



FOR LEASE: UNITS #314-316

**1290 ST. PAUL STREET**  
KELOWNA, BRITISH COLUMBIA

PREMIER DOWNTOWN CORPORATE SUITE



# PROPERTY FEATURES



## LOCATION

Inside downtown's highly coveted Sole Building



## PATIO

Rare ±1,000 SF south-facing outdoor patio



## LAYOUT

Three suites or one contiguous premises



## PARKING

5 secured underground parking stalls

# THE NUMBERS



## SITE SIZE

±971 SF - ±5,376 SF  
Multiple configurations available



## PRICE

Base Rent: See table below

UNIT #	TOTAL SF	NET RENT
314	± 2,993	\$26.00/SF
315	± 971	\$26.00/SF
316	± 1,412	\$26.00/SF
314 - 316	± 5,376	\$26.00/SF

This premier 5,376 sq. ft. third-floor corporate suite features 14 premium offices and 2 executive boardrooms. Located in downtown's highly coveted Sole Building by the award winning Edgcombe Builders.

Offering unmatched leasing opportunity complete with a rare 1,000+ sq. ft. private south-facing terrace, 5 secure underground parking stalls, and 24/7 fob access. The versatile floor plan is currently optimized into three self-contained suites with dedicated external entrances, giving flexibility to operate separate divisions or easily integrate the entire space into a singular unit.

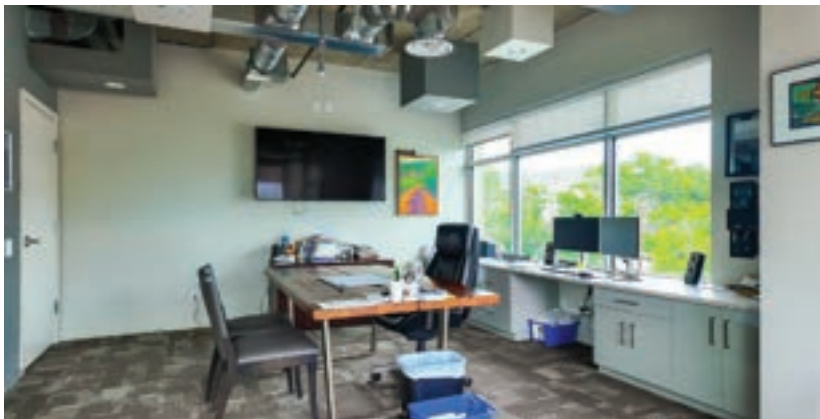
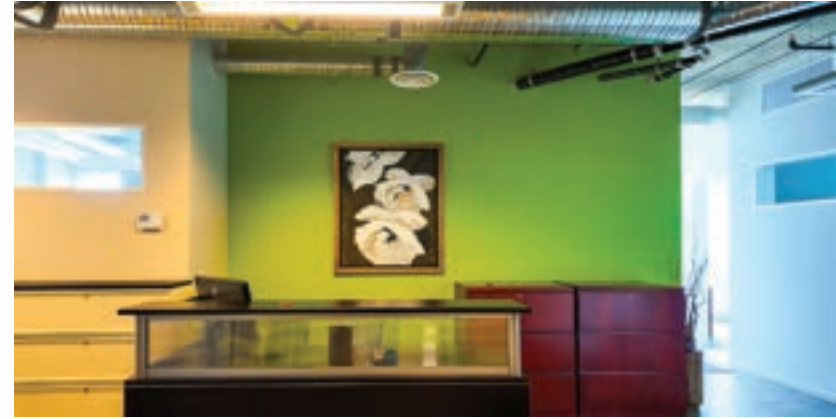
Conveniences: 2 modern kitchenettes and private, in-unit restrooms. This is a rare opportunity to secure a prestigious commercial asset that perfectly aligns security, flexibility, and modern workplace culture.

# UNIT 314

1290 ST. PAUL STREET, KELOWNA, BC



# UNIT 316





Delta Hotels Grand Resort

Okanagan Lake

Waterfront Park

Subject Property

Central Kitchen + Bar

Prospera Place

CanScribe College

The Train Station Pub

BNA Brewing

Cannery Lane

Ellis Street

Cannery Lofts

Cawston Avenue

St. Paul Street



## Let's chat.

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