

207 - 1726 DOLPHIN AVENUE, KELOWNA
OFFICE SPACE AT LANDMARK 1

**FOR
SUBLEASE**



WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558



5 DESIGNATED PARKING STALLS

ATTRACTIVE GROSS LEASE RATES

OPEN LAYOUT WITH KITCHENETTE

ABUNDANCE OF NATURAL LIGHT



**FOR SUBLEASE
OFFICE SPACE AT LANDMARK DISTRICT**

Approximately 2,138 SF of office space in Kelowna's coveted Landmark District. This spacious, turn key 2nd floor office includes 2 individual offices, a generous open shared workspace, kitchenette, and a common area washroom. Unit comes with 5 parking stalls, direct transit access, cycling routes, and commuting corridors highlight this central location. The Landmark District is surrounded by numerous amenities including high quality restaurants, fitness facilities and parkland. Sublease expires May 30, 2026.



SALIENT FACTS

SIZE

+/- 2,138 SQFT

PARKING

5 stalls

ZONING

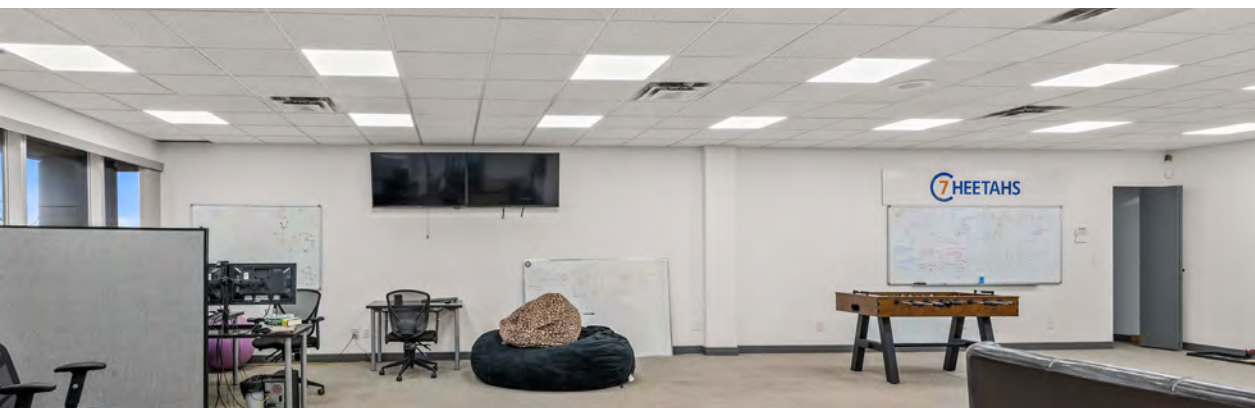
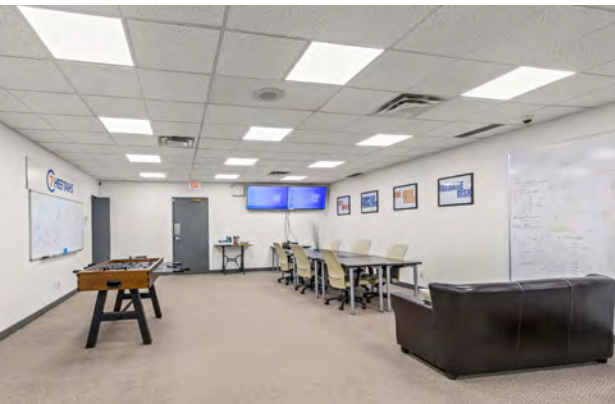
UC2

MONTHLY RENT

\$4,650 + GST

LEASE EXPIRY

May 30, 2026





LANDMARK DISTRICT

Kelowna's Landmark District is an innovative live-work community centrally located along Harvey Avenue (Highway 97). The area features a blend of residential, educational, commercial, retail and outdoor greenspace, combined to create the first community of its kind in the Okanagan Valley.

The construction of the brand new Landmark 7 tower will add an additional 250,000 square feet of Class A office space. Upon completion, the Landmark Centre Campus will house six buildings and over 700,000 total square feet.

AMENITIES

- + Multiple food services available throughout the District
- + Convenience store, pharmacy, and a multitude of healthcare providers within the District
- + Multiple day-care providers within walking distance
- + 24 hour security
- + Shared access to Fitness Centre with full shower facilities located in buildings II, III & VI
- + Shared access to conference and meeting facilities
- + Landmark Free Wifi and access to Dark Fibre Network
- + Secure bicycle storage
- + Generators available for back-up power



KELOWNA DEMOGRAPHICS



Population
235,000



Population Growth
14% (2022)



Avg. Household Income
\$85,000



Walk Score
86



Bike Score
97

DRIVING DISTANCES

Kelowna Airport
20 Min Drive

South Kelowna
12 Min Drive

UBCO
9 Min Drive

Downtown Kelowna
8 Min Drive

LOCATION

Located in Landmark 1, which is part of the 900,000 SF Landmark District in Central Kelowna. The central office and commercial hub of the Okanagan provides high density office, retail, and housing in the Capri/Landmark area of Kelowna.



GLOBAL FITNESS & RACQUET CENTRE

PARKINSON RECREATION PARK

SUBJECT PROPERTY

COPPER BREWING COMPANY

FOR MORE INFORMATION CONTACT

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VICTORIA MITCHELL

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williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617