

FOR LEASE

PROFESSIONAL OFFICE SPACE NEAR HIGHWAY 97

202-495 BANKS ROAD

KELOWNA, BRITISH COLUMBIA



PROPERTY FEATURES

LOCATION
Close proximity to Highway 97 and nearby amenities

LAYOUT
Reception area, four private offices & boardroom

AMENITIES
In-suite washroom, kitchenette & storage

PARKING
One designated stall & nearby street parking

THE NUMBERS

SIZE
±1,356 SF

PRICE
Base Rent: $1,582/month
Additional Rent (NNN): $7.42/SF

AVAILABILITY
Available immediately

This ±1,356 SF second-floor office space offers a clean, well-appointed layout featuring a reception area, four private offices, a boardroom, in-suite washroom, kitchenette, and dedicated storage. Large windows provide abundant natural light throughout the unit, creating a bright and welcoming work environment.

The space is well suited for professional or administrative users seeking a functional and efficient office environment.

Located at the quieter end of Banks Road, the property provides a calm working setting while remaining conveniently close to Highway 97 and surrounding amenities. One designated parking stall plus nearby street parking enhances accessibility for staff and clients.


FIRE
EXTINGUISHER















INTERIOR CONCEPTS



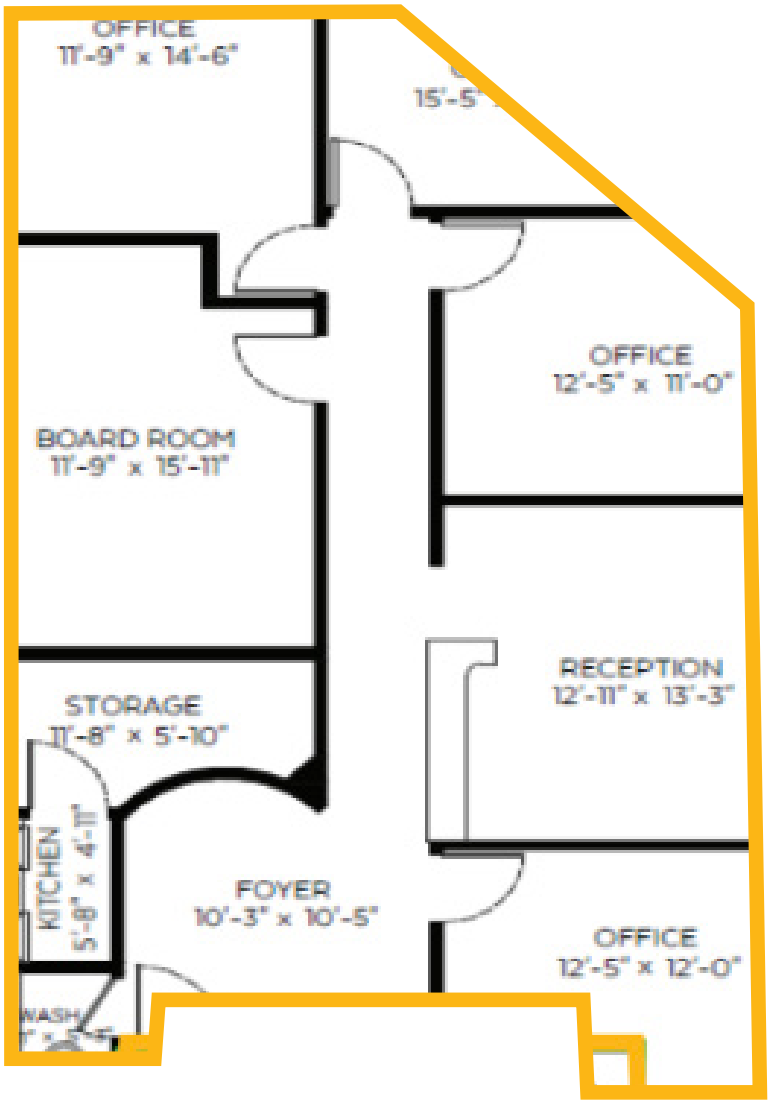






Photos have been digitally altered for demonstration purposes only.

FLOOR PLAN


OFFICE
11'-9" x 14'-6"
15'-5"
OFFICE
12'-5" x 11'-0"
BOARD ROOM
11'-9" x 15'-11"
RECEPTION
12'-11" x 13'-3"
STORAGE
11'-8" x 5'-10"
KITCHEN
5'-8" x 4'-11"
FOYER
10'-3" x 10'-5"
OFFICE
12'-5" x 12'-0"
WASH


Downtown Kelowna
15 min
Kelowna International
Airport
15 min
Hwy 97
The Real Canadian Superstore
The Home Depot
Baron Road
Banks Road
Subject Property

VENTURE COMMERCIAL

Let's chat.

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