



For Sublease

203 - 1680 Water Street

Kelowna, BC



The Property

Highlights

2,149 SF of modern shell office space with ample natural light located on the second floor. The unit has two assigned onsite parking stalls at market rents plus an 46" x 21" pylon signage opportunity with prime Hwy 97 exposure. Tenant improvement allowance for the space is available.

This recently renovated award-winning office complex features a 900 SF common area rooftop patio for tenants, secure FOB entry, onsite visitor parking and easy highway access.

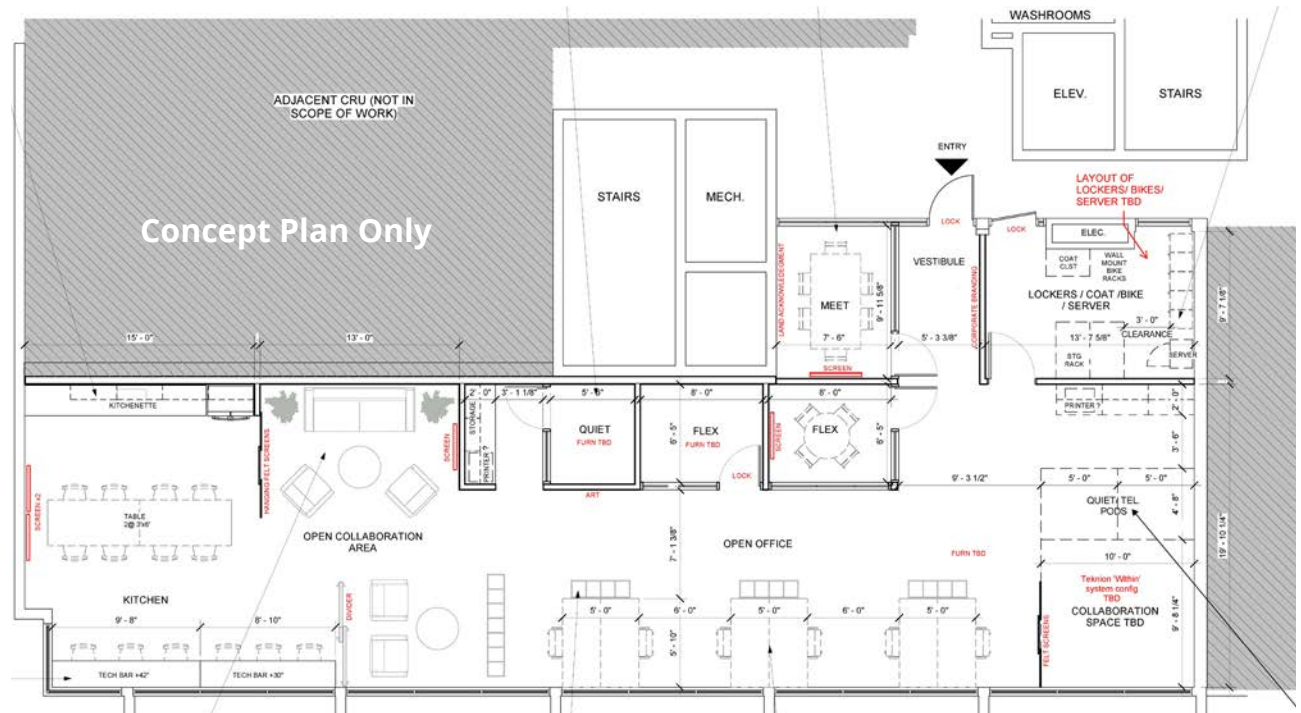
Join other professional tenants in this building that is located steps away from City Park, the lake and other great downtown amenities.

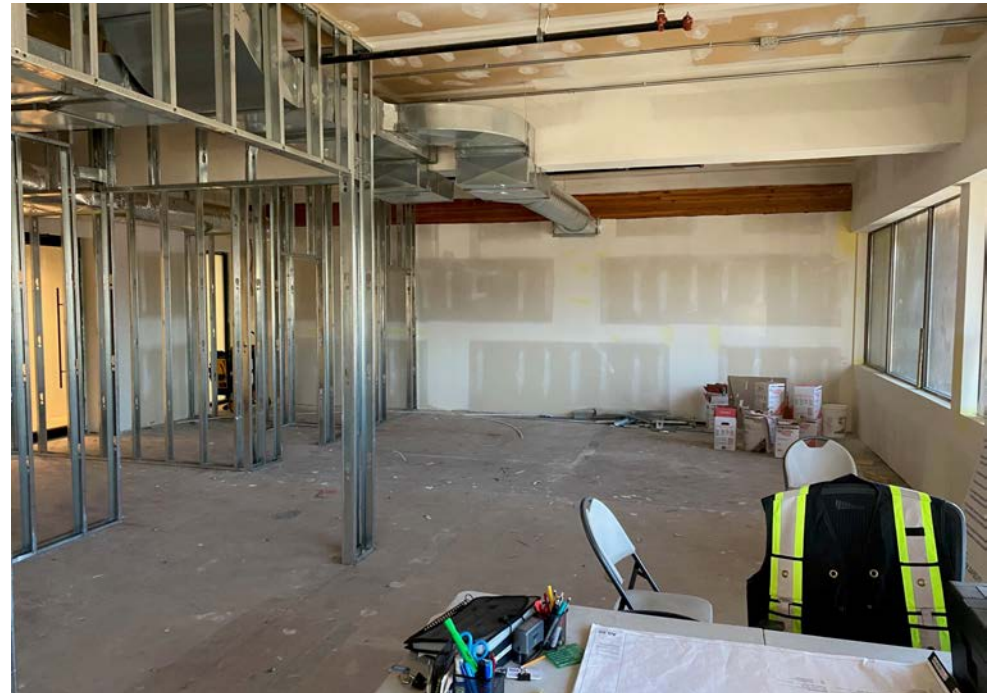
Lease assignment or new head lease may be considered.

All potential tenants subject to a financial health review by the head landlord.

Sublease Details

Address	203 - 1680 Water St, Kelowna, BC
Size	2,149 SF
Zoning	UC1 Urban Centre
Sublease Expiry	May 31, 2028
Additional Rent	\$10 PSF estimated
Base Rent	\$19 PSF, shell space







Downtown Kelowna

Situated along the shores of Okanagan Lake, downtown offers a vibrant hub for dining, shopping, cultural events, and professional services. The area features a wide array of restaurants, cafes, boutiques, banks, childcare facilities, parks, and beaches, making it an ideal place to live, work, and play. With ongoing investments, Kelowna's city centre continues to grow, enhancing its economic vitality and dynamic atmosphere.

As the largest municipality in BC's Interior, Kelowna seamlessly blends urban convenience with rural charm. Its diverse economy spans sectors such as manufacturing, tourism, aviation, agriculture, wineries, and healthcare. Businesses benefit from strong educational institutions, including UBC Okanagan and Okanagan College, which serve over 15,000 full-time students. Kelowna also hosts the region's leading healthcare facility.

Kelowna includes a thriving tech sector, an entrepreneurial spirit, and a supportive business community. The city offers excellent transportation links, including the Kelowna International Airport (YLW), which connects to major destinations. With its high quality of life, stunning natural surroundings, and relatively affordable commercial real estate compared to larger metropolitan areas, Kelowna provides an attractive environment for companies looking to attract and retain top talent.



Bike Score 98



Bike Score 94



Bike Score 58

Location

Destination	Distance
West Kelowna	7 KM
Penticton	62 KM
YLW	14 KM
Lake Country	23 KM
Vernon	51 KM





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Layla Miller

Associate

Direct +1 250 861 8117

Mobile + 1 250 862 4506

layla.miller@colliers.com

Colliers Canada

1499 St. Paul Street, Suite 805

Kelowna, BC V1Y 0L9

