

207-1626 RICHTER STREET, KELOWNA
1,764 SQFT OFFICE SPACE AT RICHTER PLACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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Unit 207 at Richter Place

Opportunity to sublease a 1,764 sqft office space at Richter Place, a modern professional building offering free on-site parking and secure after-hours fob access. The second floor unit is accessible by elevator and consists of an open-concept layout suitable for flexible workstation configurations, a reception area and an employee lunchroom. Richter Place is located one block off of Highway 97 and steps from coffee shops, grocery stores, restaurants and other downtown amenities. Sublease term expires November 30, 2027. The landlord may consider a new head lease and building signage for qualified tenants.



Modern space with flexible layout



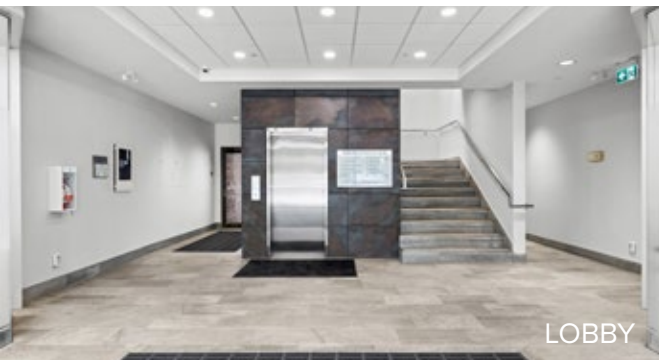
Secure after-hours fob access



Elevator access



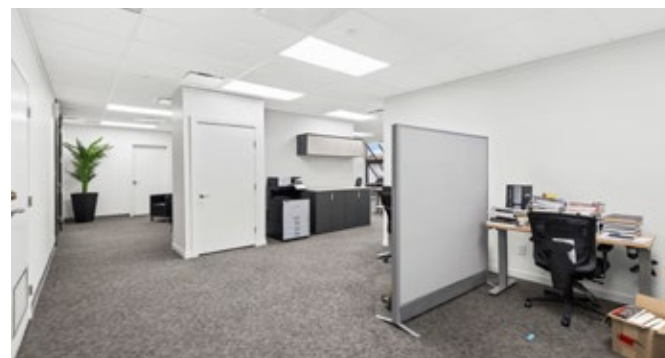
Free on-site parking

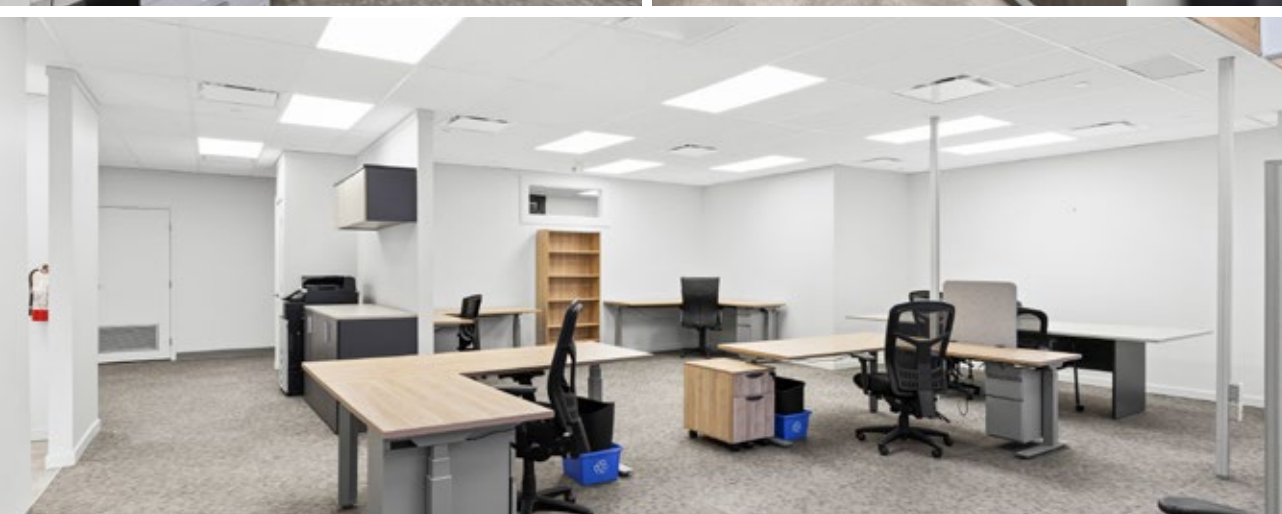


LOBBY



HALLWAY





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

SALIENT FACTS

SIZE

+/- 1,764 SQFT

BASIC RENT

\$20.00/FT*

PARKING

4 stalls

ADDITIONAL RENT

\$14.95/FT

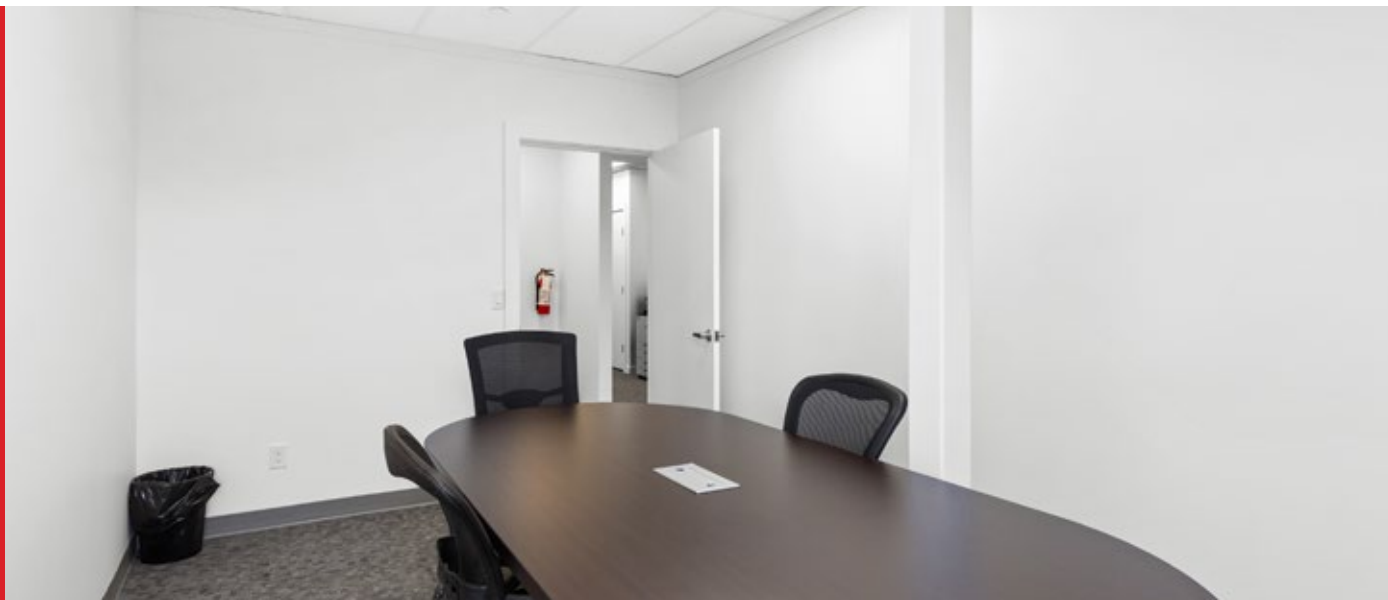
ZONING

UC1

LEASE EXPIRY

November 30, 2027

*Rent steps up to \$21.00 on December 1, 2026





Located in Downtown Kelowna

Located one block from Highway 97 with excellent frontage along Richter Street. Richter Place is steps from retail amenities, transit and residential development.



35,000+
Daytime Traffic



96 Walk Score
Walker's Paradise



92 Bike Score
Bikeable Neighbourhood



DRIVING TIMES

HIGHWAY 97	2 MINS
KELOWNA GENERAL HOSPITAL	6 MINS
WILLIAM R BENNETT BRIDGE	10 MINS
SOUTH KELOWNA	17 MINS
KELOWNA YLW AIRPORT	24 MINS

For More Information Contact

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