

554 LEON AVENUE, KELOWNA

OPEN CONCEPT OFFICES WITH ROOFTOP PATIO ACCESS

FOR
LEASE



WILLIAM | WRIGHT

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554 Leon Avenue



Central downtown location



Rooftop patio + meeting space



High quality existing improvements



Easily accessible from Hwy 97

Unit 401 features a large open workspace for cubicles and/or co-working opportunities, 6 private offices, a boardroom and in-suite kitchenette.

Building tenants also have access to the rooftop patio with panoramic views of the lake and downtown. Fully equipped with patio furniture, BBQ and a full indoor kitchen and meeting space. Minimum of two parking stalls with additional spots available at a nearby surface lot.

Units Available

Unit	Leasable Area	Availability
203	± 7,486 SF	LEASED
400	± 4,321 SF	LEASED
401	± 3,428 SF	Available



UNIT 401 SIZE
+/- 3,428 SQFT

PARKING
Min. 2 stalls

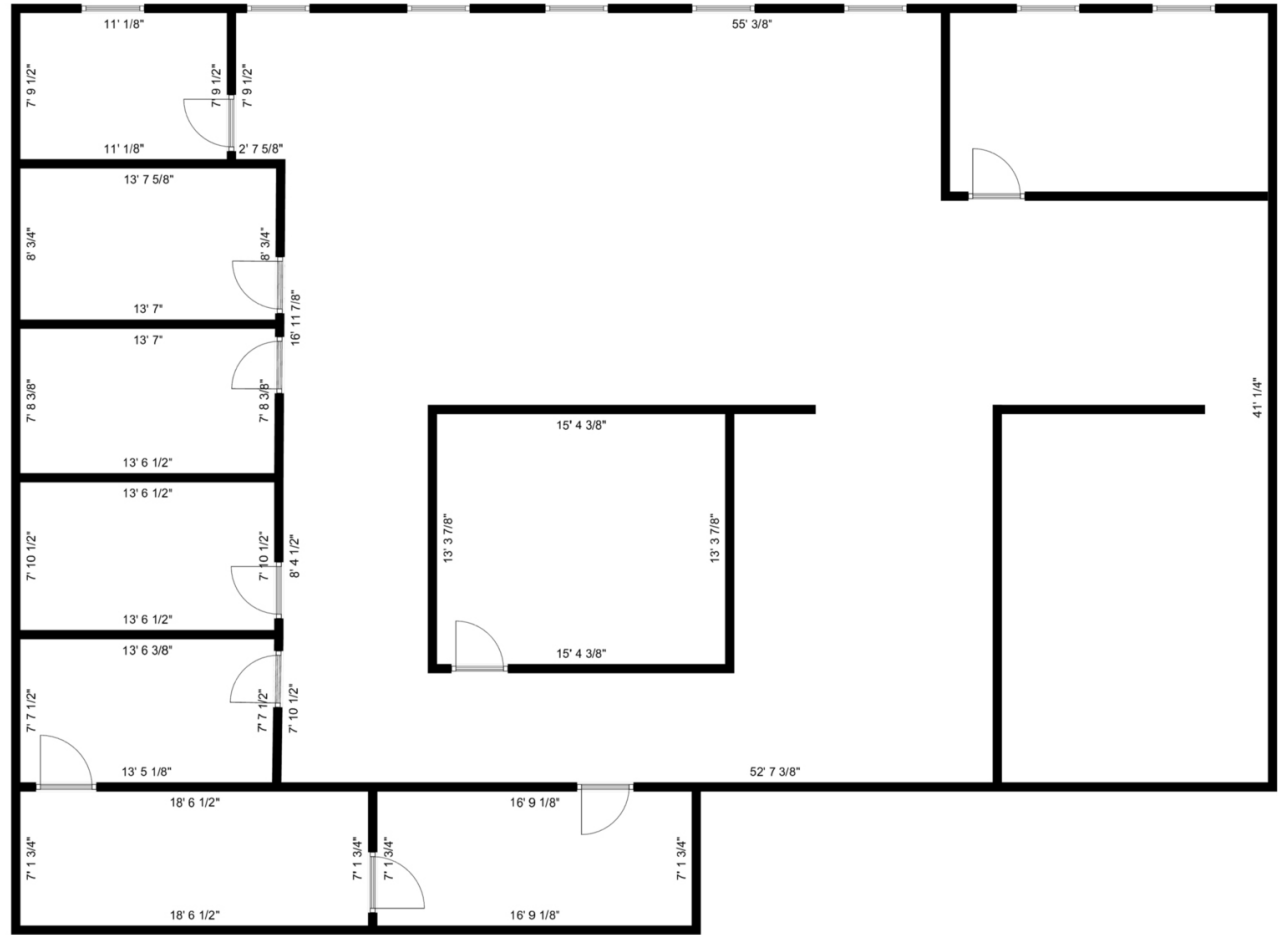
ZONING
C7

BASIC RENT
\$22.00/FT

ADDITIONAL RENT
\$8.17/FT

MONTHLY RENT
+/- \$8,280 + GST

Sizes displayed on the floorplan are approximate and based on architectural measurements.



UNIT 401



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LOCATION

Centrally located within the core of downtown Kelowna with visibility from Highway 97. Within walking distance to all downtown amenities including retail, restaurants, grocery and nearby offices. Two blocks from new residential developments ELLA and soon to be completed, Bernard Block.

FOR MORE INFORMATION CONTACT

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