



FOR LEASE
FUNCTIONAL OFFICE SPACE IN DOWNTOWN KELOWNA
101/102-455 LAWRENCE AVENUE
KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES



LOCATION

Central downtown Kelowna



LAYOUT

3 private offices, boardroom & open work area



AMENITIES

In-suite kitchenette & private washroom



EXPOSURE

Signage opportunities available

THE NUMBERS



SIZE

Approx. 1,733 SF



PRICE

Base Rent: \$23.00/SF
NNN: \$9.44/SF



AVAILABILITY

Available March 2026

This ±1,733 SF office space offers a well-balanced and functional layout featuring three private offices, a boardroom, and an open work area. The suite is further enhanced by an in-suite kitchenette and private washroom, providing added convenience for staff and clients.

Located directly adjacent to a City parking lot, the property offers excellent accessibility along with signage opportunities to enhance visibility. An ideal option for professional or office users seeking a centrally located workspace in downtown Kelowna.



101/102-455 LAWRENCE AVENUE, KELOWNA, BC







Let's chat.

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