

**100-160 DOUGALL ROAD S, KELOWNA**  
**SPACIOUS GROUND FLOOR OFFICE UNIT**

**FOR  
SUBLEASE**



**WILLIAM | WRIGHT**

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## 100-160 DOUGALL ROAD S

Spacious ground floor office unit located just off of Highway 33. The 3,260 sqft unit features 10 private offices, a conference room, kitchenette/lunchroom and additional storage space. The unit comes with 7 designated parking stalls and is within walking distance to neighbourhood amenities such as Plaza 33, Willow Park Shopping Centre, Rutland Centennial Park and the Rutland Exchange transit hub. Sublease term expires December 31, 2025.

### PROPERTY HIGHLIGHTS

Spacious ground floor unit



7 designated parking stalls



Easily accessible from Highway 33



Walking distance to various retail amenities





## SALIENT FACTS

<b>Size</b>	± 3,260 SF
<b>Parking</b>	7 stalls
<b>Zoning</b>	UC4
<b>Basic Rent</b>	\$16.00/FT
<b>Additional Rent</b>	\$11.25/FT
<b>Monthly Rent</b>	+/- \$7,403 + GST
<b>Lease Expiry</b>	December 31, 2025



## LOCATION

Located one block south of Highway 33. Within walking distance to neighbourhood amenities such as Plaza 33, Willow Park Shopping Centre, Rutland Centennial Park and the Rutland Exchange transit hub.

## FOR MORE INFORMATION CONTACT

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