FOR SUBLEASE

601/602 - 460 DOYLE AVENUE

KELOWNA, BRITISH COLUMBIA

HIGH PROFILE INNOVATION CENTRE OPPORTUNITY

PROPERTY FEATURES

LOCATION
Kelowna Innovation Centre, Downtown Kelowna

LAYOUT
Flexible layouts with open workspace, offices, meeting rooms & kitchenettes

AMENITIES
Rooftop patio, atrium, shared spaces, washrooms on each floor & elevators

USES
Ideal for professional, tech, or service-based users

THE NUMBERS

SIZE
Unit 601: ±2,404 SF
Unit 602: ±1,605 SF
Combined: ±4,009 SF

PRICE
Base Rent: $28.00/SF
Est. NNN: $10.59/SF

Located in the Kelowna Innovation Centre in the heart of downtown, these modern office units offer a rare opportunity to secure space within one of the city's premier entrepreneurial and technology hubs.

Units 601 and 602 can be subleased individually or combined, offering flexibility for a range of users. Each unit features a well-designed layout with a mix of open workspace, private offices, meeting rooms, and dedicated kitchenettes. The spaces benefit from extensive glass, abundant natural light, and impressive lake and mountain views.

Tenants have access to premium building amenities including a rooftop patio, atrium, common meeting areas, and shared washrooms. The building is home to a strong mix of established tenants including **Okanagan College, Accelerate Okanagan, PELA Case, Martell Media, Gather Restaurant, Perch Sky Lounge** and more.

Ideally situated just steps from UBCO's downtown campus, the Okanagan Regional Library, Okanagan Lake, and Prospera Place, the property offers exceptional walkability and access to nearby amenities. A rare opportunity to secure flexible, high-quality office space in one of Kelowna's most dynamic business environments.

INNOVATION CENTRE

Kelowna Innovation Centre is a purpose-built hub supporting the region's growing tech and entrepreneurial ecosystem. Located in the heart of downtown, the building combines modern design with collaborative spaces and premium amenities.

KEY FEATURES & DRIVERS

PURPOSE-BUILT HUB
Designed to support innovation, technology, and entrepreneurship

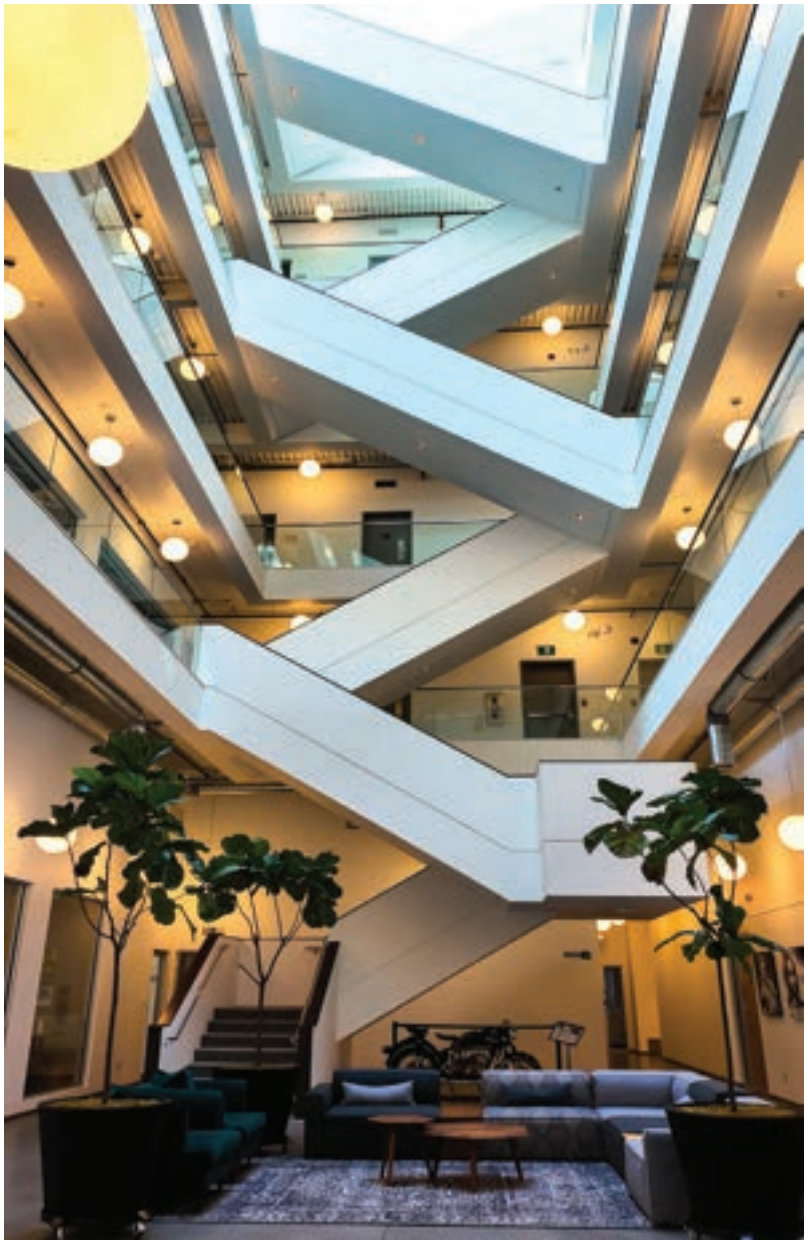
COLLABORATIVE DESIGN
Open atrium and layouts designed to encourage connection and interaction

BUILDING HIGHLIGHTS
Rooftop patio, shared spaces & washrooms on each floor

STRONG TENANT BASE
Home to leading tech, media, and entrepreneurial companies

PRIME LOCATION
Steps to UBCO Downtown Campus, Okanagan Lake, and key amenities

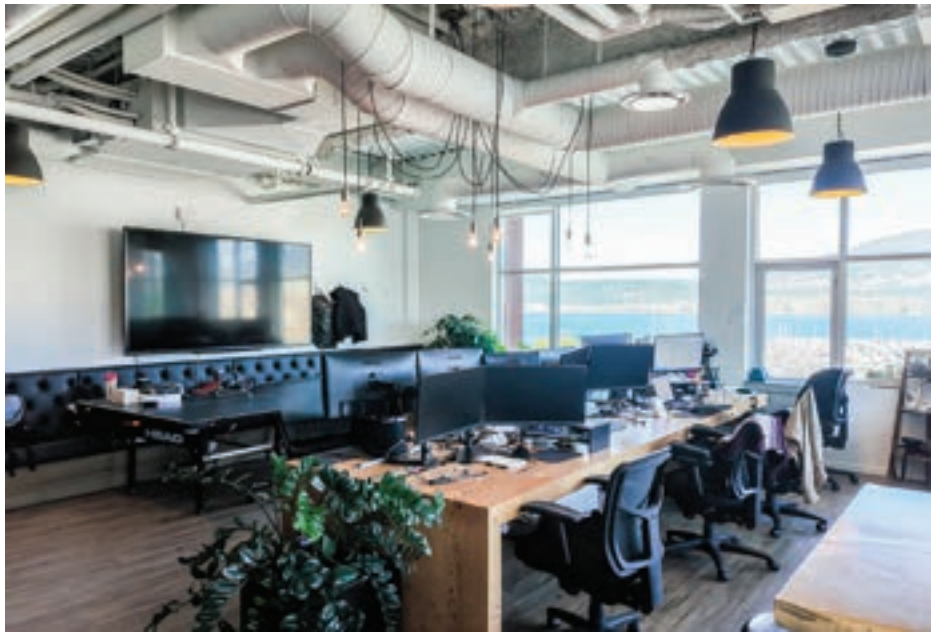
Source:
Kelowna Innovation Centre (kelownainnovationcentre.com)



THE SPACES

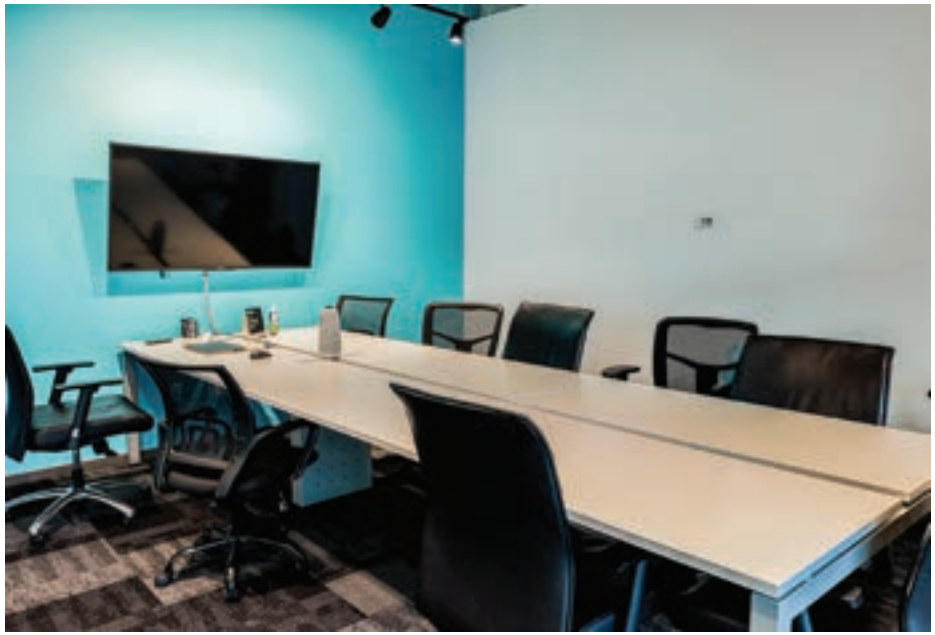
UNIT #	TOTAL SF	BASE RENT	EST. NNN
601	± 2,404	$28.00/SF	$10.59/SF
602	± 1,605	$28.00/SF	$10.59/SF
601 + 602	± 4,009	$28.00/SF	$10.59/SF

UNIT 601

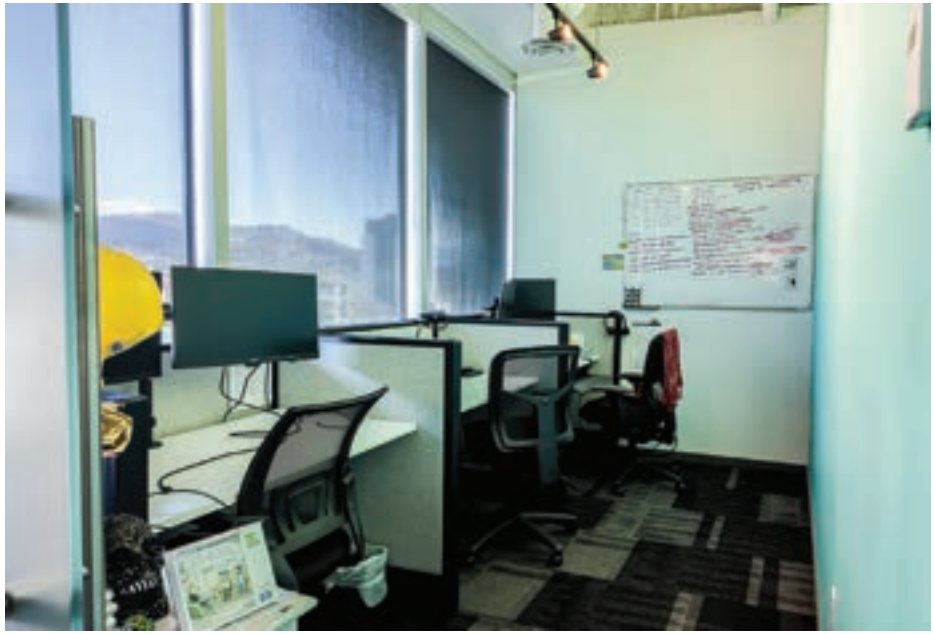


UNIT 601

UNIT 602



UNIT 602



Subject Property
Sandhill Wines
Community Theatre
Kelowna General Hospital 7 mins
Prospera Place
YMCA
Lagree Kelowna
Rowcliffe Park
City Hall
Cactus Club Cafe
Lululemon
City Park
Safeway
Rotary Centre for Arts
Kelowna Downtown Marina
King Taps
Pulp Fiction Coffee House
Stuart Park
Earls Kitchen + Bar
Kelly O'Bryan's
Ellis Street
Tim Horton's
Doyle Avenue
Bernard Avenue
Water Street
Okanagan Lake

VENTURE COMMERCIAL

601/602-460 DOYLE AVENUE, KELOWNA, BC

Let's chat.

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250.870.1330

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