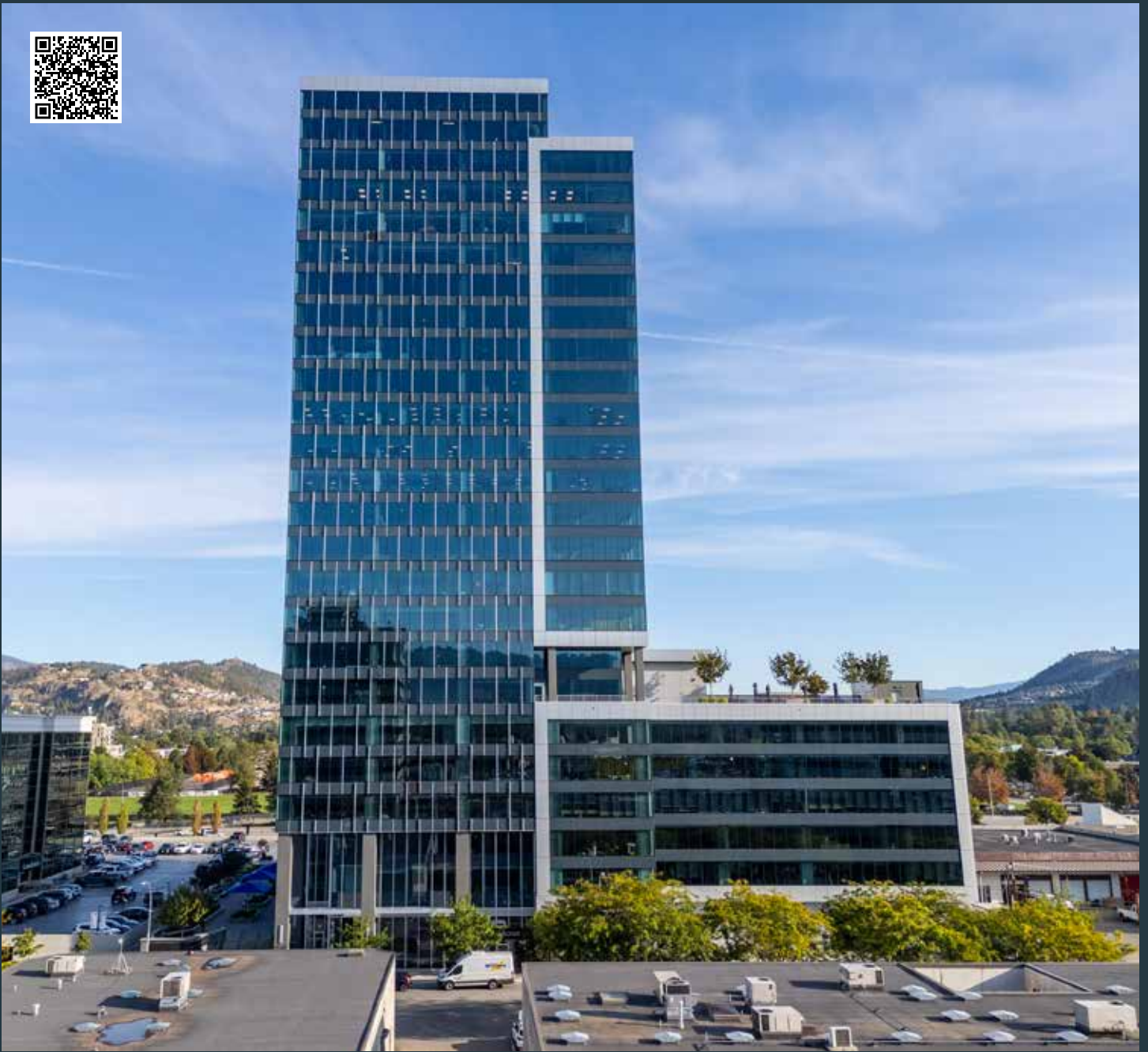




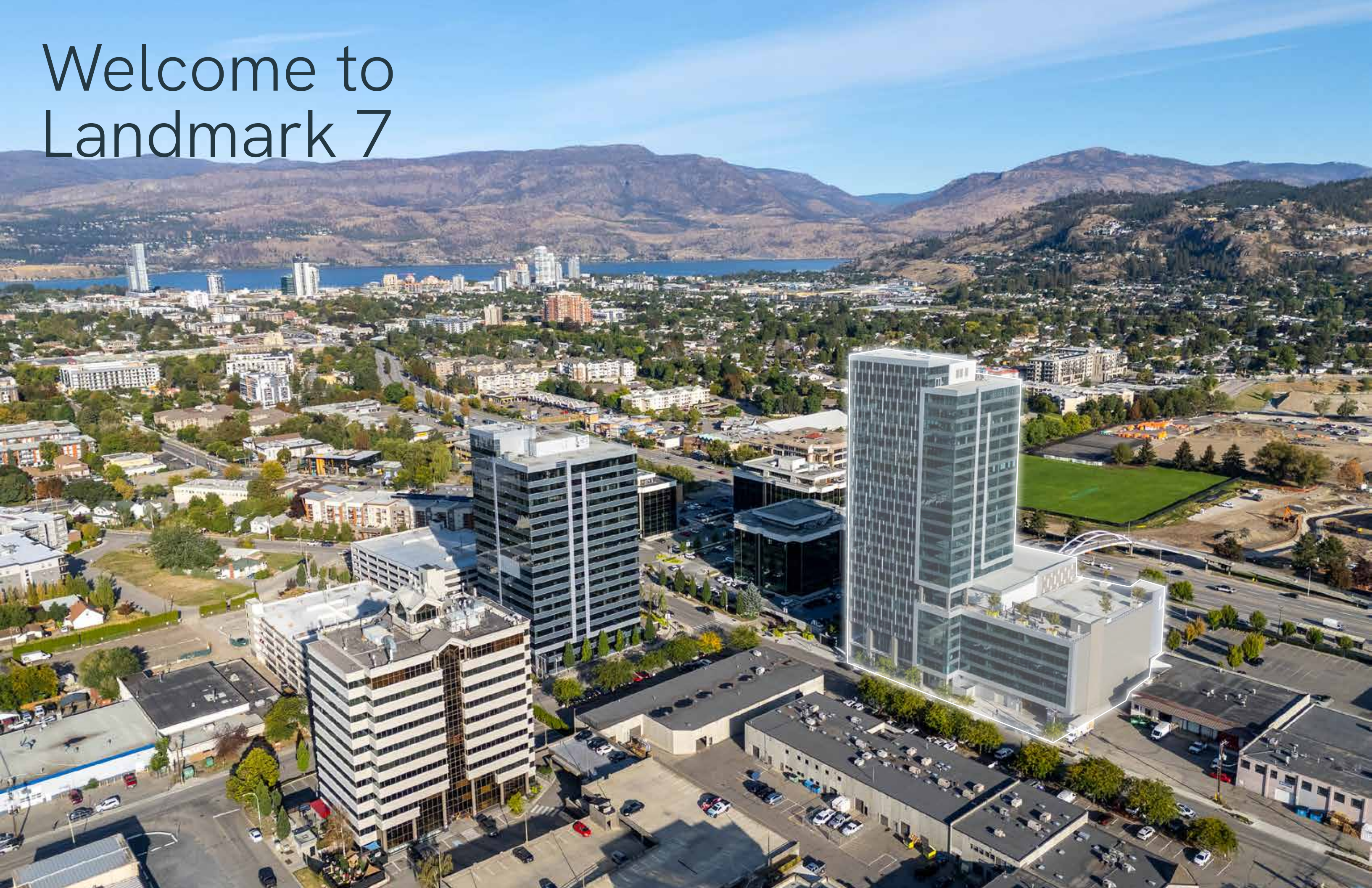
910 & 920-1700 Dickson Avenue, Kelowna

FOR SUBLEASE

Turnkey office space at
Landmark 7

WILLIAM | WRIGHT

Welcome to Landmark 7



Modern Office Space

Two flexible sublease options are available in Kelowna’s premier Landmark 7 tower. Prospective tenants can secure the entire 5,581 sqft premises, which combines ± 3,900 sq. ft. of turn-key office space, including multiple private offices, a boardroom, and a kitchenette, with an adjacent 1,623 sqft shell space ideal for future expansion or specialized workspace. Alternatively, the 1,623 sqft shell unit is available as a standalone option, allowing for a customized fit-out tailored to your unique operational requirements, supported by a generous Tenant Improvement Allowance to assist with construction costs. With sublease terms extending through December 31, 2036, this opportunity offers design flexibility and long-term lease stability in the heart of the business district.

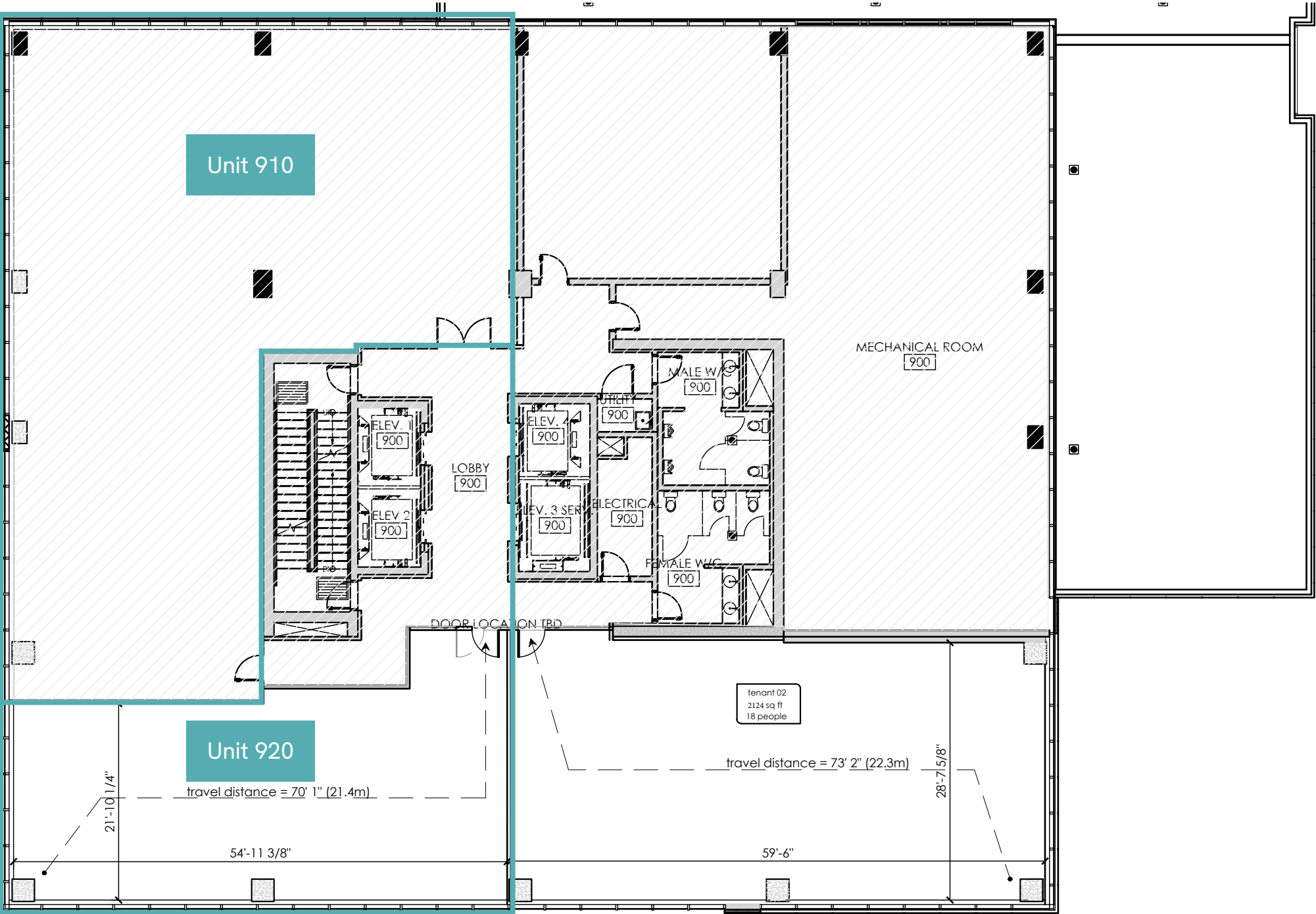
Property Highlights

-  **Unit Type**
High end, modern building
-  **Tenant Improvement Allowance**
Generous Tenant Improvement Allowance available
-  **Parking**
Favourable tenant parking ratio and free client and visitor parking
-  **Unit Access**
Available immediately



Unit 910

Unit 920



Unit 910 Built Out Floor Plan

Salient Details

Unit	910	920	Combined
Size	± 3,958 sqft	± 1,623 sqft	± 5,581 sqft
Parking	2 per 1,000 sqft		
Zoning	UC2		
Basic Rent	\$29.00/FT		
Additional Rent	\$11.47/FT		
Lease Expiry	December 31, 2036		

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

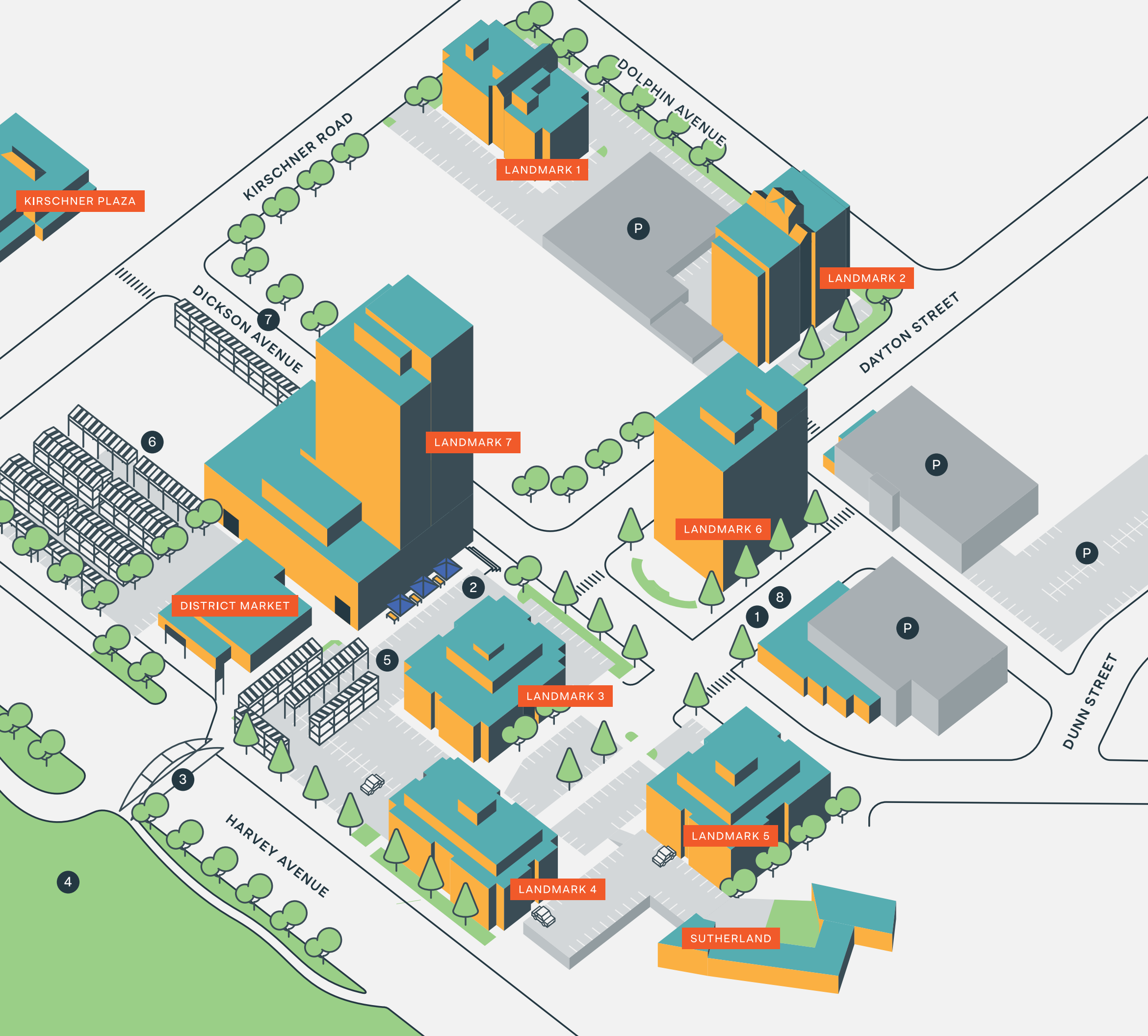
A Growing Community to Explore

The Landmark District is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



Features

- ① Landmark 6 Courtyard
- ② Landmark District - Tree of Hope Plaza
- ③ Pedestrian Overpass
- ④ Parkinson Recreation Centre
- ⑤ Farmers' Market Zone 1
- ⑥ Farmers' Market Zone 2
- ⑦ Farmers' Market Zone 3
- ⑧ Farmers' Market Zone 4
- P Landmark District Parking



The Destination for Locals

Food & Beverages

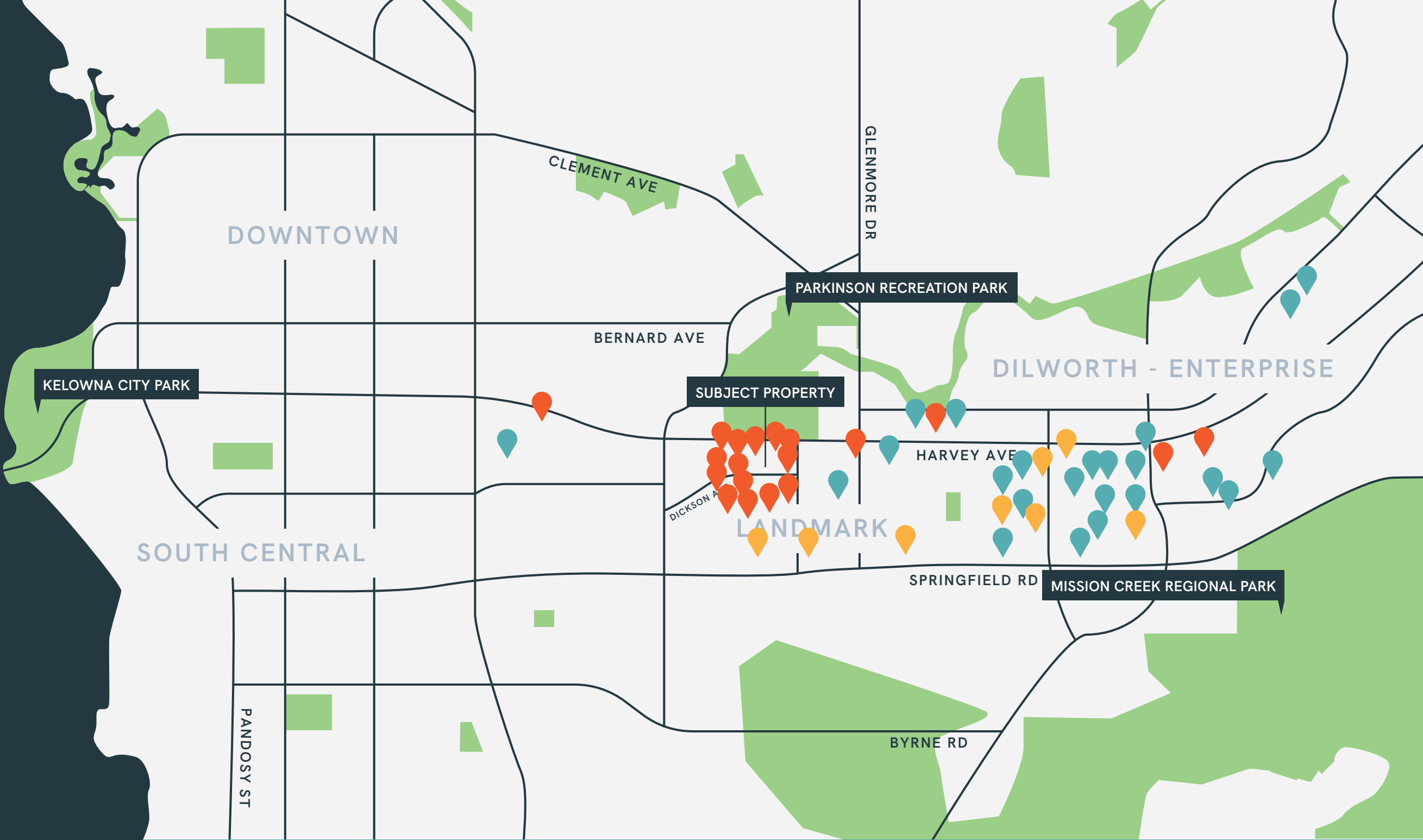
- BLKBOX: LANDMARK
- Bean Scene Coffee Works
- Bread co
- Buster’s Pizza & Donair
- Fiesta Del Sol
- Freshii
- Frankie We Salute You
- LVS Restaurant
- Mid-Town Station Kitchen + Drink
- Press’d Sandwich Shop
- Quesada Burritos & Tacos
- Ramen Arashi Kelowna
- Habibi Tapas Grill
- Kasai Teppanyaki Steak & Sushi House
- The Sandwich Company
- Yellow Star Snack House
- The Old Spaghetti Factory
- Starbucks
- IHOP
- The Keg Steakhouse + Bar - Kelowna
- BCLIQUOR Kelowna Orchard Pk

Retail

- | | |
|--------------------|------------------|
| Peter’s Your | MEC Kelowna |
| Independent Grocer | Dulux Paints |
| RONA | Choices Markets |
| Kelowna | London Drugs |
| Save-On-Foods | The Shoe Company |
| Orchard Plaza | Marshalls |
| Shopping Centre | Dollarama |
| Winners | Aritzia |
| Shoppers Drug Mart | Indigo |
| Mark’s | Costco Wholesale |
| SEPHORA | The Home Depot |
| Best Buy | Michaels |
| Sport Chek | |
| Old Navy | |

Services

- Planet Fitness
- Cineplex Cinemas Orchard Plaza
- Canadian Western Bank
- Kal Tire
- ICBC Driver Licensing
- Planet Lazer
- CIBC Branch with ATM
- RBC Royal Bank



Demographics

153,385	256,944	383,000	\$85,000	60,000/day	34,365
Kelowna Total Population (2024)	Central Okanagan Population (2024)	Est. Central Okanagan Population 2046	Avg. Household Income in Kelowna	Highway 97 Traffic Count	Business Count in Central Okanagan



Contact The Team

WILLIAM | WRIGHT

Shelby Kostyshen

shelby.kostyshen@williamwright.ca

236.420.3558

Victoria Mitchell

victoria.mitchell@williamwright.ca

236.420.3558

Jeff Hancock*

jeff.brown@williamwright.ca

236.420.3558

*PERSONAL REAL ESTATE CORPORATION

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.