



FOR LEASE

#205 - 1180 SUNSET DRIVE
KELOWNA, BRITISH COLUMBIA

A HIDDEN GEM IN KELOWNA'S NORTH END



PROPERTY FEATURES



NEARBY

Waterfront Park, Knox Mountain, Prospera Place, The Kelowna Art Gallery & much more



LOCATION

Located in the highly coveted waterfront area in downtown Kelowna



PARKING

Metered street parking & city parking lot next door



FOOD & DRINK

Close proximity to the growing brewery district



BEACH

Steps away from Okanagan Lake



ZONING

C7

THE NUMBERS



SIZE

Approx. 912 SF



PRICE

Base Rent: \$23.00/SF
Est. NNN: \$12.17/SF

#205 - 1180 Sunset Drive is nestled in the sought-after and burgeoning north end waterfront district of Kelowna. This prime location is just steps away from the recently completed high-rise luxury condos and townhouses of One Water. Set within an enchanting courtyard, this opportunity boasts proximity to Bouchons Bistro and a vibrant community of local businesses.

Discover the versatile layout featuring two impeccably designed offices. The spacious main office, overlooking Sunset Drive, is generously sized for dual workspaces or can easily be transformed into two separate offices. Complementing this professional space is a sizable reception area and a convenient in-suite washroom, elevating both functionality and sophistication.



#205-1180 SUNSET DRIVE, KELOWNA, BC



INTERIOR & EXTERIOR CONCEPTS

Bring your vision to life.
An efficient workspace positioned in Kelowna's north end.



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



Subject Property

Central Kitchen + Bar

Knox Mountain

Kelowna Curling Club

Zegema Beach

Waterfront Boardwalk

Discovery Bay Resort

Waterfront Park

Prospera Place

Sunset Waterfront Resort

Sandhill Wines

Rotary Marsh Park

BNA Brewing

Okanagan Lake

Tugboat Bay



Let's chat.

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