



**FOR LEASE**  
PROFESSIONAL OFFICE SPACE NEAR HIGHWAY 97

**202-495 BANKS ROAD**  
KELOWNA, BRITISH COLUMBIA



# PROPERTY FEATURES



## LOCATION

Close proximity to Highway 97 and nearby



## LAYOUT

Reception area, four private offices & boardroom



## AMENITIES

In-suite washroom, kitchenette & storage



## PARKING

One designated stall & nearby street parking

# THE NUMBERS



## SIZE

±1,356 SF



## PRICE

Base Rent: \$14.00/SF  
Additional Rent (NNN): \$7.42/SF



## AVAILABILITY

Available immediately

This ±1,356 SF second-floor office space offers a clean, well-appointed layout featuring a reception area, four private offices, a boardroom, in-suite washroom, kitchenette, and dedicated storage. Large windows provide abundant natural light throughout the unit, creating a bright and welcoming work environment.

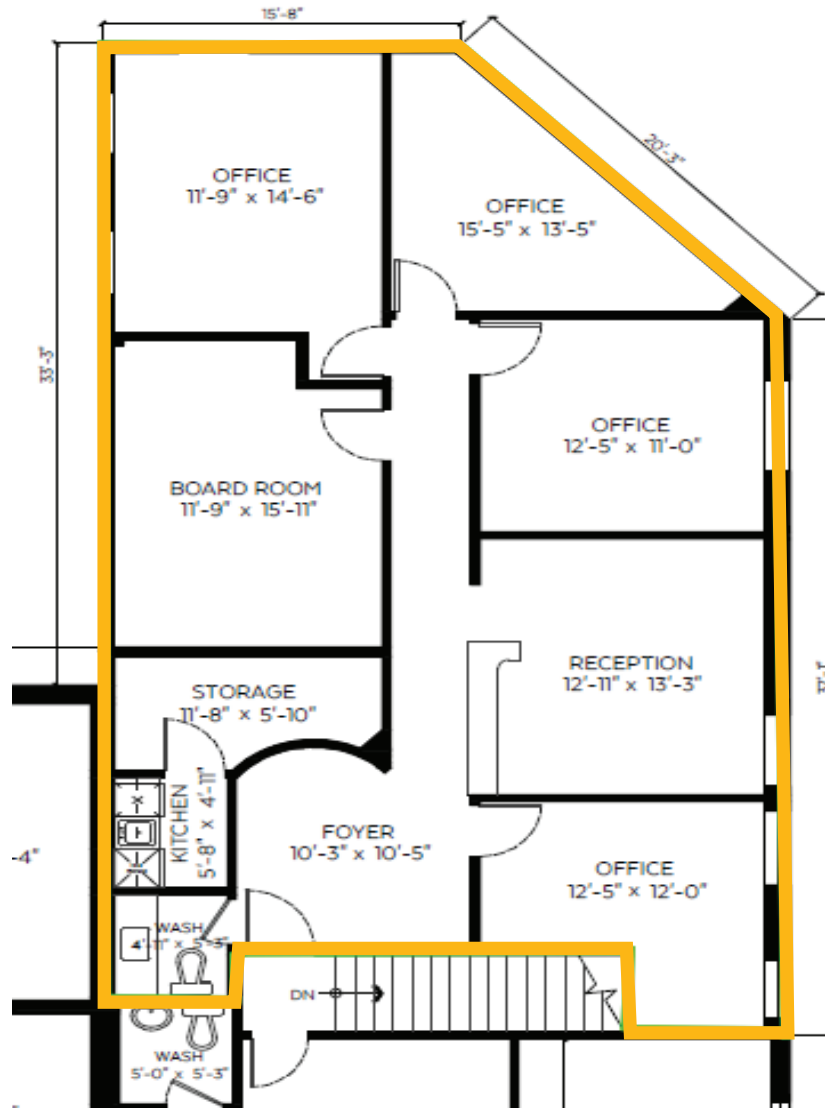
The space is well suited for professional or administrative users seeking a functional and efficient office environment.

Located at the quieter end of Banks Road, the property provides a calm working setting while remaining conveniently close to Highway 97 and surrounding amenities. One designated parking stall plus nearby street parking enhances accessibility for staff and clients.





# FLOOR PLAN





Downtown Kelowna  
15 min

Kelowna International  
Airport  
15 min

Hwy 97

The Real Canadian Superstore

The Home Depot

Baron Road

Banks Road

Subject Property



## Let's chat.

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