

FOR LEASE PRIVATE OFFICES



519 HWY 33
OFFICE SPACE

REALTY
ONE

CLIFFORD
MAY

CLIFFORD MAY
(250) 258-4343



BENEFITS OF LEASING PRIVATE OFFICES ON HIGHWAY 33 W – RUTLAND, KELOWNA

Prime Location & Visibility

- **Highway 33 West Frontage:** Maximum exposure with strong street presence in one of Rutland's busiest commercial corridors.
- **High-Traffic Visibility:** Daily vehicle and pedestrian traffic ensures consistent brand recognition.
- **Strategic Positioning:** Situated in a rapidly growing hub, ideal for professionals and businesses seeking prominence in Kelowna.

Professional Work Environment

- **8 Private Offices:**

Secure, professional, and quiet spaces tailored to individual productivity.

- **2 Boardrooms:**

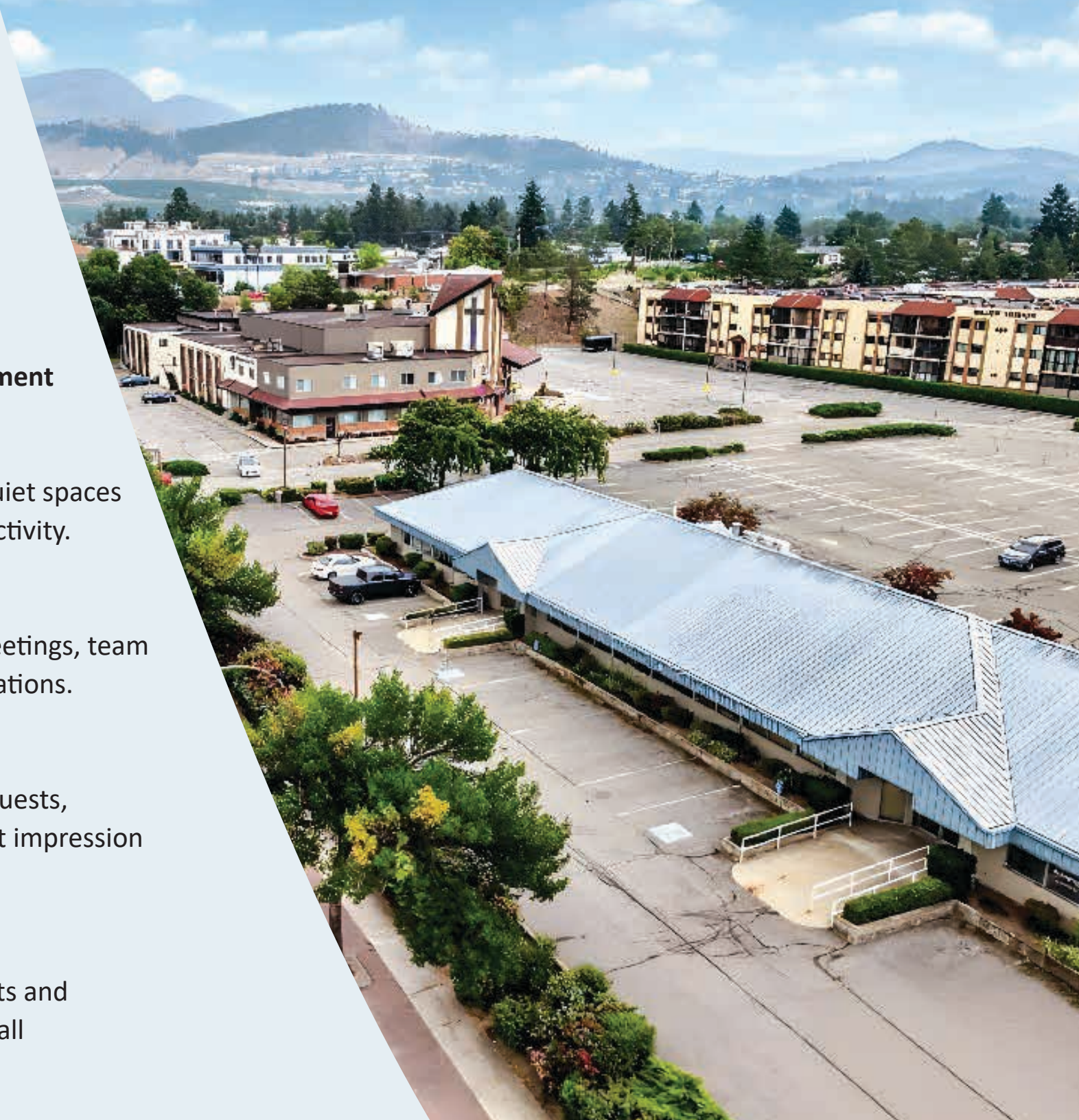
Fully equipped for client meetings, team collaborations, and presentations.

- **Reception Services:**

Welcoming and managing guests, providing a professional first impression for your business.

- **Waiting Area:**

Comfortable space for clients and visitors, enhancing the overall professional atmosphere.



PRIVATE OFFICES



Operational & Financial Advantages

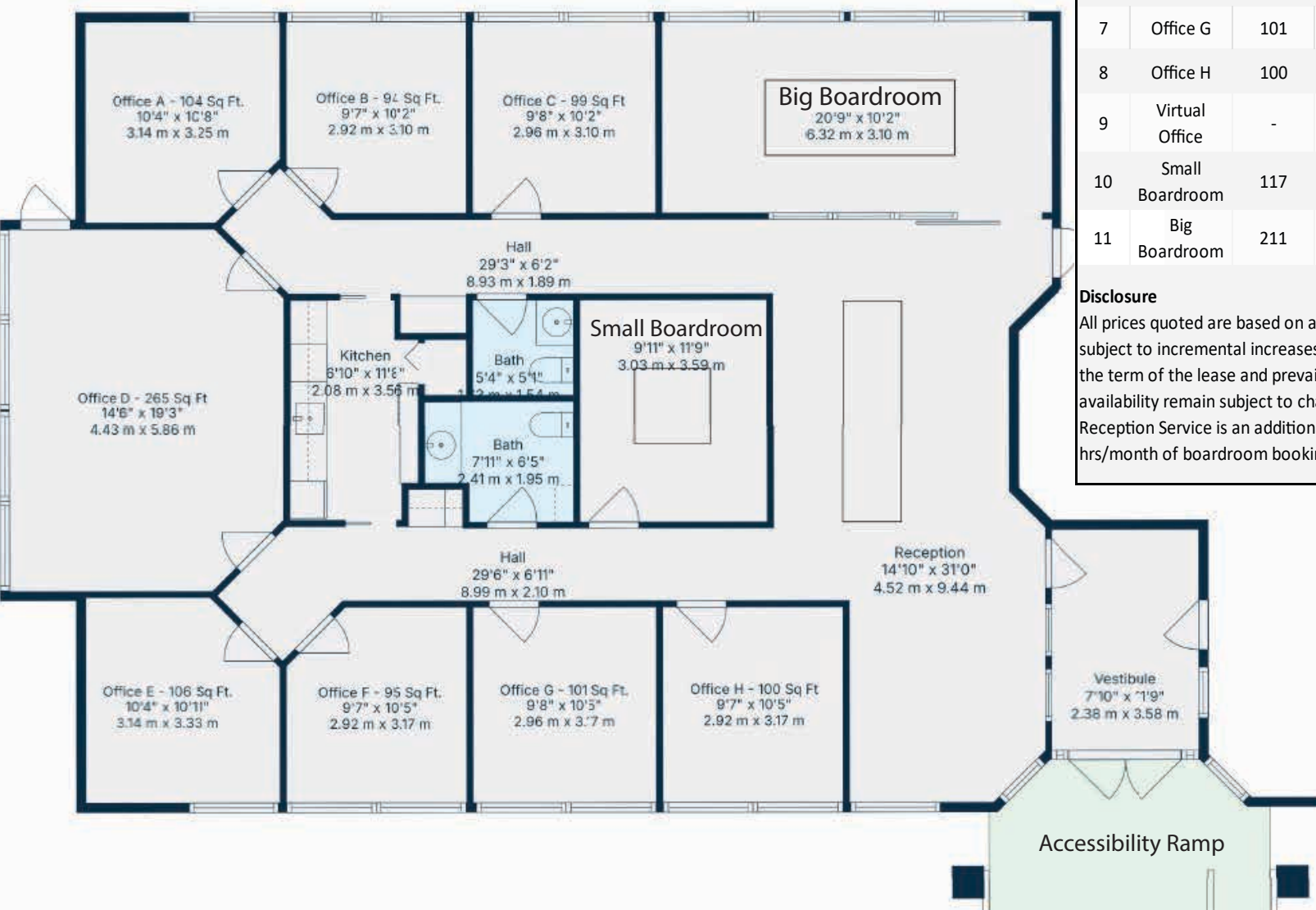
- **Free Parking:**
Onsite parking eliminates client and staff frustration, enhancing accessibility.
- **Cost-Effective:**
Shared amenities (boardrooms, reception, kitchen) reduce the need for expensive overhead.
- **Flagship Opportunity:** Establish a signature office in a rare, high-exposure Rutland location.

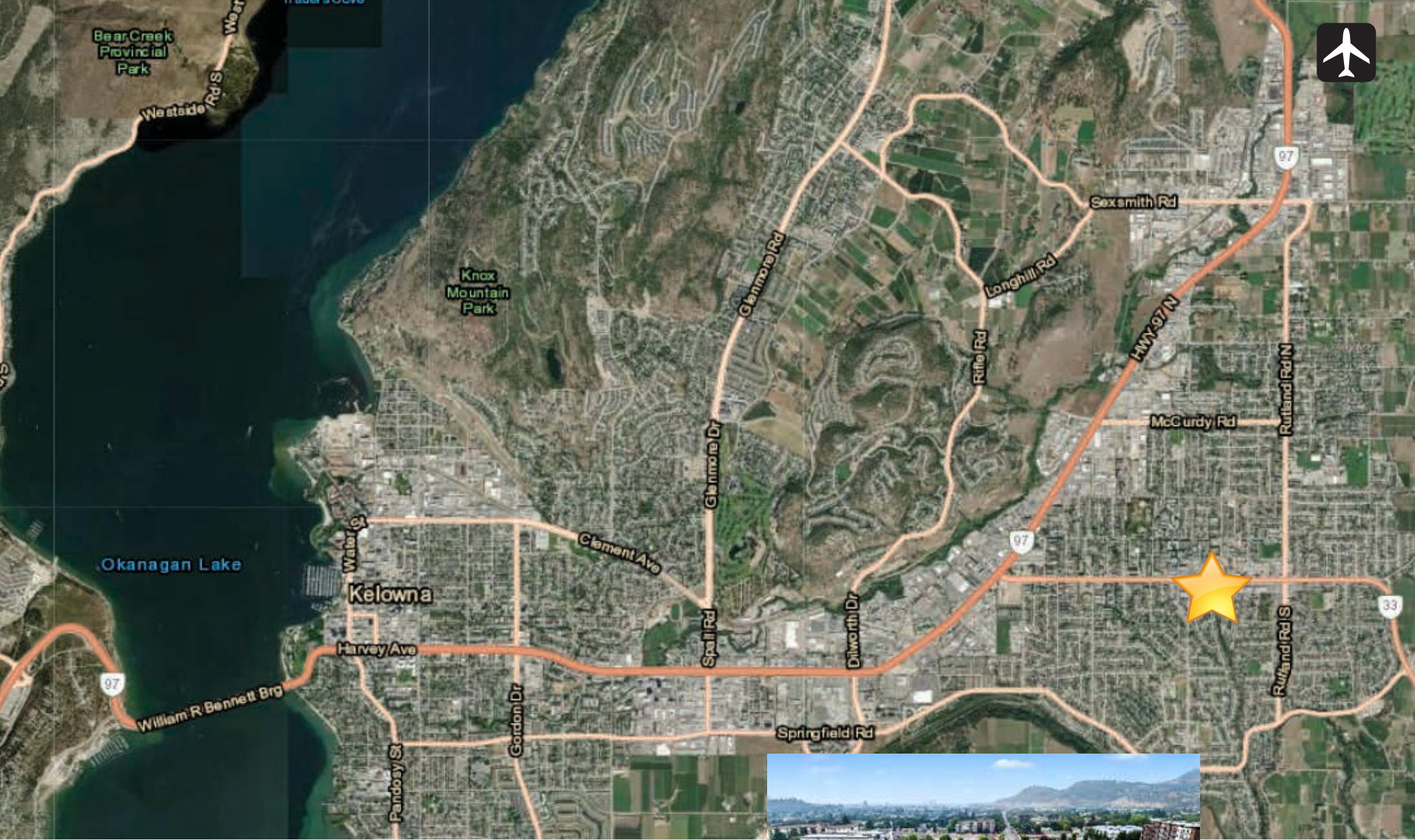
PRICING & VACANCY



#	NAME	SQ FT	PRICE / MONTH	ANNUAL PRICE (Gross Lease)	AVAILABILITY
1	Office A	104	\$829	\$9,947	RENTED
2	Office B	94	\$749	\$8,990	AVAILABLE
3	Office C	99	\$789	\$9,468	AVAILABLE
4	Office D	265	\$2,112	\$25,345	RENTED
5	Office E	106	\$845	\$10,138	RENTED
6	Office F	95	\$757	\$9,086	AVAILABLE
7	Office G	101	\$805	\$9,660	AVAILABLE
8	Office H	100	\$797	\$9,564	AVAILABLE
9	Virtual Office	-	\$199	\$2,388	AVAILABLE
10	Small Boardroom	117	-	-	SHARED
11	Big Boardroom	211	-	-	SHARED

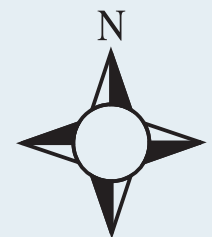
Disclosure
 All prices quoted are based on a Gross Lease structure. Rental rates are subject to incremental increases on a year-over-year basis, depending on the term of the lease and prevailing market conditions. Pricing and availability remain subject to change until a Lease Agreement is finalized. Reception Service is an additional \$199 / Month. Virtual Office allowed 20 hrs/month of boardroom booking, with 2 hrs max/day, 1 hr booking slots.





Drive Times & Accessibility

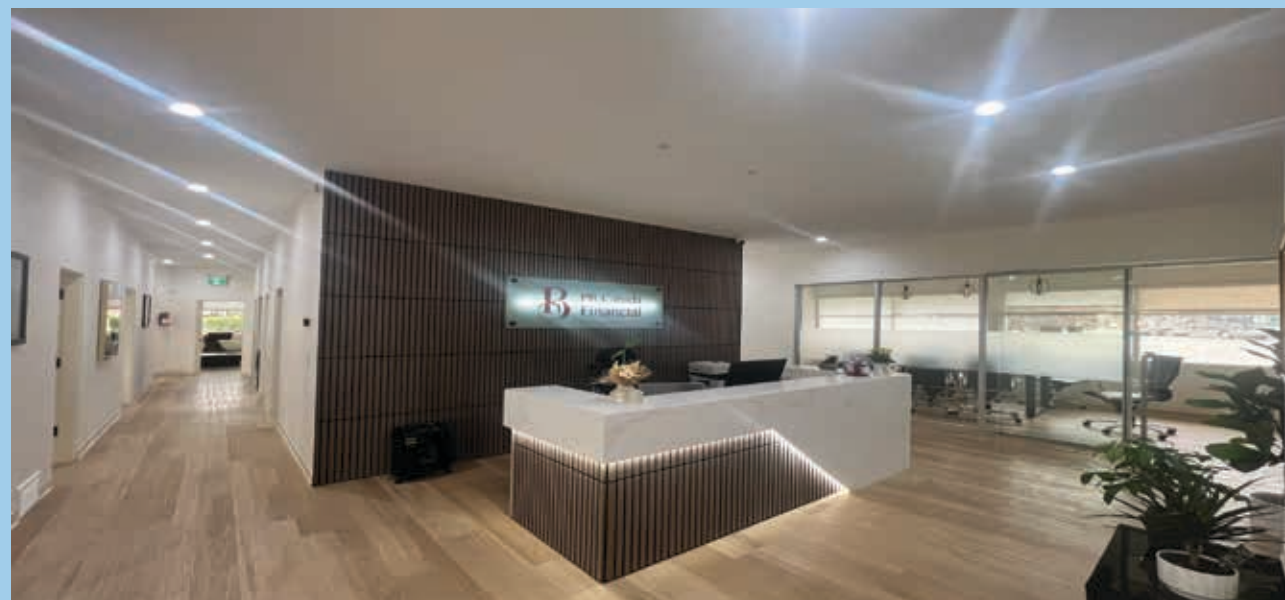
- Kelowna International Airport (YLW): ~ 10 minutes
- Downtown Kelowna: ~ 15 minutes
- Heart of Rutland: ~ 0 minutes
- Black Mountain: ~ 7 minutes



COMMON AREAS

Amenities & Support

- **Kitchen Access:** Convenient facility for staff to enjoy meals, refreshments, and breaks.
- **Shared Resources:** Access to office infrastructure that reduces overhead costs.
- **Additional Services:** Flexibility to scale with support functions (admin, reception, meeting rooms).





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