



FOR SUBLEASE

#110-1649 CARY ROAD
KELOWNA, BC

ACCESSIBLE OFFICE SPACE IN CENTRAL KELOWNA



PROPERTY FEATURES



LOCATION

Central Kelowna location with quick access to Hwy 97



LAYOUT

Functional office layout suitable for a range of users



CONVENIENCE

Close to major amenities, services, and transit routes



USE

Ideal for professional or service-based users

THE NUMBERS



SIZE

±1,067 SF



PRICE

Rent: \$2,400/month + GST (Gross Lease)

Includes operating costs, utilities & additional rent

Opportunity to sublease a ground floor office unit in a highly accessible central Kelowna location. Situated at 1649 Cary Road, the property benefits from quick access to Highway 97 and proximity to a wide range of nearby amenities such as Walmart, Tim Hortons, Bluetail Sushi, new Canadian Tire, and Home Depot.

The unit features a functional layout including a reception area, open workspace, two private offices, in-suite kitchenette, and in-suite washroom, making it well-suited for professional or service-based users. Convenient at-grade access and strong connectivity further enhance its appeal.

Offered at a gross lease rate of \$2,400 per month, the rent includes operating costs, utilities, and additional expenses, providing a simple and predictable cost structure. Zoned I2 / C2, the space allows for a variety of uses, making it a flexible option for businesses seeking a well-located and efficient office environment.





Let's chat.

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