



AVAILABLE FOR LEASE

204 & 206-1579 SUTHERLAND AVENUE
KELOWNA, BRITISH COLUMBIA

CENTRALLY LOCATED SECOND-FLOOR OFFICE/SERVICE SPACE



PROPERTY FEATURES



LOCATION

Central Kelowna, minutes to Landmark District & Highway 97



PARKING

Shared on-site lot with walk-up access



LAYOUT

Open concept second-floor space with large windows



ZONING

UC2 - Urban Centre 2

THE NUMBERS



SIZE

±505 SF



PRICE

Gross Rent: \$1,500 per month

Unit 204 & 206 - 1579 Sutherland Avenue offer 505 SF of open-concept space on the second floor of a well-maintained professional building.

The unit is currently built out as a barbershop and features large windows spanning the length of the space, providing abundant natural light, along with two (2) hair sinks, one (1) handwashing sink, and two (2) separate entrances. While configured for a barbershop, the open layout is well suited for a variety of uses, including small businesses, start-ups, or individual professionals seeking functional and efficient workspace.

Conveniently located just minutes from the Landmark District, the property offers easy access for both clients and staff, with close proximity to Highway 97 and downtown Kelowna. The building provides walk-up access from a common parking lot and shared men's and women's washrooms on the same floor. This is an excellent opportunity to secure space in a clean, centrally located professional building - ideal for businesses that value accessibility, simplicity, and a strong central location.

Lease is offered on a triple net basis. The gross monthly rent includes estimated additional rent of \$7.50 PSF (2025 estimate).

INTERIOR & EXTERIOR CONCEPTS

Bring your vision to life.

A bright and efficient workspace positioned in Kelowna's central professional district.



Photos on the right have been digitally altered for demonstration purposes only.





Let's chat.

STEPHANIE WASDEN

stephanie.wasden@venturecommercial.ca
250.859.1199

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

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