

FOR LEASE

**201-2903 PANDOSY STREET**

KELOWNA, BRITISH COLUMBIA

PRIME OFFICE UNIT IN THE LOWER MISSION



# PROPERTY FEATURES

**LOCATION**  
Iconic building across from the Kelowna sails

**LAYOUT**  
Open layout with walk-up access

**PARKING**  
Ample street parking

**ZONING**  
UC5 - Pandosy Urban Centre

# THE NUMBERS

**SIZE**  
Approx. 474 SF

**PRICE**  
Net Rent: \$19.00/SF  
Est. NNN: \$12.50/SF  
Utilities included

Opportunity to lease a well-located small-format office in Kelowna’s highly sought-after Lower Mission. Unit 201 at 2903 Pandosy Street offers approximately 474 SF, ideal for professional, creative, or boutique office users seeking a strong neighbourhood presence.

The unit features an efficient open layout with walk-up access, excellent natural light, and a private patio, providing a rare extension of usable space for an office of this size. The building includes two common second-floor washrooms, one with a shower, supporting active and lifestyle-oriented tenants.

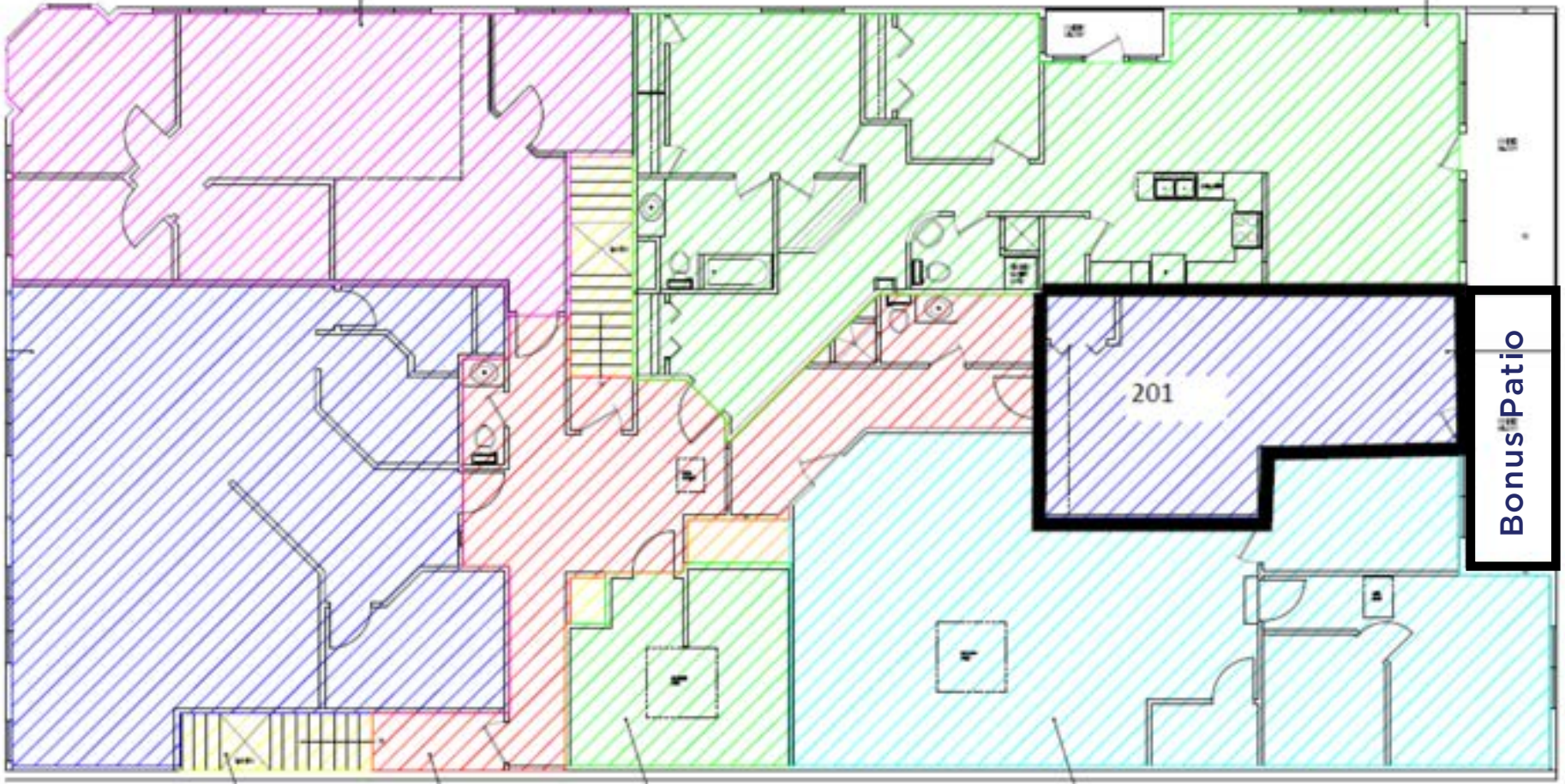
Positioned along Pandosy Street, the property benefits from immediate access to established cafés, restaurants, and daily-needs amenities, and is surrounded by dense residential development and strong pedestrian traffic. A turnkey opportunity to secure space in one of Kelowna’s most vibrant and walkable urban villages.



201-2903 PANDOSY STREET, KELOWNA, BC



# FLOOR PLAN





Kelowna Downtown Marina

Kelowna General Hospital

Raymer Elementary School

William R. Bennett Bridge

Okanagan College

Okanagan Lake

City Park

Subject Property

Mizu Japanese Restaurant

Osprey Parkade

Parkade

Original Joe's

Blenz Coffee

Osprey Avenue

Marmalade Cat Cafe

Soy Asian Fusion Restaurant

West Avenue

Zabb Thai Restaurant

Gyro Beach

Pandosy Street

Lakeview Market

Urban Fare

Save-On-Foods



# Let's chat.

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