

For Lease: 346 Lawrence Avenue, Kelowna

Move-In Ready Office Space Available Immediately

WILLIAM | WRIGHT

MISSION GROUP

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Welcome to 346 Lawrence Avenue, Kelowna







Office Sizes From 641–2,740 sqft




Unit 209

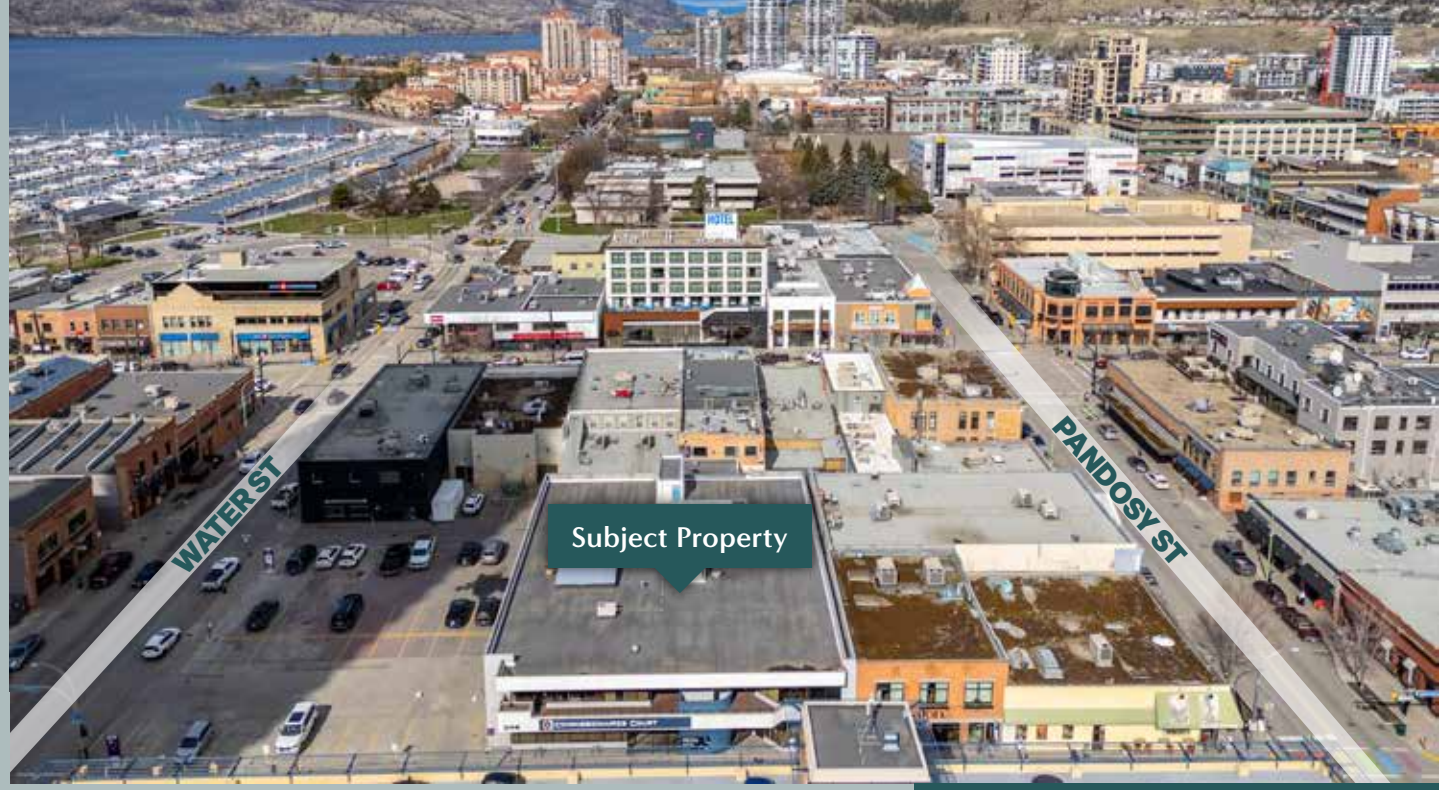

Unit 104


Unit 104

Office Spaces in Downtown Kelowna

Discover the perfect home for your business in the heart of Kelowna's vibrant downtown core. Ideally situated between Water and Pandosy Streets, this professional office building offers unparalleled value. For businesses seeking a "plug-and-play" solution, we offer move-in ready suites available for immediate occupancy, allowing you to bypass lengthy transitions and focus on your operations from day one. To further streamline your relocation, select units come partially furnished, ensuring a professional setup is ready the moment you turn the key. Flexibility is at the core of our leasing philosophy. We understand that the modern business landscape changes rapidly, which is why we offer short-term lease options and a diverse range of multiple size configurations. Please contact the listing brokers for more information.





Salient Facts

Civic Address	346 Lawrence Avenue, Kelowna
Units Available	Unit 101: ± 2,740 sqft Unit 200: ± 790 sqft Unit 202: ± 2,130 sqft Unit 206: ± 641 sqft Unit 209: ± 2,450 sqft
Parking	Multiple Parkades and Surface Lots Located within 50M radius
Zoning	UC1
Basic Rent	$9.75/sqft
Additional Rent	$12.50/sqft

Move-In Ready Office Space Available Immediately

Best Value Office Space in Kelowna

Central Downtown Location

Short-Term Leases Available in Multiple Size Options

Unit 101: ± 2,740 sqft















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

Unit 200: ± 790 sqft



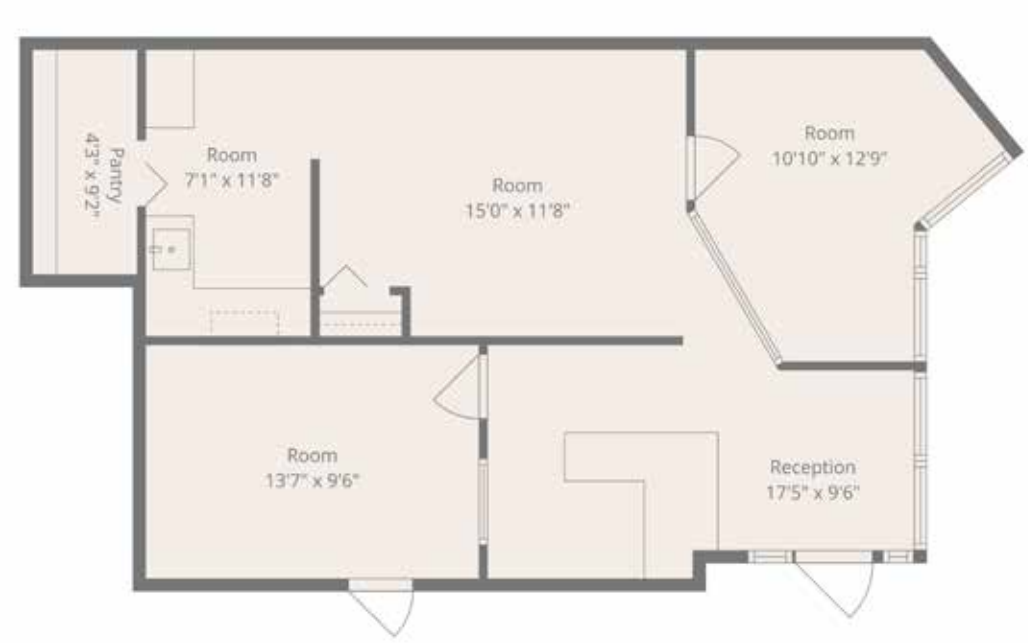












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Unit 202: ± 2,130 sqft

















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

Unit 206: ± 641 sqft







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Unit 209: ± 2,450 sqft













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Amenities
In The Neighbourhood

Restaurants
+ Train Station Pub
+ Central Kitchen & Bar
+ Waterfront Wines
+ Earls
+ Cactus Club
+ Derrick's Steakhouse
+ Antico Pizza
+ OEB
+ Bohemian Cafe
+ Curious Cafe
+ El Taquero

Breweries
+ BNA Brewing Co.
+ Rustic Reel
+ The Office
+ Red Bird
+ Kettle River Brewing
+ Vice & Virtue
+ BC Tree Fruits
+ Kelowna Beer Institute

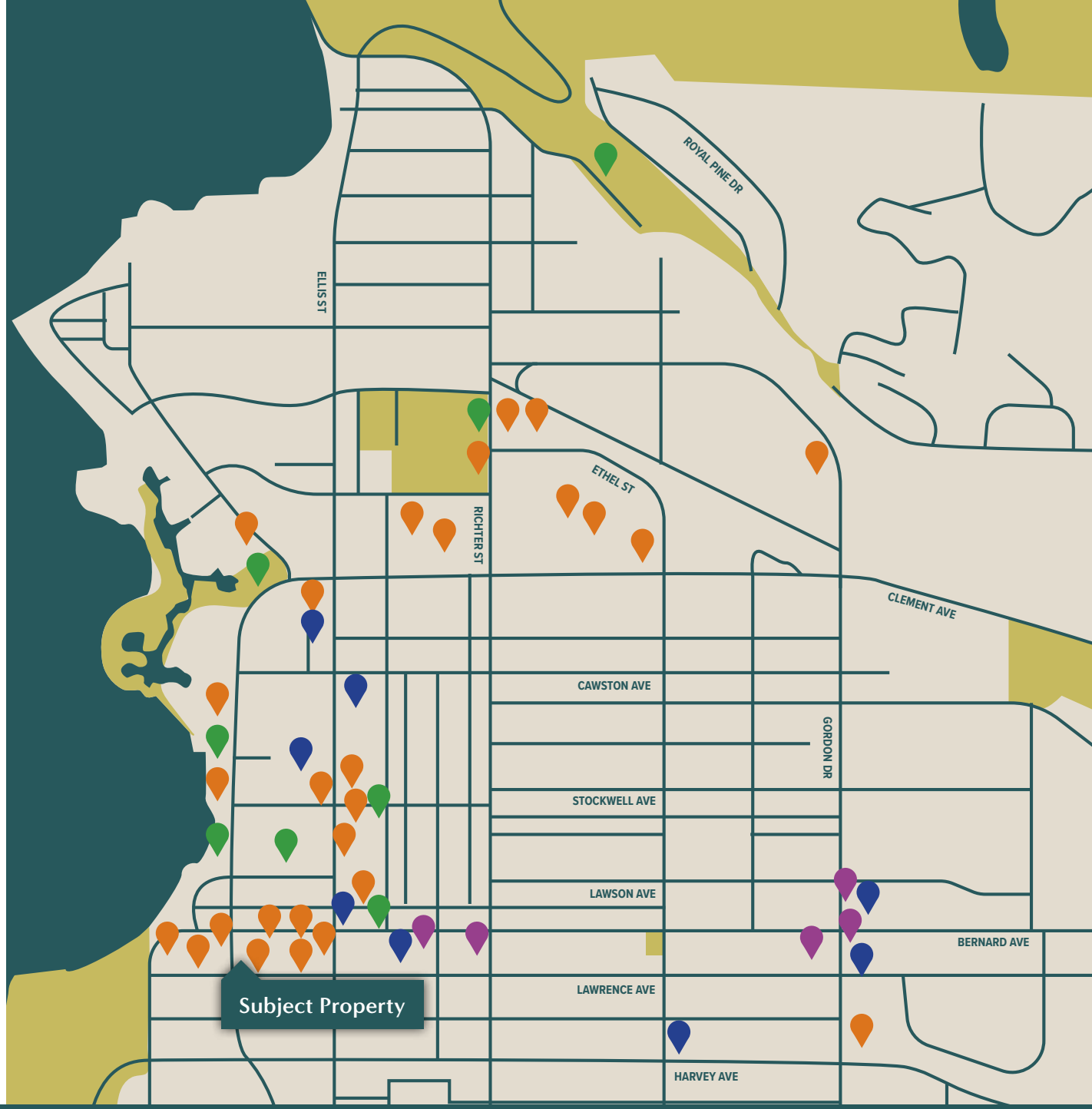
Café
+ Blendz Coffee
+ Bean Scene
+ Deville
+ Pulp Fiction
+ Starbucks

Shops + Services
+ Okanagan Lifestyle
+ District on Bernard
+ Kelowna Downtown Library
+ HealthWise Family Practice
+ Building Blocks Childcare
+ Pomme Salon
+ Jorgia Brows
+ Lululemon

Essentials
+ Shoppers Drug Mart
+ Safeway
+ Mediterranean Market
+ 7-Eleven
+ No Frills

Fitness
+ Anytime Fitness
+ Downtown YMCA
+ CrossFit Okanagan

Parks + Waterfront
+ Waterfront Park
+ Knox Mountain Park
+ Stuart Park
+ Kasugai Gardens
+ Kelowna Yacht Club



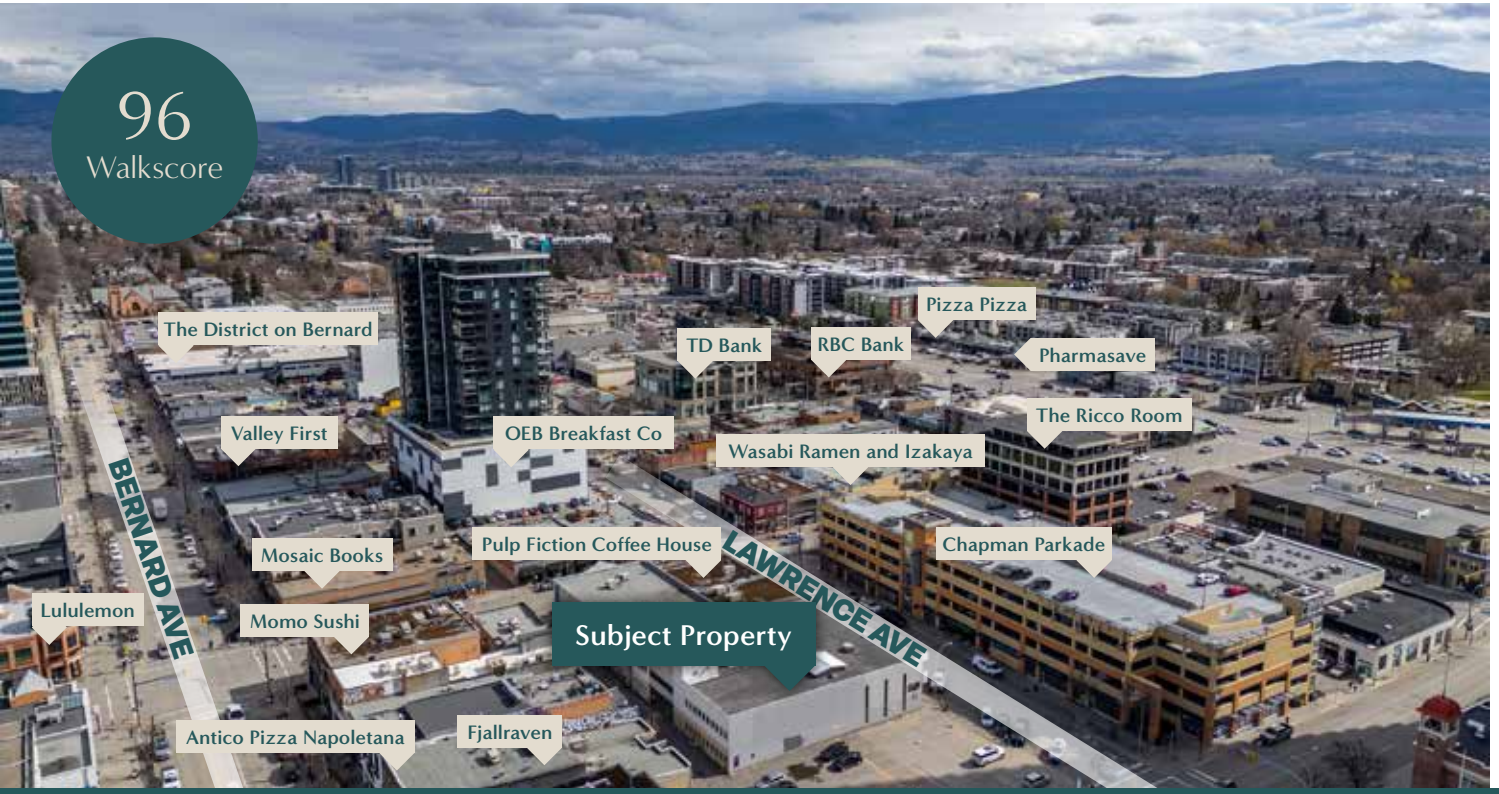
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Located in Downtown Kelowna

346 Lawrence Avenue is located in the heart of downtown Kelowna. It is easily accessible via Water Street or Pandosy Street. The site is surrounded by parking options including Chapman parkade and other surface and street parking options.



Drive Times

Chapman Parkade
1 Min

UBCO Campus
18 Mins

Kelowna Airport
20 Mins

For More Information Contact

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