



FOR LEASE

1634 HARVEY AVENUE
KELOWNA, BRITISH COLUMBIA

SECOND-FLOOR OFFICE SPACE WITH
FLEXIBLE DEMISING OPTIONS



PROPERTY FEATURES



LOCATION

Central Kelowna location along Harvey Avenue



LAYOUT

Mix of private offices & open workspace



PARKING

Ample On-Site Parking



ZONING

CA1 - Core Area Mixed Use

THE NUMBERS



SIZE

Full Unit (Unit 224):
± 8,832 SF



PRICE

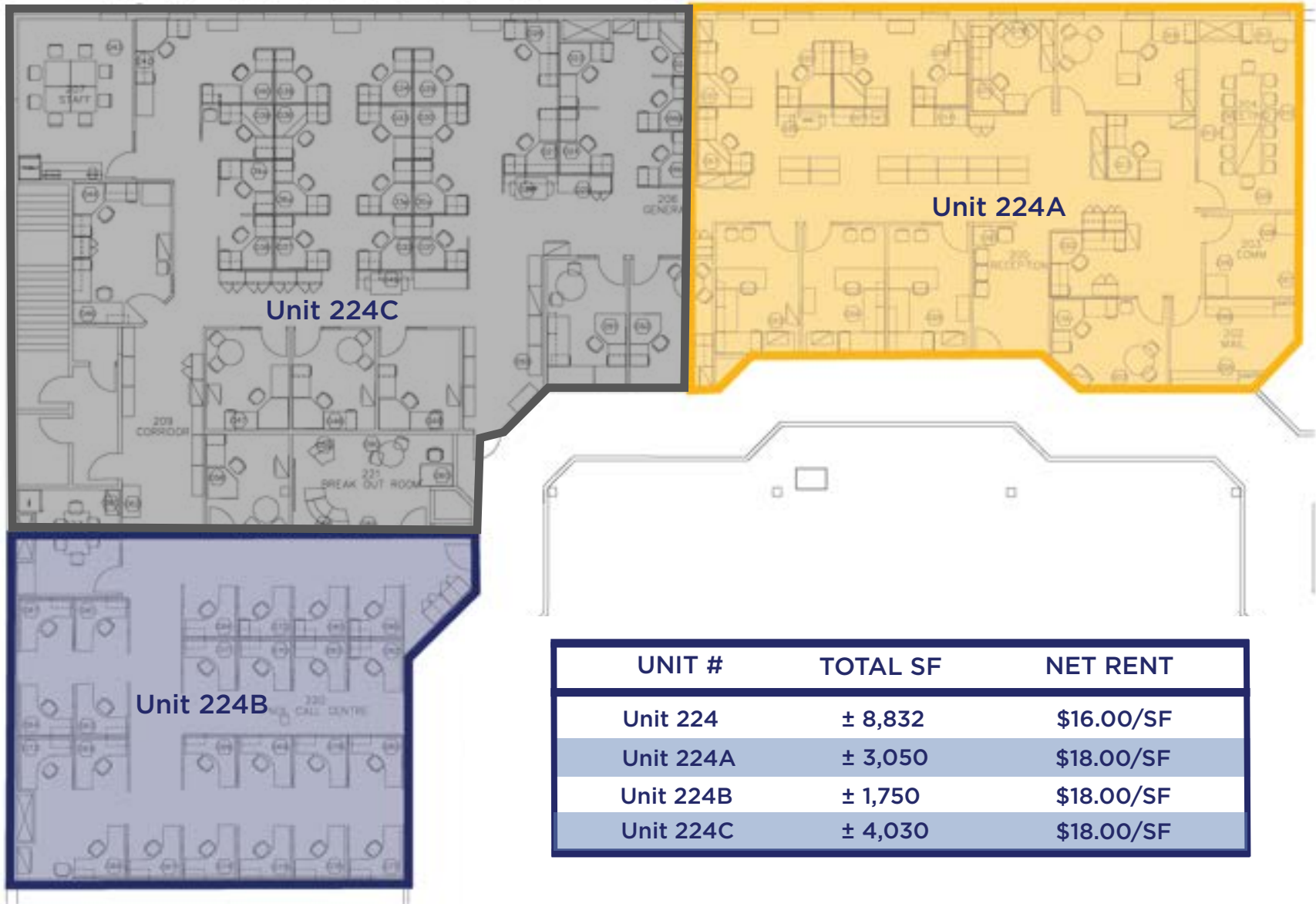
Net Rent: See next page
Est. NNN: \$9.22/SF

Demising Options:
Unit 224A: ± 3,050 SF
Unit 224B: ± 1,750 SF
Unit 224C: ± 4,030 SF

The second floor at 1634 Harvey Avenue offers up to ±8,832 SF of improved, move-in-ready office space with flexible demising options to accommodate a range of users. Available configurations range from ±1,750 SF to ±4,030 SF, or the full floor, providing versatility for professional, medical, or service-oriented occupiers.

The space features a functional mix of enclosed offices and open work areas, access to shared boardroom facilities and common washrooms, and is accessible via both elevator and walk-up entry. Ample on-site parking supports staff and client needs. Strategically located along Harvey Avenue with convenient access from Burtch Road, the property benefits from strong visibility, excellent connectivity, and proximity to the Landmark District and Parkinson Recreation Centre redevelopment.

FLOOR PLAN WITH DEMISING OPTIONS









Let's chat.

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