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OFFICES**
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COMMERCIAL OFFICE LEASE OPPORTUNITY
247 LAWRENCE AVENUE
KELOWNA, BRITISH COLUMBIA
IN THE HEART OF DOWNTOWN KELOWNA



PROPERTY FEATURES

PRIVATE OFFICES
6 private offices

LOCATION
Located in the heart of downtown Kelowna

PARKING
Parking Available at Market Rates

ZONING
UC1 zoning

KITCHENETTE
In-suite Kitchenette

NEARBY
Steps to Okanagan Lake and City Park

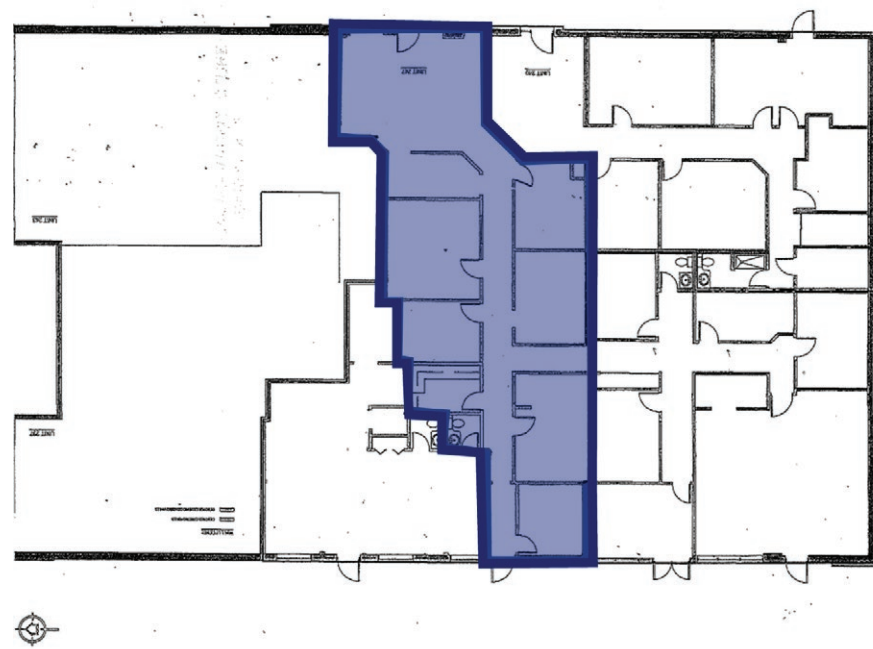
THE NUMBERS

SIZE
1,654 SF +/-

PRICE
Base Rent: \$3,000/Month
Est. Adtl. Rent: \$7.00/SF

Positioned in the heart of downtown, just steps from the beach and the new Water Street By the Park development, this 1,654 SF office offers a seamless blend of professional space and lifestyle appeal.

Featuring six offices of varying sizes, a kitchenette, and private washroom, the unit is accessible via both a charming courtyard entrance and a private parking lot. Ideal for teams seeking a central, walkable location surrounded by restaurants, cafés, and waterfront views.







Let's chat.

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Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

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