

FOR SUBLEASE

UNIT 1010-1700 DICKSON AVENUE
KELOWNA, BRITISH COLUMBIA

AAA CLASS OFFICE IN LANDMARK DISTRICT



PROPERTY FEATURES



LOCATION

Direct Highway 97 access



LAYOUT

Executive offices + 12-seat boardroom



PARKING

8 stalls plus ample visitor parking



ZONING

UC2 - Urban Centre Zone

THE NUMBERS



SIZE

±3,951 SF (10th floor)



PRICE

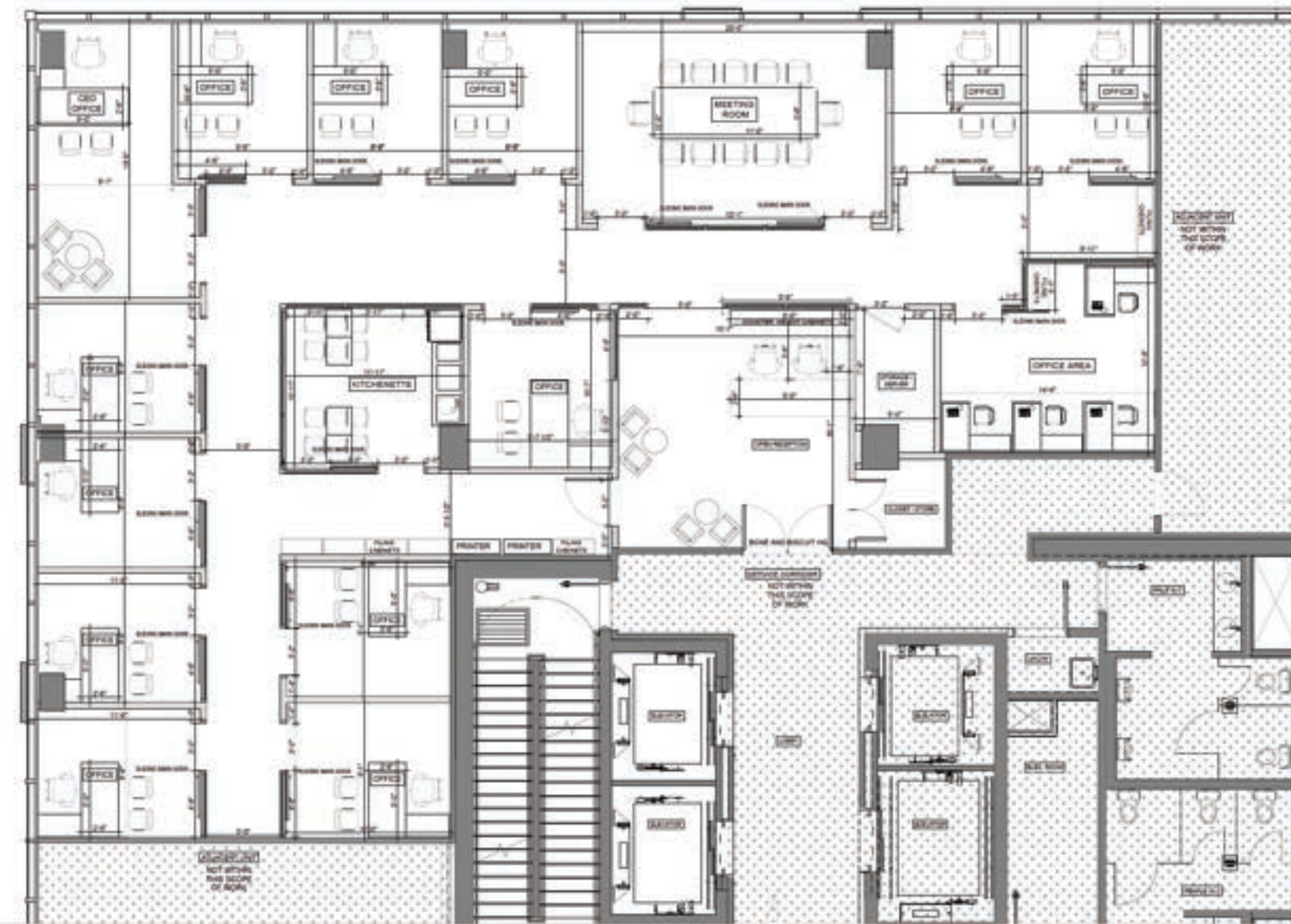
Gross Rent: \$34.00/SF
Common and premises utilities included

Elevate your business presence with this AAA Class office opportunity - Unit 1010-1700 Dickson Avenue (Landmark 7) - located in Kelowna's sought-after Landmark District. This ±3,951 SF fully improved 10th-floor space offers sweeping views of Okanagan Lake, Downtown Kelowna, Parkinson Recreation Centre, and Dilworth Mountain.

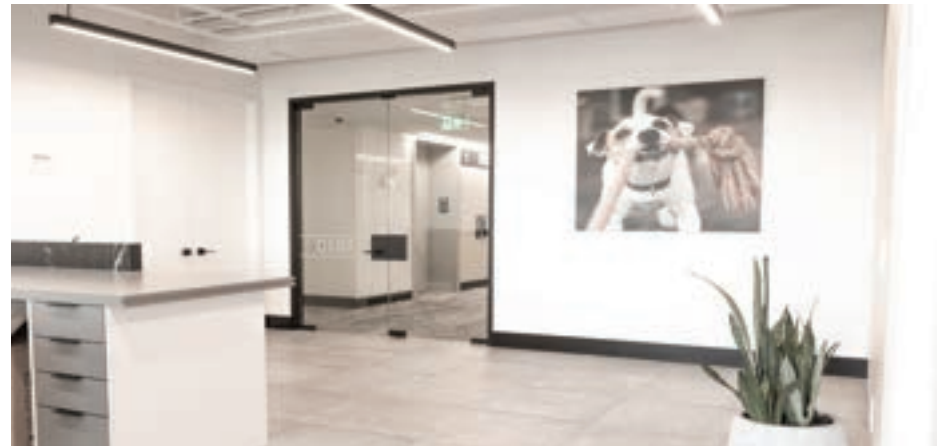
The efficient layout includes 10 perimeter offices with expansive windows and stunning city views, 4 interior glass offices, a 12-seat boardroom, upscale kitchenette, and dedicated storage areas. Common washrooms are located on the 10th floor.

Offered on a rare gross lease basis, the space includes 8 reserved parking stalls plus ample visitor parking. Furniture and fixtures may be purchased separately. Available as a sublease with potential for a new head lease, this is a prime opportunity to secure premium office space with direct Highway 97 access in one of Kelowna's most established business corridors.

FLOOR PLAN











Let's chat.

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