

FOR SALE - PROFESSIONAL OFFICE SPACE

#401-1630 PANDOSY STREET
KELOWNA, BRITISH COLUMBIA

LOCATED IN KELOWNA'S DOWNTOWN BUSINESS DISTRICT



PROPERTY FEATURES

- ZONING**
UC1
- LOCATION**
In the heart of downtown Kelowna
- PRIVATE OFFICES**
2 private offices, with tall open ceilings
- KITCHENETTE**
Located in the center of the office
- PARKING**
1 reserved stall \$162/month
- BOARDROOM**
Boardroom with large windows allowing ample natural light

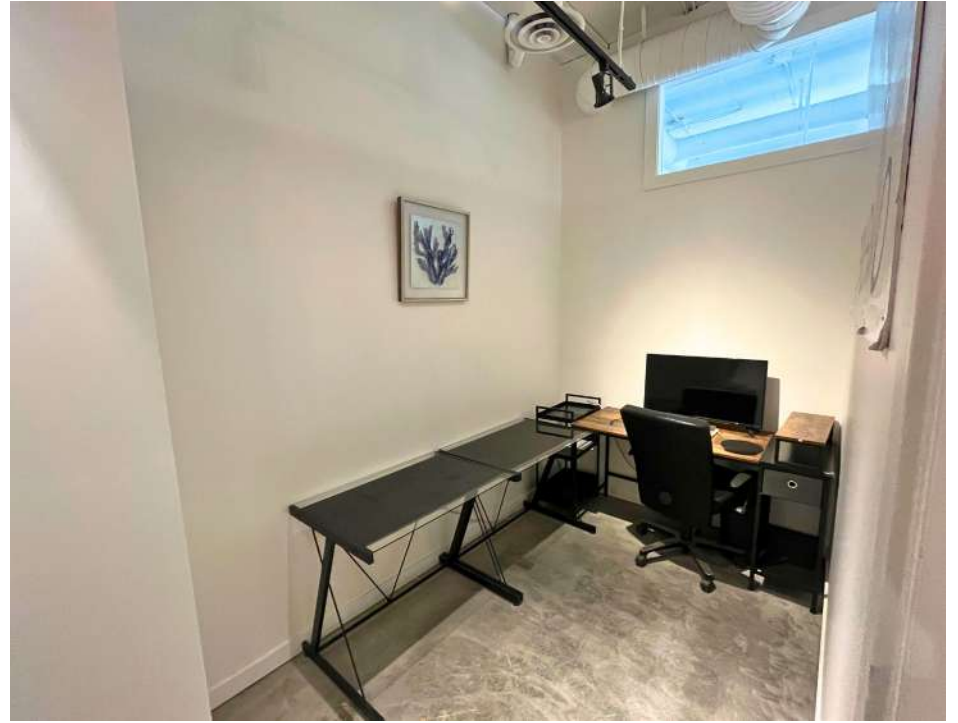
THE NUMBERS

- SALE PRICE**
\$548,800.00
- UNIT SIZE**
784 SF
- STRATA FEES**
\$451/month

Beautiful office space for sale in the heart of downtown Kelowna. Modernized office units like this are rarely available in this area with features including an open reception, two private offices, boardroom with large windows, tall open ceilings, kitchenette, and nice finishes. One 24-hour reserved parking stall in the nearby Chapman’s Parkade, accessed by elevator and a covered walkway from the third floor.

1630 Pandosy Street is strategically located near Highway 97, the bustling Bernard Avenue, various transit lines, City Park, Kelowna’s Cultural District, and the William R. Bennett Bridge, connecting to West Kelowna.

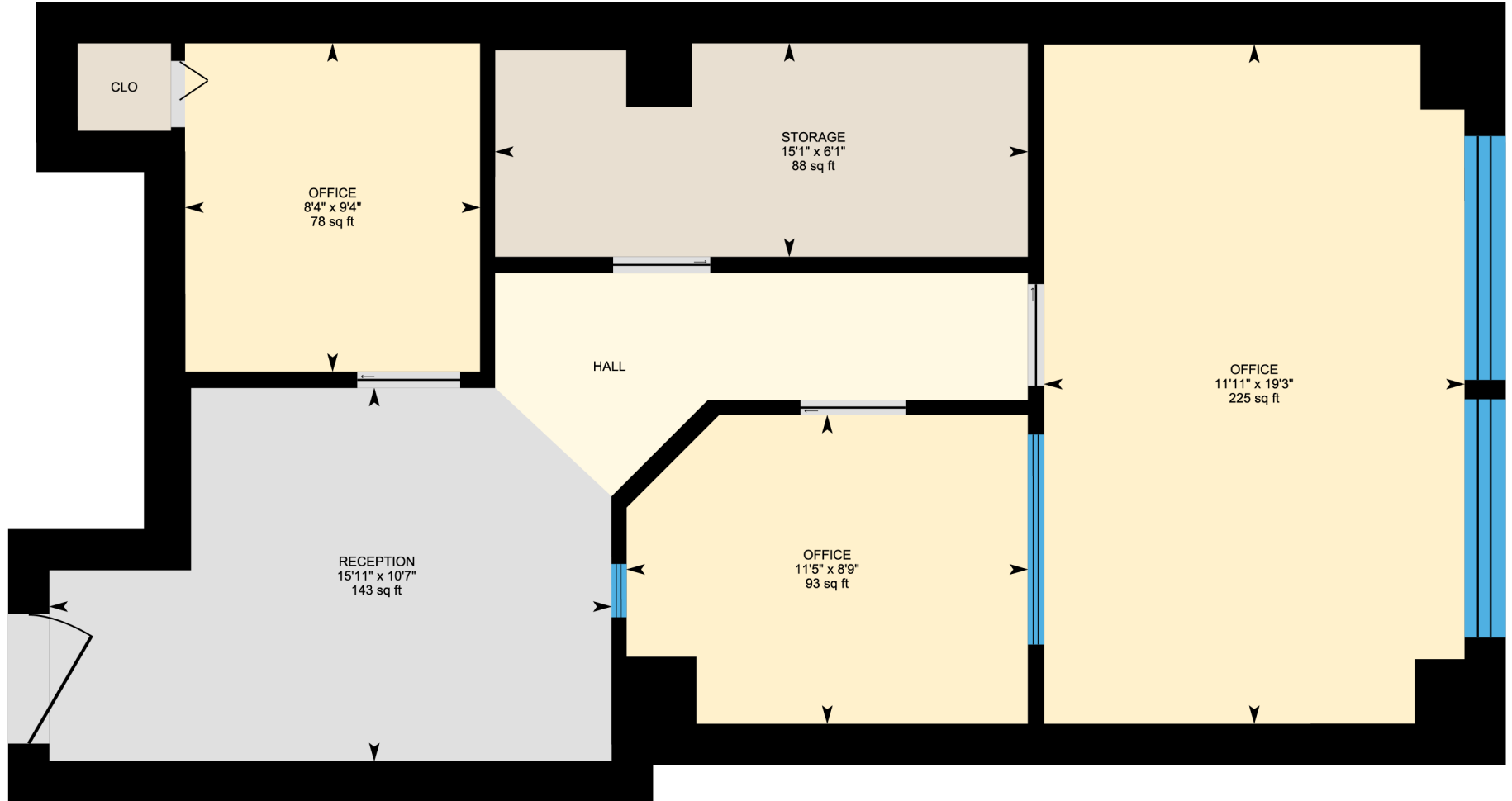




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FLOOR PLAN



AMENITIES

BUSINESSES

1. Earls on Top
2. Downtown YMCA
3. The Innovation Centre
4. Delta Hotel/Playtime Casino
5. Prospera Place

PARKADES

6. Chapman (479 stalls)
7. Library (668 stalls)
8. Memorial (566 stalls)

SHOPPING

9. Safeway
10. Shoppers Drug Mart
11. The District on Bernard
12. Lululemon

COFFEE

13. Starbucks
14. 350 Bakehouse & Cafe
15. Pulp Fiction



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THE COMMUNITY

The downtown core is the heart of Kelowna! With everything to offer including museums and galleries within the Cultural District, the mixed business atmosphere, diverse restaurant experiences, nightlife, hotels, beautiful brick storefronts, and more. Downtown is currently undergoing massive transformations with various new developments including The Block, One Water Street, UBCO Downtown Campus, and Water Street by the Park. In addition, wonderfully kept heritage homes, parks and beaches surround the area – making it a desirable place to live, work and play.



Let's chat.

NOEL ACRES

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