

**320-301 VICTORIA STREET, KAMLOOPS**  
**2,272 SF PRESTIGIOUS DOWNTOWN OFFICE SPACE**

**FOR  
LEASE**



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BUILDING FEATURES INCLUDE 2 ELEVATORS



CENTRAL DOWNTOWN LOCATION



BEAUTIFUL 4TH FLOOR PATIO AVAILABLE TO ALL TENANTS WITH SEATING AND VIEWS



UNDERGROUND PARKING AVAILABLE



**BUILDING TENANTS INCLUDE**

TD BANK, TD WEALTH, PROVINCIAL GOVERNMENT OFFICES, ENGINEERING OFFICES, MEDICAL OFFICES, AND A LEGAL CLINIC

320-301 VICTORIA STREET  
KAMLOOPS

PRESTIGIOUS DOWNTOWN  
OFFICE SPACE

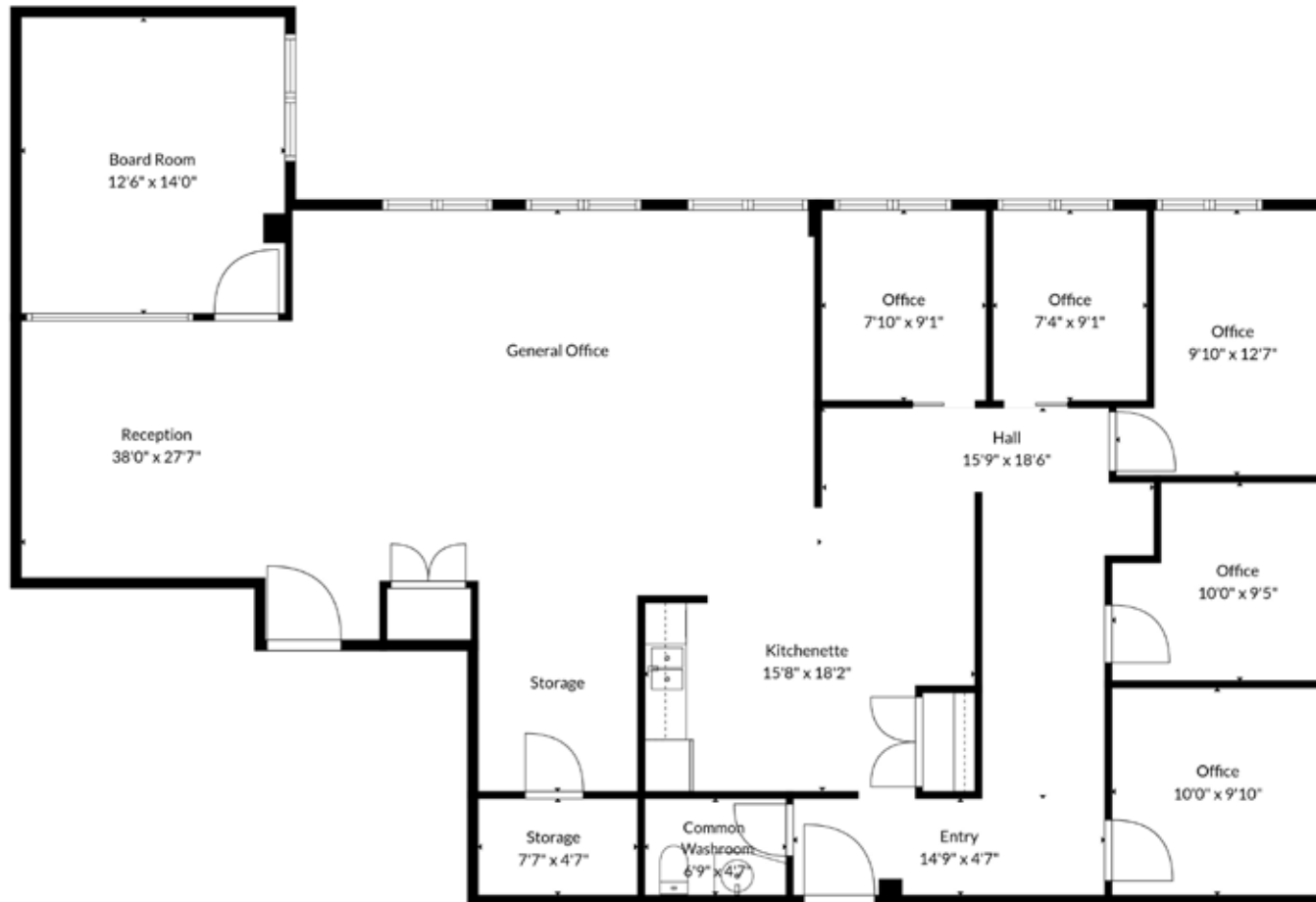
## OVERVIEW

Prestigious downtown office space featuring two elevators, a central location, and access to a beautifully appointed 4th-floor tenant patio with seating and sweeping city views. The building hosts a strong, reputable tenant mix—including TD Bank, TD Wealth, Provincial Government offices, engineering firms, medical offices, and a legal clinic—offering an ideal professional environment in the heart of downtown.

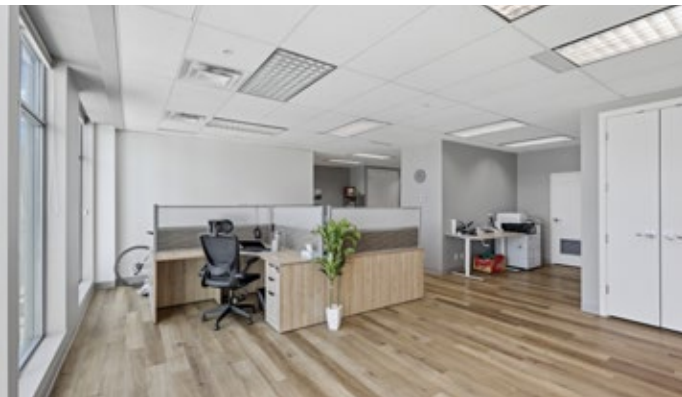
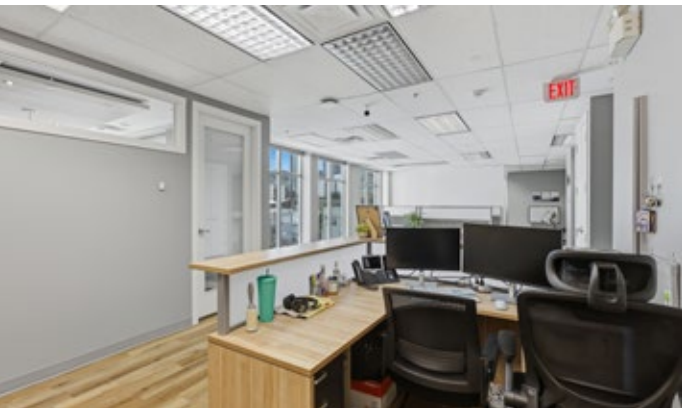
# SALIENT FACTS

UNIT	SIZE (SF)	BASIC RENT	ADDITIONAL RENT	PARKING	ZONING
320	2,272	\$20/SF	\$12.50/SF	Underground	CBD

# FLOORPLAN



UNIT 320



UNIT 320



ACCESS TO A BEAUTIFULLY APPOINTED 4TH-FLOOR TENANT PATIO



92  
WALKER'S  
PARADISE

# DOWNTOWN KAMLOOPS

Located in the heart of downtown Kamloops, this building puts your business at the centre of everything. Steps from restaurants, cafés, financial institutions, and key professional services, the area offers unmatched walkability and convenience for employees and clients alike. The Kamloops Blazers' arena is just a short walk away, adding to the vibrancy and year-round foot traffic in the immediate area. With transit, parking, and major amenities all within blocks, this is one of the most connected and high-profile locations in the city.

## TRANSIT

With your building right in the core of downtown Kamloops, tenants and visitors benefit from easy access to the transit network: multiple bus routes converge downtown, making commuting convenient.



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