

**202 - 586 LEON AVENUE, KELOWNA**  
**DOWNTOWN OFFICE SPACE WITH PARKING**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**JEFF BROWN**  
jeff.brown@williamwright.ca  
236.420.3558

**VICTORIA MITCHELL**  
victoria.mitchell@williamwright.ca  
236.420.3558





PATIO VIEW



## OVERVIEW

± 1,719 sqft second-floor office space with on-site parking. Located steps from numerous amenities and the new pedestrian bridge in Kelowna's downtown core, the building offers excellent visibility and accessibility. Delivered in shell condition, the space provides incoming tenants with complete flexibility to design and construct improvements tailored to their specific business needs. **Plumbing has already been stubbed into the unit**, allowing for efficient installation of a kitchenette or specialized plumbing requirements. Renovation incentives available to qualified tenants. Well-suited for professional and personal services, medical, and other office users.



## SALIENT FACTS

**Size** ± 1,719 SQFT

**Parking** 1 stall

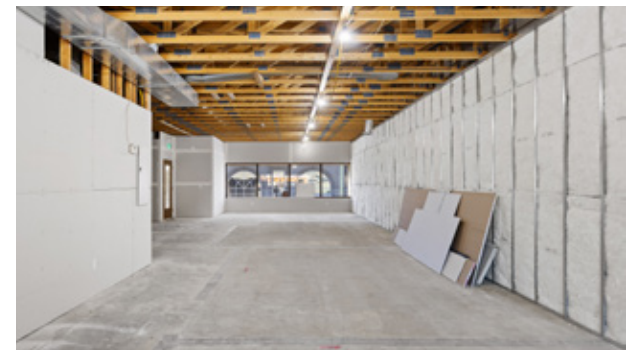
**Zoning** UC1

**Basic Rent** \$16.00/FT

**Additional Rent** \$8.75/FT

**Monthly Rent** ± \$3,500 + GST

**Notes** Renovation incentives available to qualified tenants



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## LOCATION

Located one block off of Highway 97 near the intersection of Leon Avenue and Bertram Street. Nearby to restaurants, downtown businesses and other retail amenities. Leon Avenue and surrounding downtown corridors are seeing a significant increase in density through residential and office developments.

