



ARGUS[®]
PROPERTIES LTD.

FOR LEASE

A RARE OPPORTUNITY AT THE HOSPITAL (KGH)

2275 PANDOSY STREET



INTRODUCING 2275 PANDOSY AT KELOWNA GENERAL HOSPITAL (KGH)

Located at the northeast corner of Pandosy Street and Rose Avenue, this proposed six-storey, mixed-use development offers a rare retail leasing opportunity across from Kelowna General Hospital (KGH). With over 500 beds and a rapidly densifying neighborhood, KGH generates steady foot traffic from staff, patients, and visitors. Positioned in a busy transit hub with bike-friendly infrastructure, this prime location is ideal for restaurants, cafés, and essential services catering to a built-in customer base. Retail tenants will benefit from high visibility, strong demand, and unmatched accessibility in one of Kelowna's busiest commercial corridors.



RENDERINGS





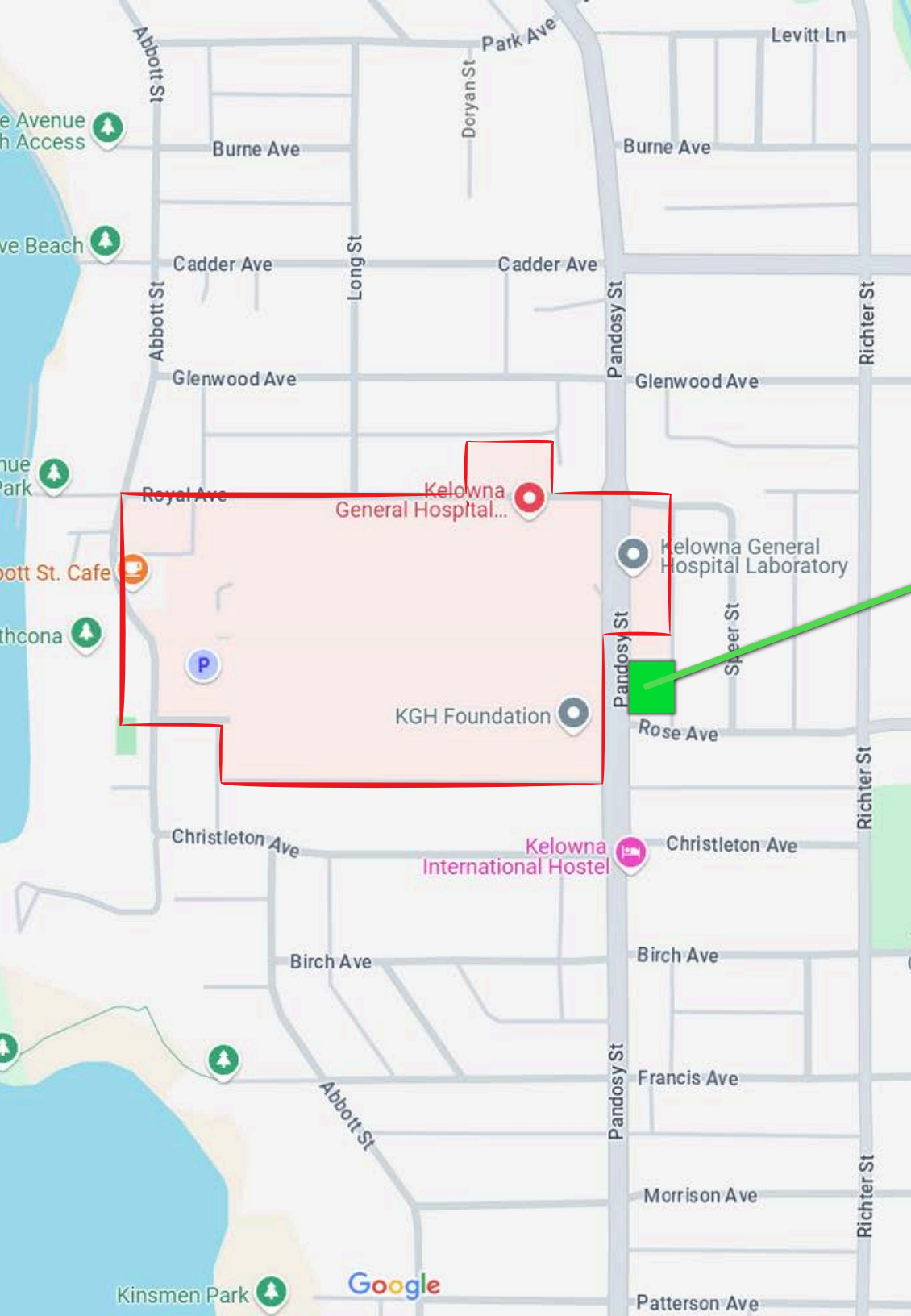
RESIDENTIAL FLOOR PLAN

FLOORPLAN AND SPACE LAYOUT

2 Retail CRU Units for Lease:

- 975 Sq Ft Useable (CRU-2)
- 3170 Sq Ft Useable (CRU-1)

- Ideal for coffee shops, restaurants, or medical services



LOCATION, LOCATION!

Less than three minutes from Highway 97, this mixed use development offers unmatched accessibility, connecting seamlessly to the heart of Kelowna and rest of the Central Okanagan.

Development Site Location:
2275 Pandosy Street, Kelowna, BC

NEARBY AMENITIES

TRAVEL TIMES

HWY 97, Downtown Kelowna, Bennet Bridge

2-3 mins

Kelownna General Hospital

<1 min

Kinsmen and Cameron Park

1-2 mins

A PROVEN TEAM



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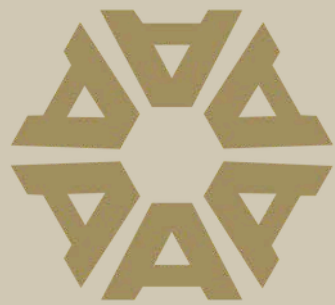


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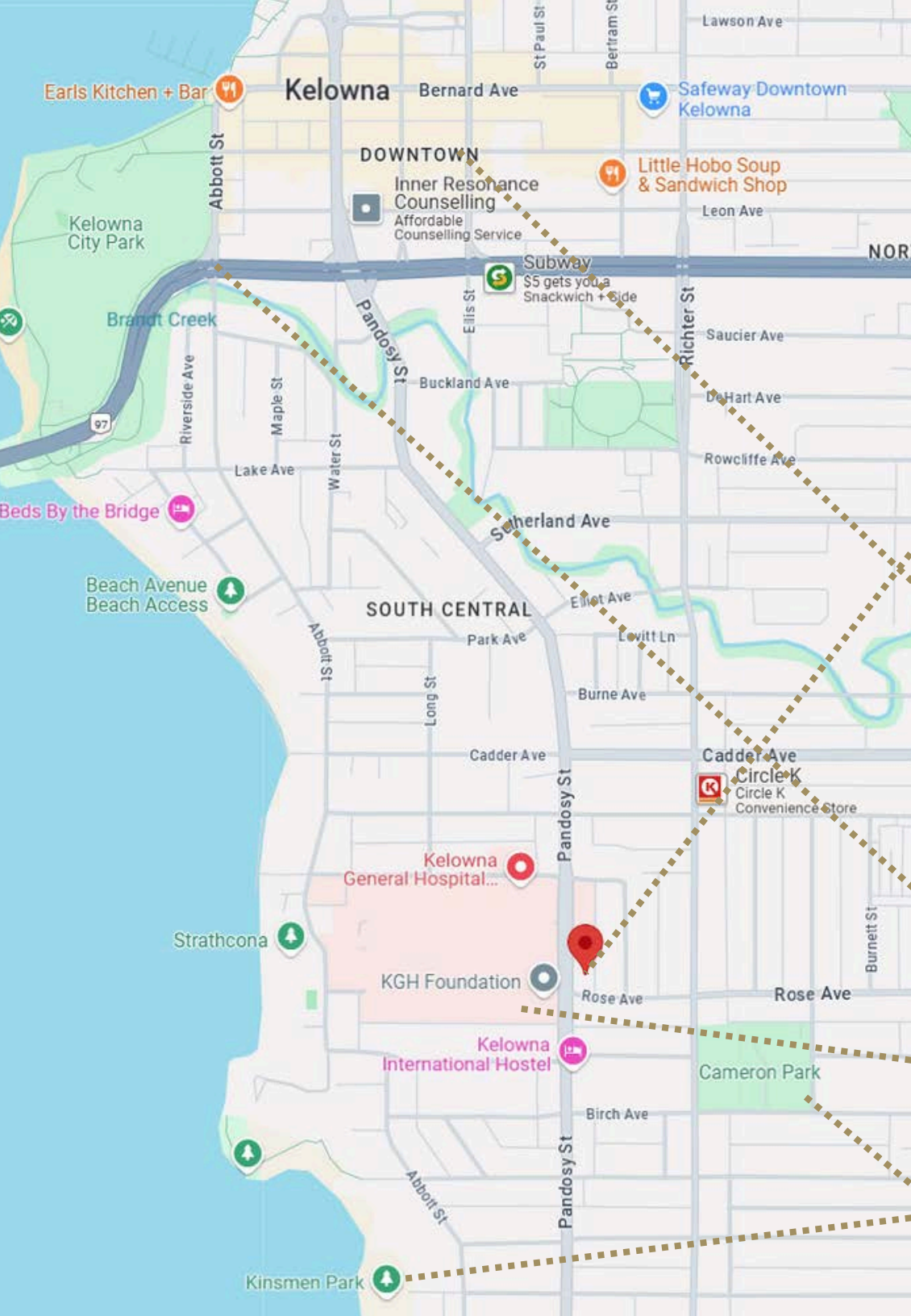
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UNPARALLELED ACCESSIBILITY

Less than three minutes from Highway 97, this mixed use development offers unmatched accessibility, connecting seamlessly to the heart of Kelowna and rest of the Central Okanagan.

Development Site Location:
2275 Pandosy Street, Kelowna, BC

Grocery Stores, Restaurants, and Shopping Located Merely Minutes Away

NEARBY AMENITIES

TRAVEL TIMES

HWY 97 & Bridge to West Kelowna

2-3 mins

Kelowna General Hospital

<1 min

Kinsmen and Cameron Park

1-2 mins