



**FOR LEASE**  
SECOND-FLOOR OFFICE SPACE NEAR HIGHWAY 97

**331 BANKS ROAD**  
KELOWNA, BRITISH COLUMBIA



# PROPERTY FEATURES



## LOCATION

Central Kelowna location



## LAYOUT

Open-concept office space & flexible configuration



## SIGNAGE

Prominent, high exposure signage available



## EXPOSURE

Excellent access near Highway 97

# THE NUMBERS



## SIZE

±1,972 SF



## PRICE

Base Rent: \$11.00 PSF  
NNN: \$7.36 PSF



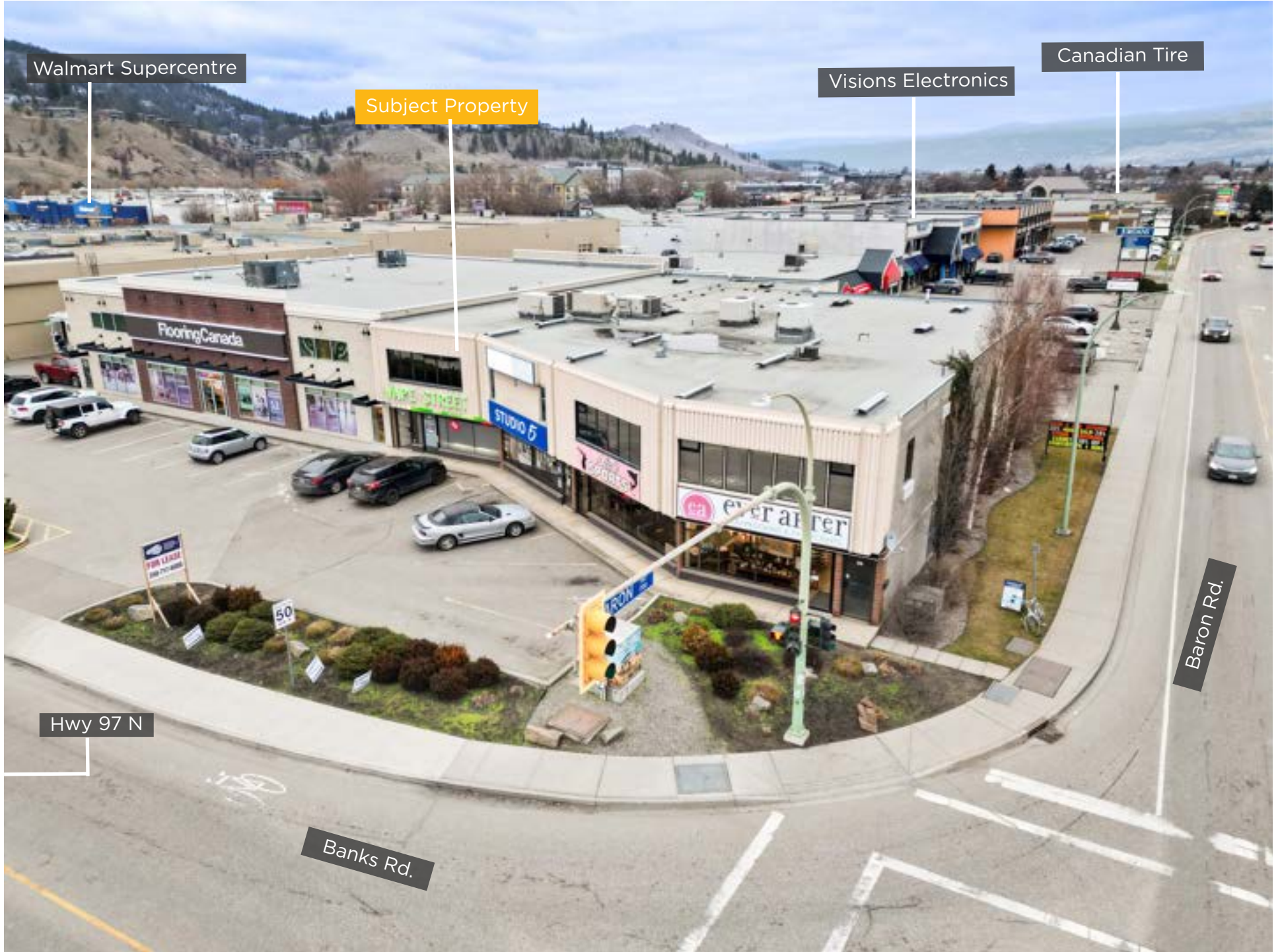
## AVAILABILITY

Immediate

This **±1,972 SF second-floor office space** offers an open and flexible layout, providing an ideal opportunity for office, professional, or creative users to customize the space to their needs. The suite includes two designated washrooms and benefits from a functional, open-plan design that supports a variety of uses.

Conveniently located along Highway 97, the property offers strong accessibility and connectivity within Kelowna's commercial corridor. With competitive rental rates for the area, this represents **one of the best value office opportunities currently available in Kelowna** for its size, location, and flexibility - an excellent option for tenants looking to bring their vision to life in a well-positioned space.





Walmart Supercentre

Subject Property

Visions Electronics

Canadian Tire

Hwy 97 N

Banks Rd.

Baron Rd.



## Let's chat.

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