



FOR LEASE

109/110 - 1289 ELLIS STREET
KELOWNA, BRITISH COLUMBIA

KELOWNA'S CULTURAL & ENTERTAINMENT DISTRICT



PROPERTY FEATURES



LOCATION

Prominent corner of Ellis Street & Cawston Avenue in Downtown Kelowna



LAYOUT

Turnkey, beautifully built-out commercial space



PARKING

Nearby street and public parking options



NEARBY

Steps to Prospera Place, the Brewery District, and Okanagan Lake



USE

Ideal for café, restaurant, or food-oriented concepts

THE NUMBERS



SIZE

±1,495 SF



PRICE

Base rent: contact listing agents
Est. NNN: \$7.00/SF
Utilities separately metered

Opportunity to lease a beautifully built-out commercial space in one of Downtown Kelowna's most sought-after, high-exposure locations. Situated at the prominent corner of Ellis Street and Cawston Avenue, this ±1,495 SF unit offers exceptional visibility and strong pedestrian traffic in Kelowna's evolving cultural and entertainment district.

Thoughtfully designed and ideally suited for café, coffee, restaurant, or other food-oriented uses, the space features a modern, well-designed existing buildout that allows operators to seamlessly begin operations and establish a strong downtown presence.

Positioned along a busy corridor, the property is surrounded by key destinations including Prospera Place, Kelowna Art Gallery, Cannery Lane, and the Brewery District, and is just steps from Okanagan Lake.

This is a rare opportunity to secure a turnkey food service space in a highly walkable urban corridor with consistent daytime, evening, and seasonal traffic driven by nearby offices, residential density, tourism, and entertainment uses. **Availability is subject to vacant possession. Please contact the listing agents for further details.**









Let's chat.

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