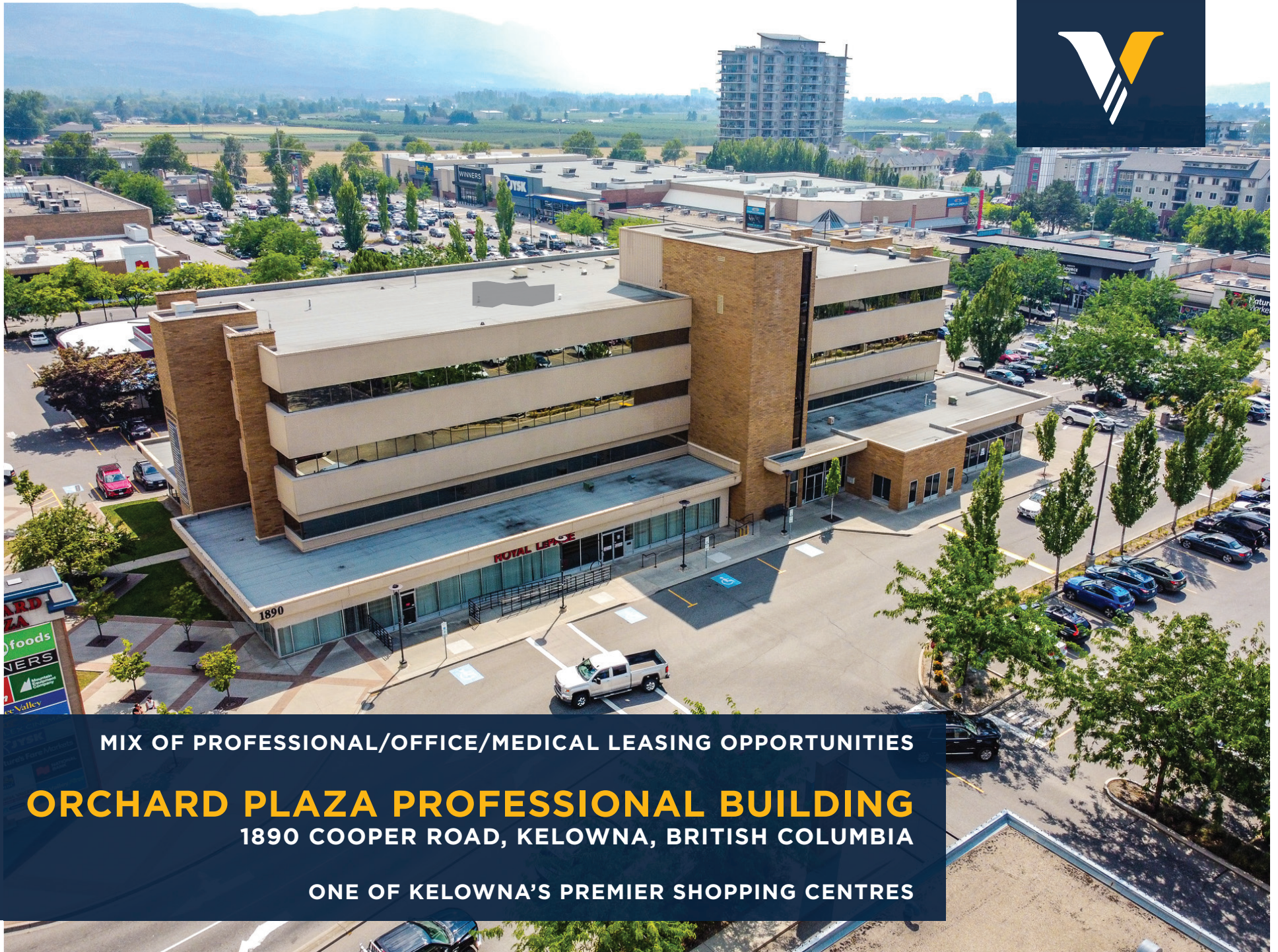


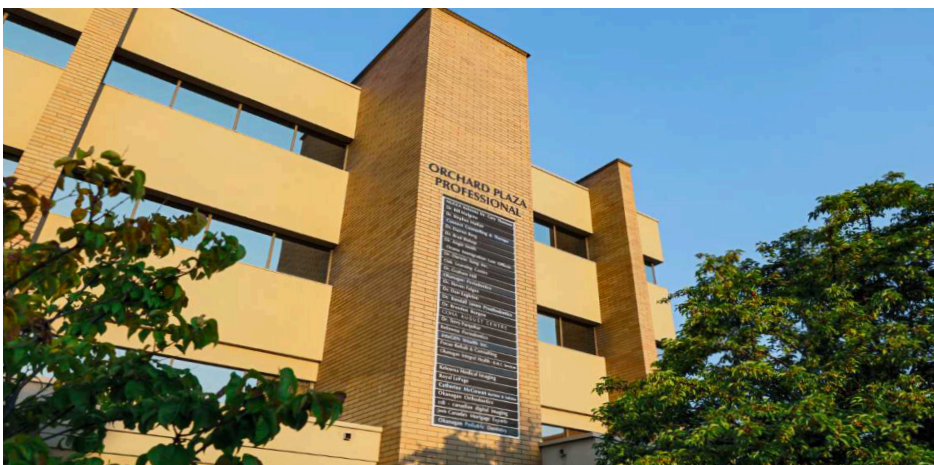


MIX OF PROFESSIONAL/OFFICE/MEDICAL LEASING OPPORTUNITIES

ORCHARD PLAZA PROFESSIONAL BUILDING

1890 COOPER ROAD, KELOWNA, BRITISH COLUMBIA

ONE OF KELOWNA'S PREMIER SHOPPING CENTRES



BUILDING FEATURES



PROFESSIONAL COMMUNITY

Established mix of financial, medical, dental, rehabilitation & other professional users



BUILDING ACCESS

Elevator access throughout the four-storey professional building



PARKING

Convenient & ample on-site parking for staff, clients & visitors



TRANSIT & ACCESS

Convenient Highway 97 access with public transit nearby



RETAIL AMENITIES

Home to Save-On-Foods, Winners, Cineplex, MEC, JYSK and other leading retailers

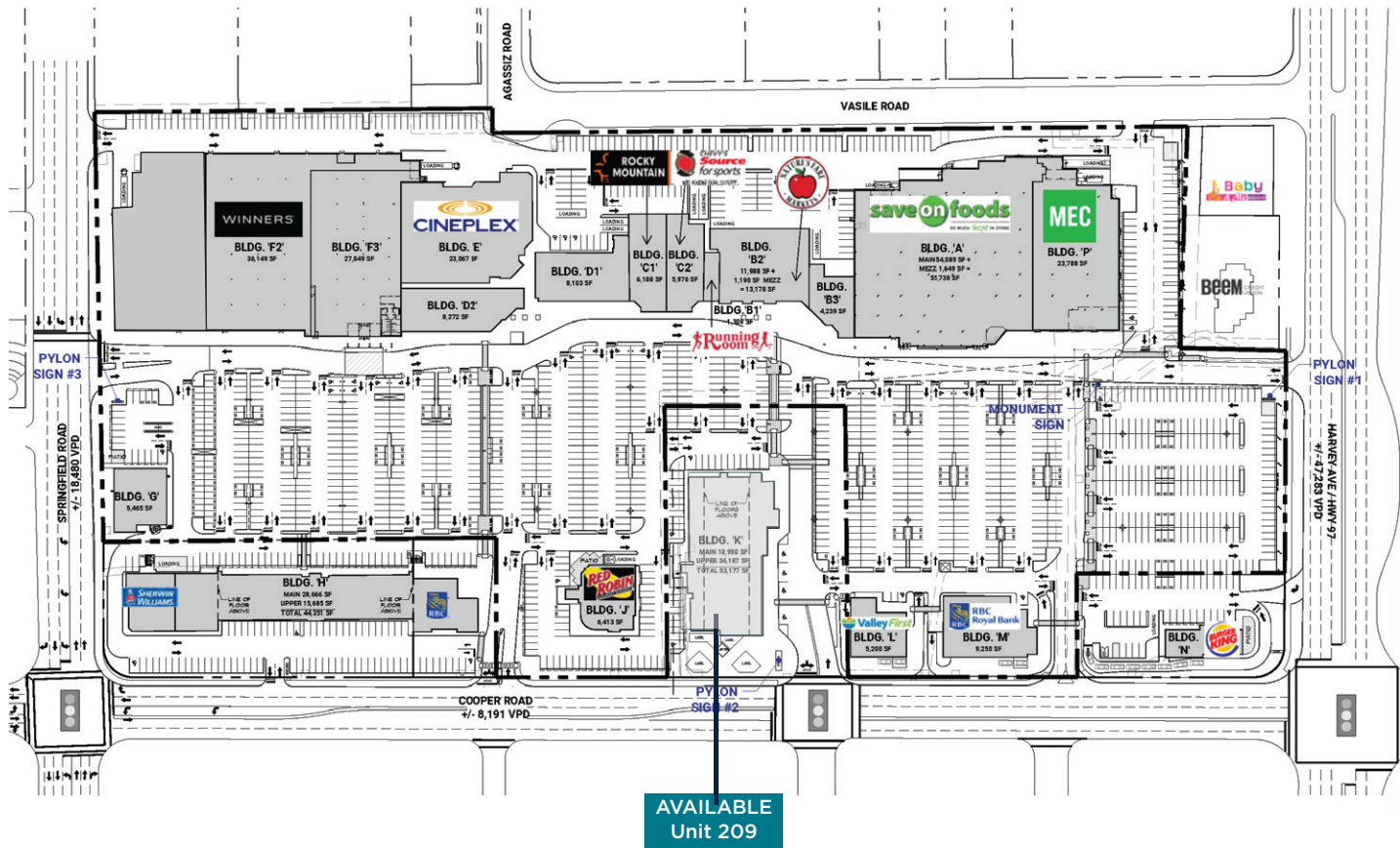
Orchard Plaza Professional Building is an established four-storey office building in the heart of Central Kelowna, home to a diverse mix of professional users including financial services, dental, medical, rehabilitation and other professional practices.

Located within Orchard Plaza Shopping Centre, tenants benefit from convenient on-site parking, elevator access, nearby public transit and convenient access to Highway 97, creating an accessible setting for both staff and clients.

The surrounding plaza adds another level of convenience, with Save-On-Foods, Winners, Cineplex, MEC, JYSK and numerous other shops, services and amenities just steps away. Directly across Springfield Road, Orchard Park Shopping Centre further strengthens the location as one of Kelowna's most established commercial destinations.



SITE PLAN



UNIT #	ADDRESS	TOTAL SF	STATUS
209	1890 Cooper Rd.	± 1,536	Available



UNIT 209 - 1890 COOPER ROAD

Centrally located office space at Orchard Plaza Shopping Centre, offering a functional layout ideal for professional, medical, consulting, or service-based users.

The premises feature five private windowed offices, two additional interior offices, a large reception and waiting area, in-suite washroom, kitchenette, rear storage, and access to common-area washrooms. Convenient onsite parking provides added convenience in a highly accessible central Kelowna location.



SIZE

±1,536 SF



PRICE

Base Rent: \$18.00/SF

Est. NNN: \$13.50/SF







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.



For over 30 years, McIntosh Properties Ltd. has been part of the fabric of the Okanagan Valley. As a generational, family-owned business, McIntosh is built on integrity, care and a commitment to doing what is right for its clients and community.

With decades of experience and a forward-thinking entrepreneurial spirit, the team manages the full cycle of real estate development, from transforming raw land into thriving communities to managing industrial, office and retail properties.

Proud to live where they work, the McIntosh team contributes meaningfully to the region through industry involvement and support for local organizations. More than a company, McIntosh Properties is a trusted community partner driven by character, connection and a shared vision for the future.

For leasing inquiries, contact:

CHRIS WILLS
PERSONAL REAL ESTATE CORPORATION

chris@mcintoshproperties.ca

250.870.1330

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