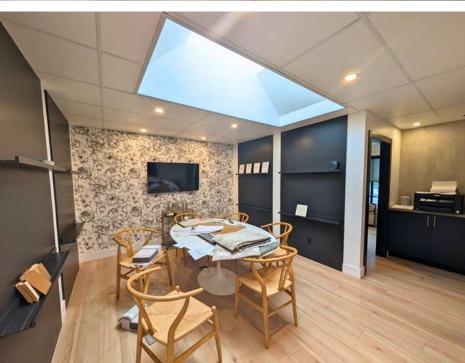
PRICE
Base Rent: \$21/SF
Est. NNN: \$6.65/SF

This 1,053 SF office space offers a rare chance to establish your business in Kelowna's sought-after Landmark corridor. The second floor is fully improved with two private offices, an open-concept work area or boardroom, a kitchenette, and a private bathroom, creating a functional and efficient workspace. The main floor entry provides direct access and includes an overhead door that can be used for secure equipment storage or convenient indoor parking. Two reserved parking stalls are also included, with additional parking available nearby. Ideally located just 5 minutes from Downtown Kelowna and 5 minutes from Orchard Park Mall, the property offers excellent access to major routes, transit, and surrounding professional and retail services. This is a rare opportunity to lease flexible, well-located office space in one of Kelowna's most recognizable business districts.

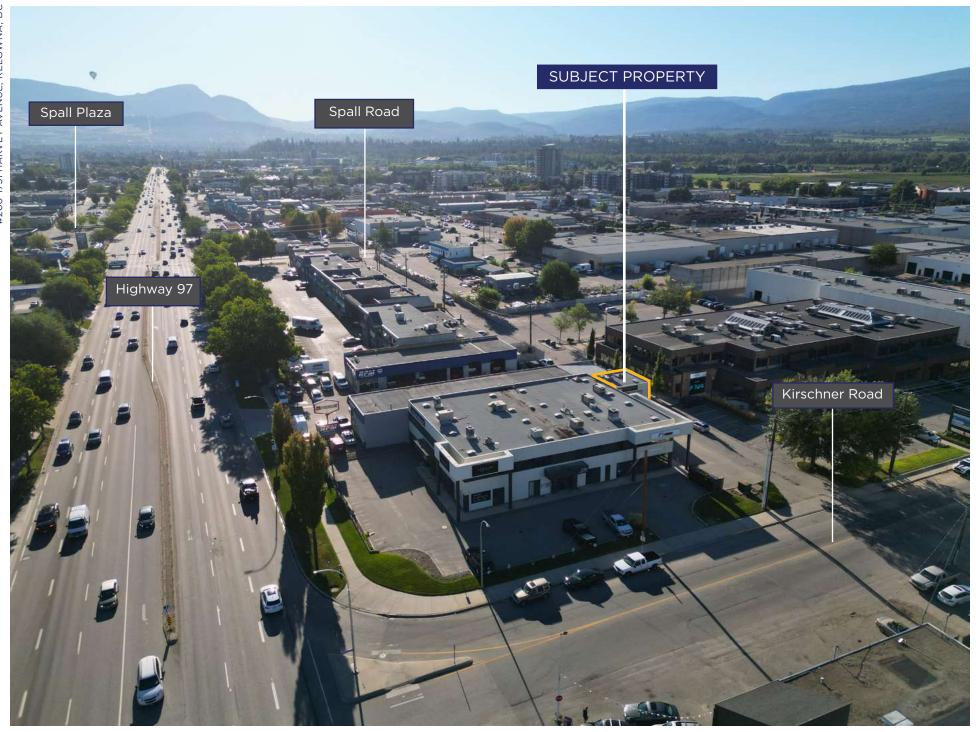
#200-1751 HARVEY AVENUE, KELOWNA, BC













Let's chat.

SOL BENSON

sol.benson@venturecommercial.ca 250.317.1077

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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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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