



Landmark DISTRICT 7

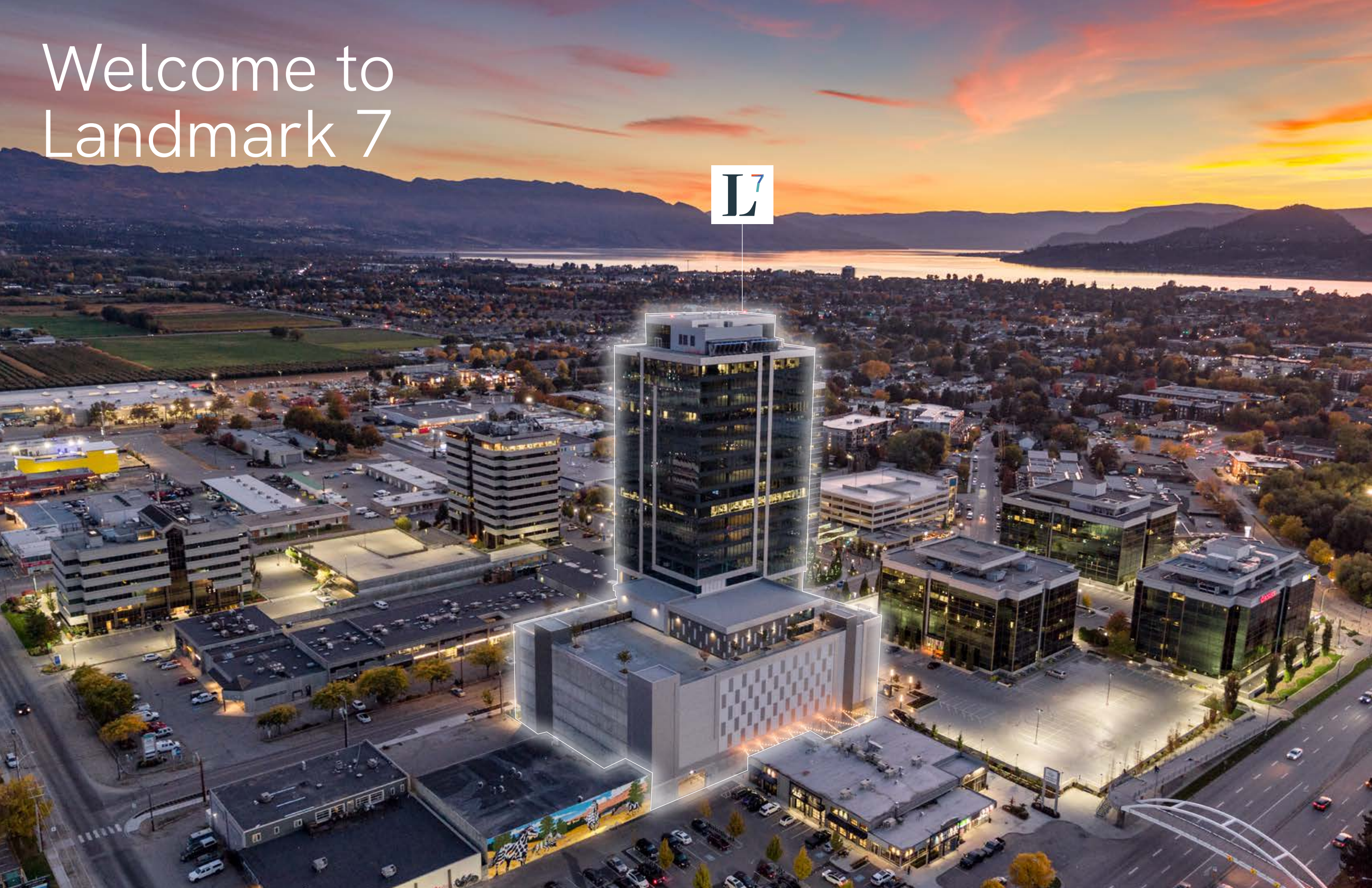


1700 Dickson Avenue, Kelowna

**FOR  
LEASE**

Office and Retail Spaces  
at Landmark 7

# Welcome to Landmark 7



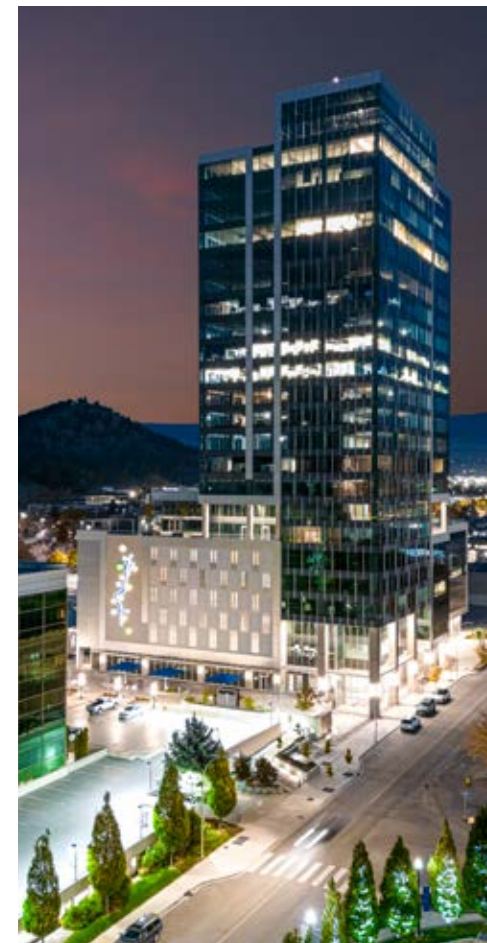
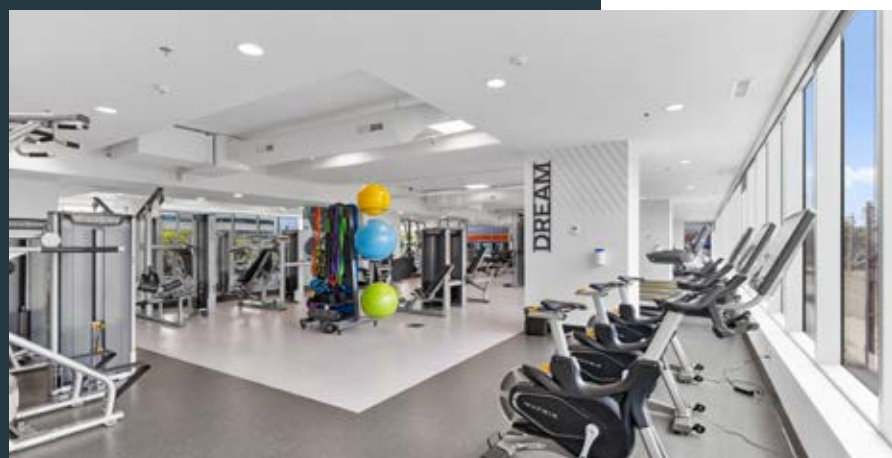
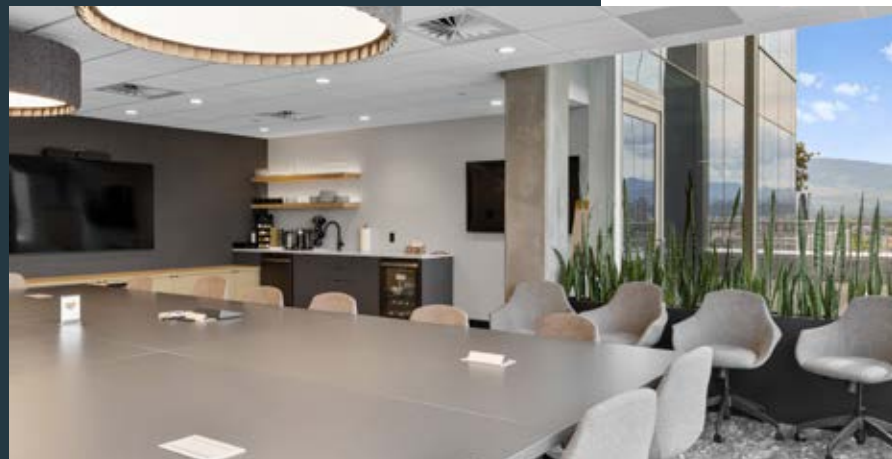


# The Opportunity at Landmark 7

Landmark 7, the Landmark District's crown jewel, is a state-of-the-art, class-A office tower designed to support business growth and success in the region. This new 23-storey tower includes over 220,000 sqft of office, retail and amenity space.

The Landmark District has established itself as Kelowna's premier destination for business and innovation, combining exceptional amenities, modern office spaces, and a vibrant professional community.

It is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



## Spacious Boardrooms

Choose from two fully-equipped, modern boardrooms at Landmark 7, designed to meet your business needs. Whether you're hosting a meeting, workshop, or presentation, our boardrooms offer the perfect professional with all the amenities you need.



## Get Your Gym Membership

Stay active and energized with exclusive access to the state-of-the-art gym at Landmark 7. There is the ability to be a member at just Landmark 7 or you can opt for a combo membership at Landmark 6 as well.



## Class Schedule & Booking

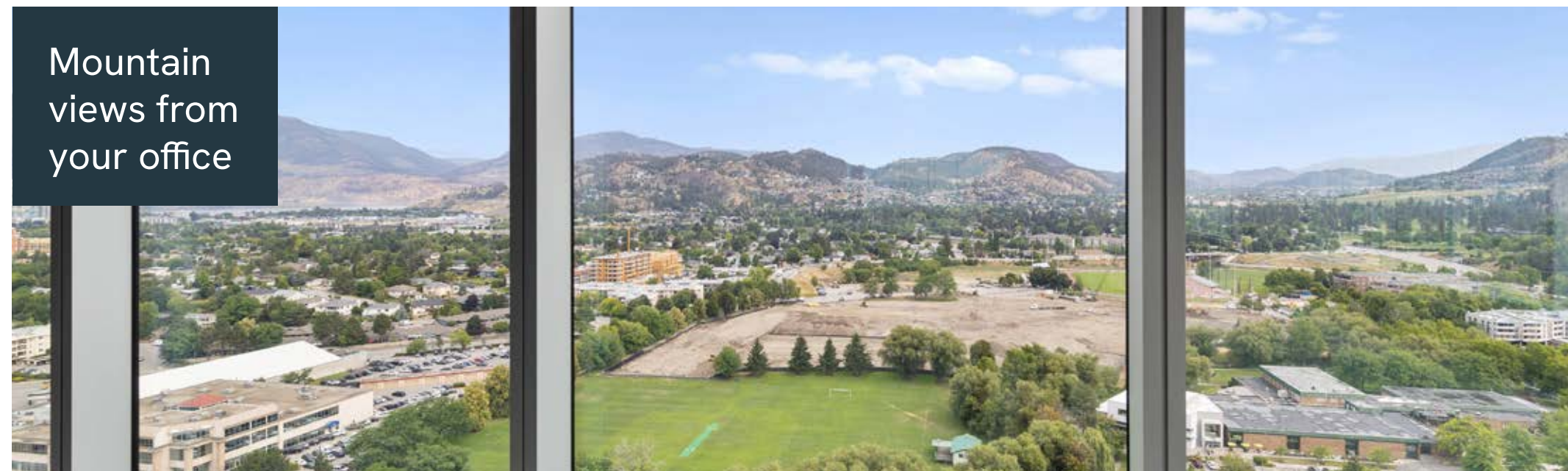
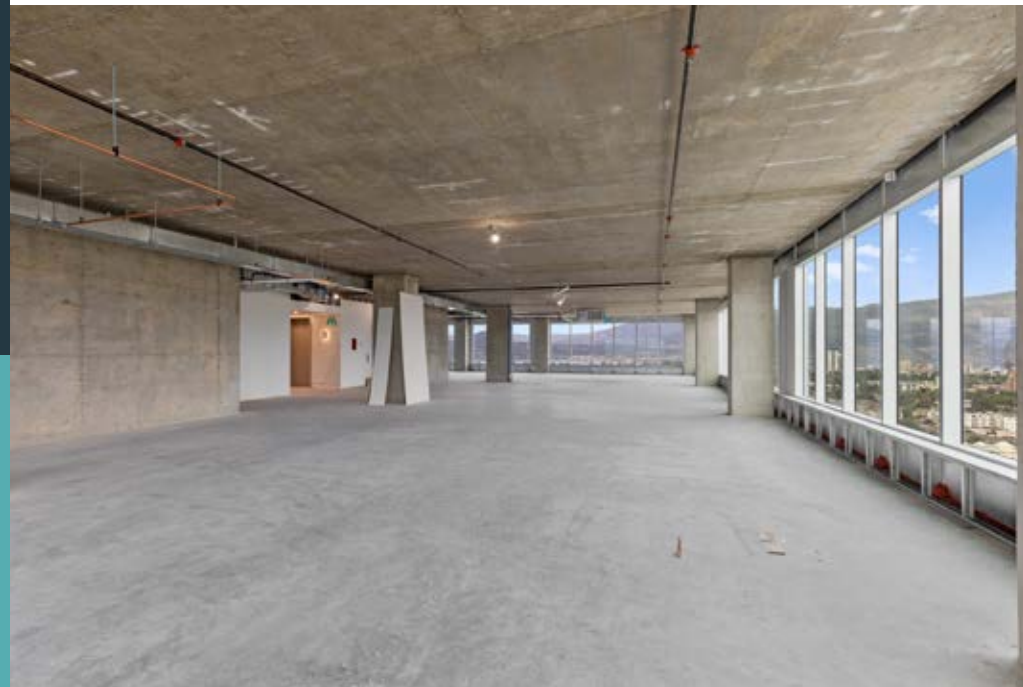
COMING SOON: A variety of fitness & yoga classes at the Landmark District gyms. Keep an eye out for the upcoming schedule and get ready to book your spot once classes are live.

# Office Availability



Total Building Size	223,943 sqft
Sizing Options	± 1,500 sqft to ± 26,000 sqft
Floorplans	Various demising options and configurations available. Contact listing agents.
Base Rent	Contact Listing Agents
Est. Additional Rent	\$11.00 per sqft
TI Allowance	Negotiable
Parking Ratio	2 stalls per 1,000 sqft
Delivery Timeline	Available immediately

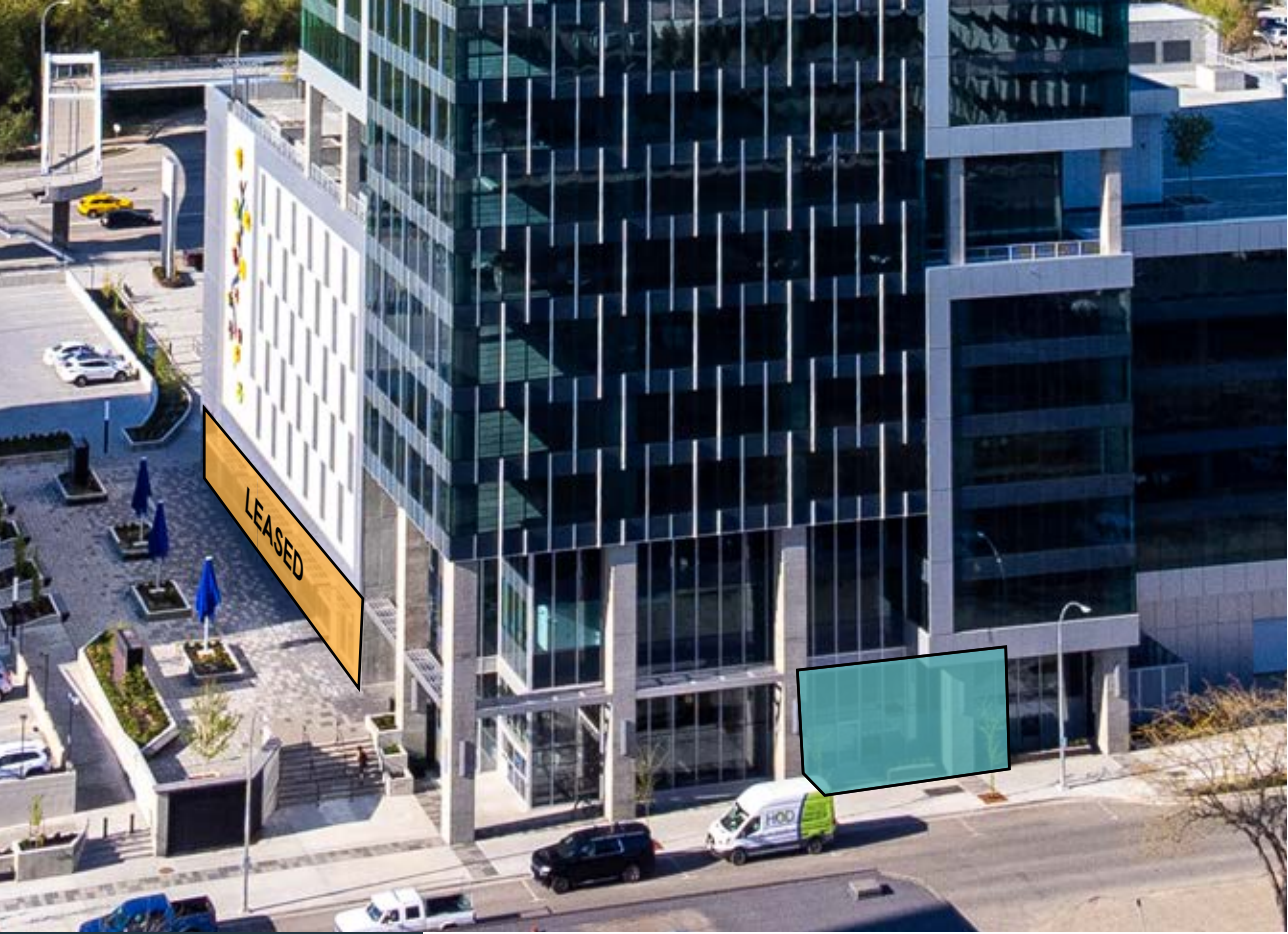
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Mountain views from your office

# Retail Availability

Unit 120 Size	± 984 sqft
Asking Rates	Contact Listing Agents
TI Allowance	Negotiable
Parking Ratio	2 stalls per 1,000 sqft
Delivery Timeline	Available Immediately



## Retail Level Space

Ground floor retail space in the new Landmark 7, situated along Dickson Avenue in the bustling Landmark District.

Amazing visibility and exposure along the District's main thoroughfare which is also home to the Kelowna Farmer's Market.

With convenient free 3-hour visitor parking directly in front and additional spaces in the attached parkade, access for patrons is seamless.

## Signage

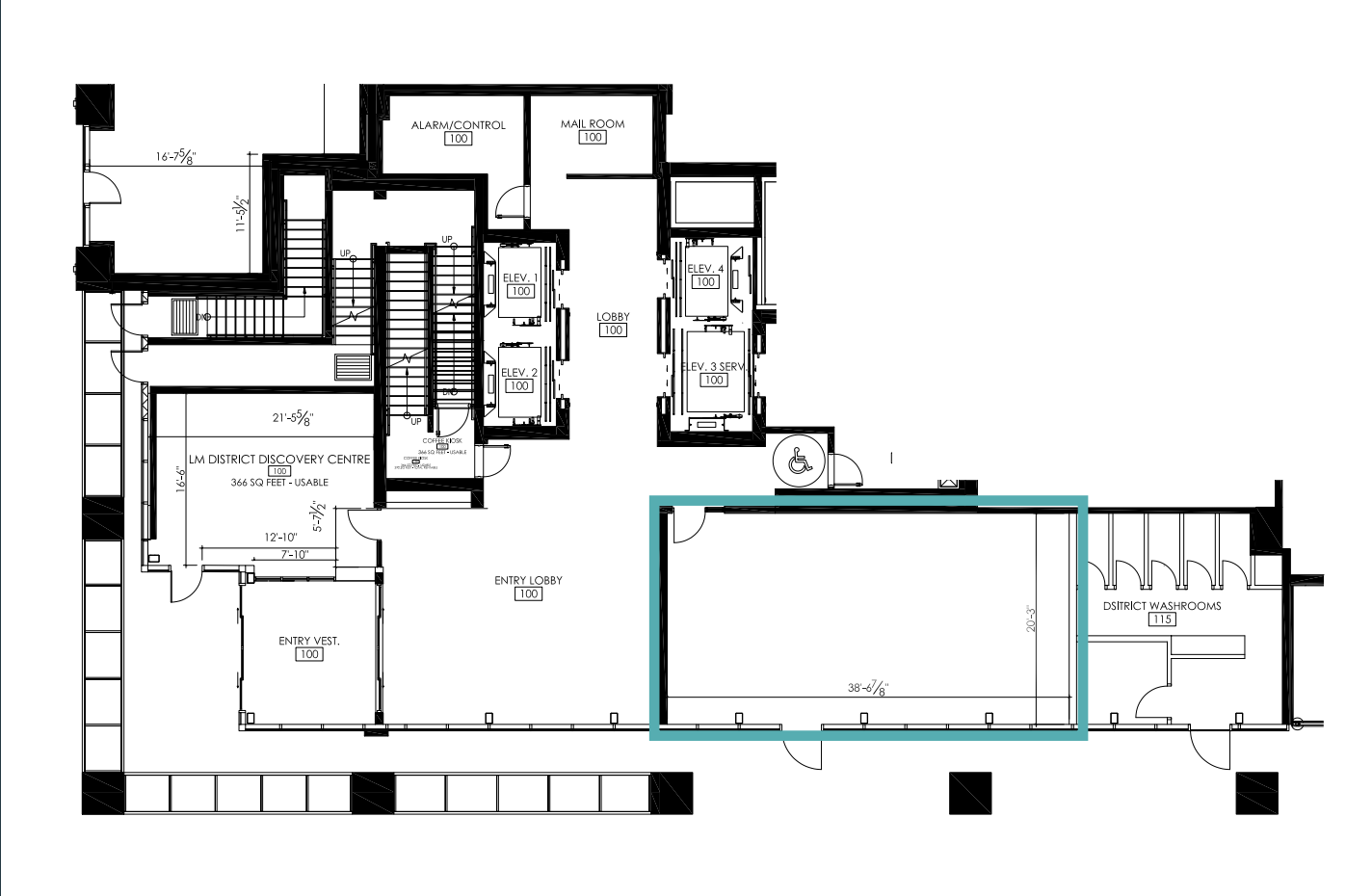
Exterior sign band above premises

## Access

Dedicated exterior doors and access from the lobby

## Frontage

High traffic exposure with frontage along Dickson Avenue

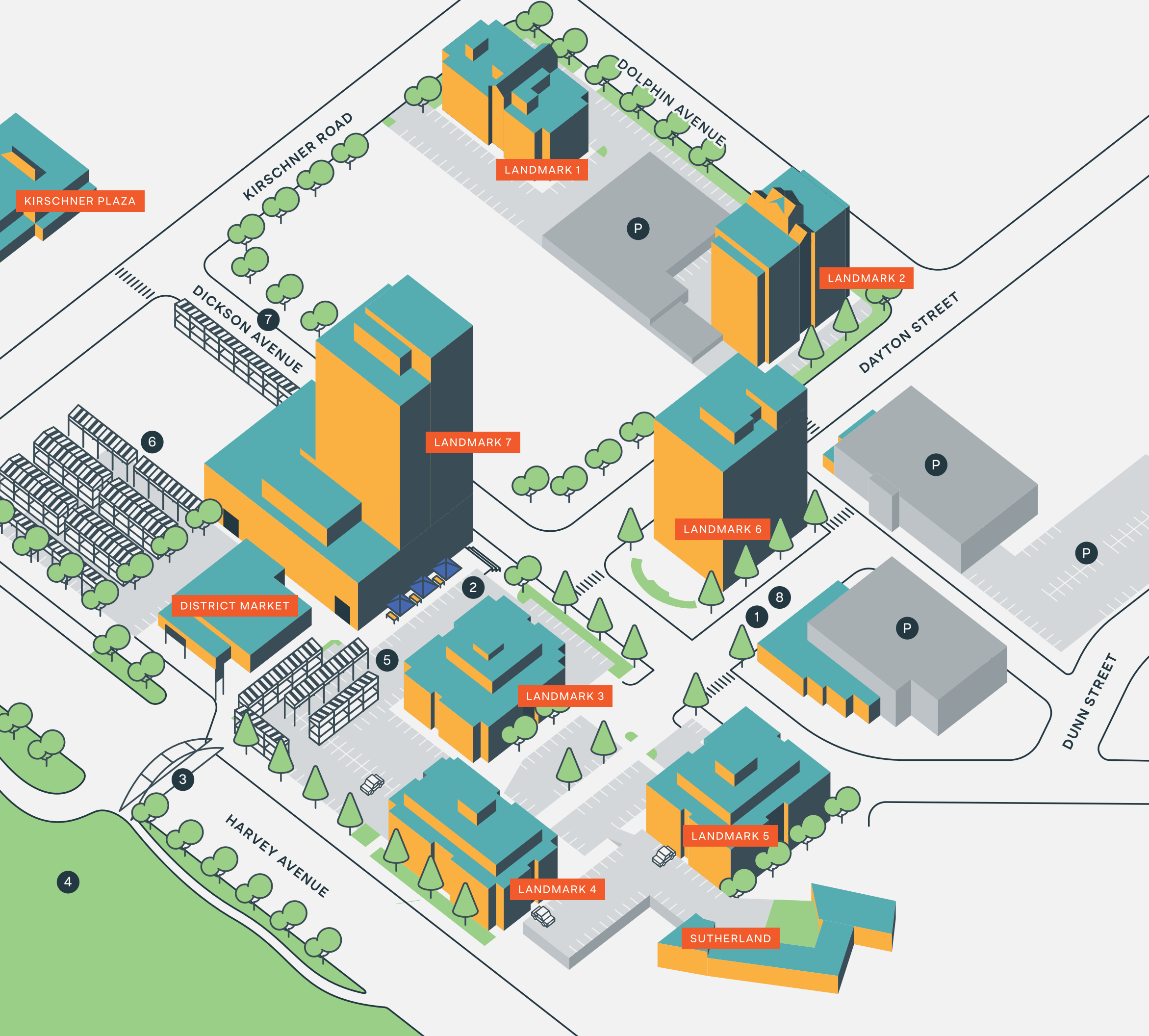


# World-Class Workspaces in the Heart of Kelowna



# A Growing Community to Explore

The Landmark District is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



## Features

- ① Landmark 6 Courtyard
- ② Landmark District - Tree of Hope Plaza
- ③ Pedestrian Overpass
- ④ Parkinson Recreation Centre
- ⑤ Farmers' Market Zone 1
- ⑥ Farmers' Market Zone 2
- ⑦ Farmers' Market Zone 3
- ⑧ Farmers' Market Zone 4
- P Landmark District Parking

# The Destination for Locals

## Food & Beverages

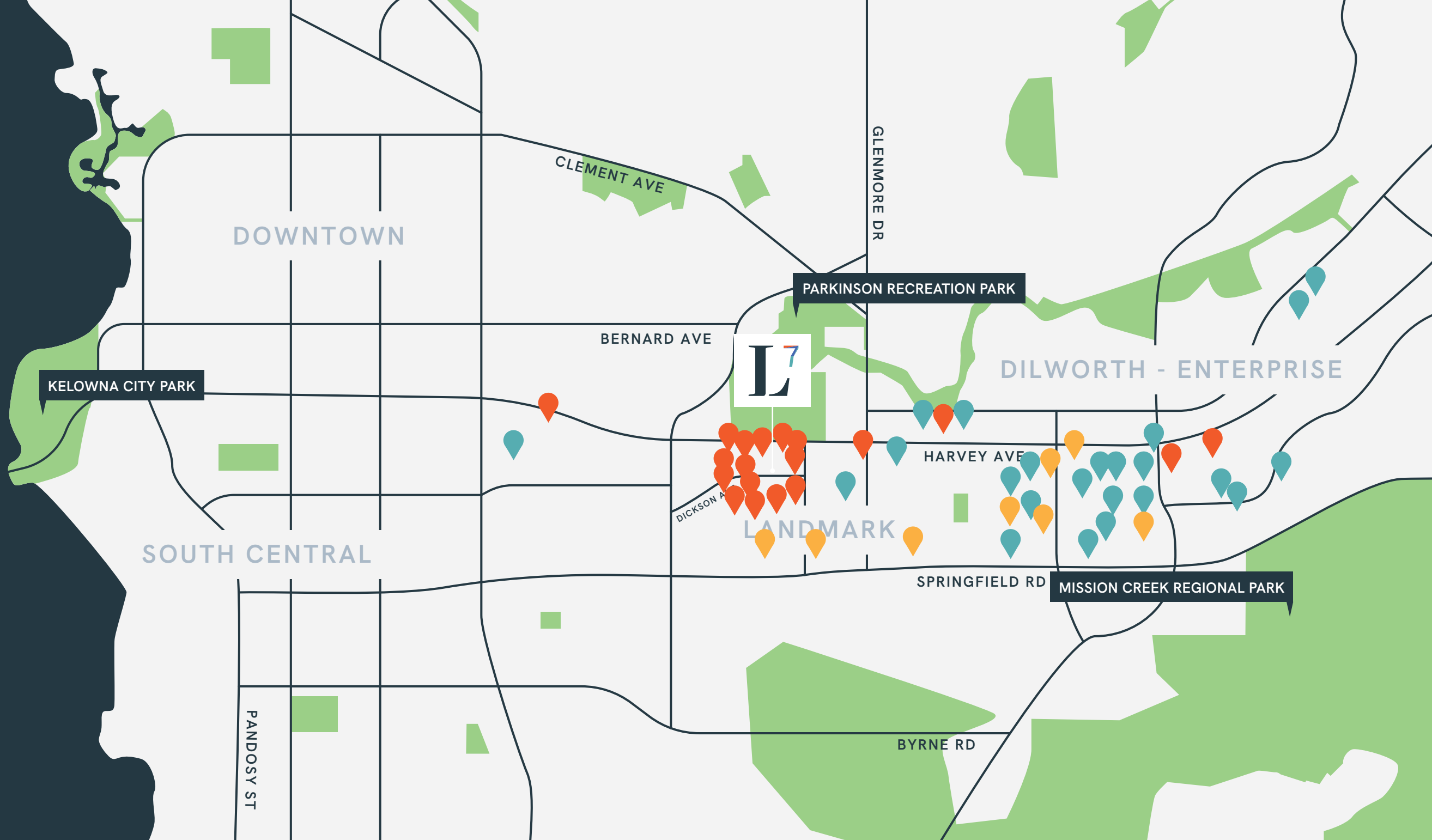
BLKBOX: LANDMARK  
 Bean Scene Coffee Works  
 Bread co  
 Buster's Pizza & Donair  
 Fiesta Del Sol  
 Freshii  
 Frankie We Salute You  
 LVS Restaurant  
 Mid-Town Station Kitchen + Drink  
 Press'd Sandwich Shop  
 Quesada Burritos & Tacos  
 Ramen Arashi Kelowna  
 Habibi Tapas Grill  
 Kasai Teppanyaki Steak & Sushi House  
 The Sandwich Company  
 Yellow Star Snack House  
 The Old Spaghetti Factory  
 Starbucks  
 IHOP  
 The Keg Steakhouse + Bar - Kelowna  
 BCLIQUOR Kelowna Orchard Pk

## Retail

Peter's Your Independent	Old Navy
Grocer Kelowna	MEC Kelowna
RONA Kelowna	Dulux Paints
Save-On-Foods Orchard Plaza	Choices Markets
Shopping Centre	London Drugs
Winners	The Shoe Company
Shoppers Drug Mart	Marshalls
Mark's	Dollarama
SEPHORA	Aritzia
Best Buy	Indigo
Sport Chek	Hudson's Bay
	Costco Wholesale
	The Home Depot
	Michaels

## Services

Planet Fitness  
 Cineplex Cinemas Orchard Plaza  
 Canadian Western Bank  
 Kal Tire  
 ICBC Driver Licensing  
 Planet Lazer  
 CIBC Branch with ATM  
 RBC Royal Bank



## Demographics

153,385

Kelowna Total Population (2024)

256,944

Central Okanagan Population (2024)

383,000

Est. Central Okanagan Population 2046

\$85,000

Avg. Household Income in Kelowna

60,000/day

Highway 97 Traffic Count

34,365

Business Count in Central Okanagan

# The Landmark District

Nestled in the heart of the city, the Landmark District is Kelowna's foremost business and lifestyle hub. With swift access to Highway 97, we are just five minutes from both downtown Kelowna, and 20 minutes from Kelowna International Airport and the University of British Columbia's Okanagan Campus. Office spaces in the Landmark District are designed to foster employee engagement, drive collaboration, and facilitate learning

and mentorship for high-performing teams. We offer a wide variety of office leasing plans and space configurations, ensuring the flexibility to meet your specific needs. Whether you're looking for a more intimate workspace or an expansive environment spanning entire floors, we have the ideal solution for your business and team.



Wellington-Altus meeting areas, Landmark 7

## Cutting-Edge Features

### State-of-the-Art Boardrooms

Host a meeting or event in one of our bookable meeting rooms, exclusively for tenant use.

### Secure Bike + E-Bike Storage

Bike storage, complete with extra space for e-bikes, is monitored via video and FOB access for added security.

### Innovative Technology

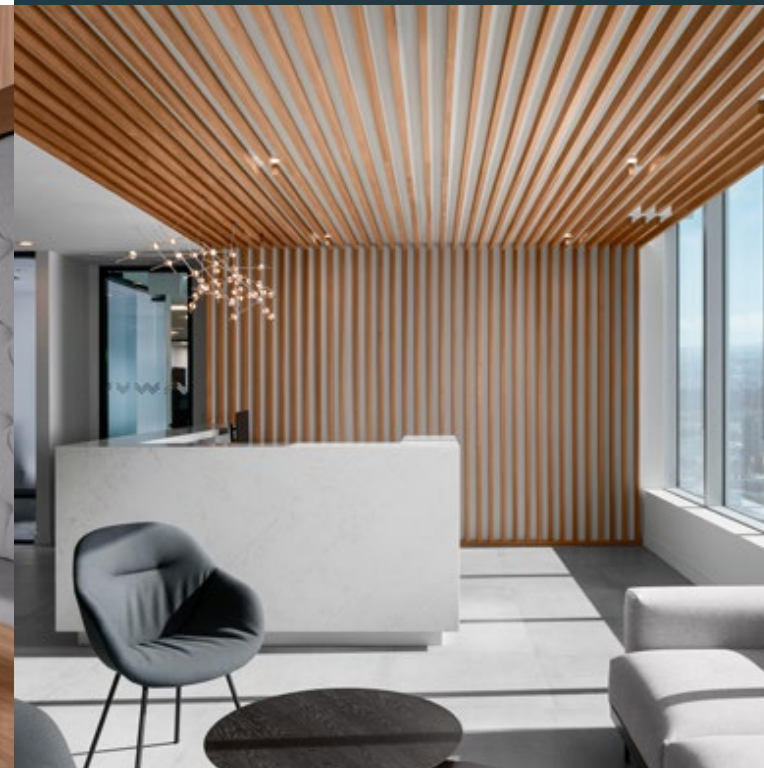
A dark fibre network, fast AGILE-driven elevators, and other leading-edge features maximize efficiency.

# Experience the Stober Advantage

Create your ideal workspace with Stober Group Tenant Improvement Services—an exclusive offering tailored for tenants in the Landmark District.

Our exclusive service is dedicated to Landmark District tenants, prioritizing the well-being and prosperity of businesses in our district over profit-driven goals. With over 25 years of experience in building in the Okanagan, we have cultivated strategic relationships that allow us to offer highly competitive pricing. Our accelerated construction timelines are made possible by the strong relationships our trades have with the tenant improvement team, ensuring they are always on-site and prepared to efficiently complete the job.

Our knowledge and understanding of our Landmark District buildings sets us apart, providing a strong advantage to our tenants from the conceptual stages of design through to construction and occupancy. This, coupled with our long-term relationships in the development and construction industry, enables us to streamline behind-the-scenes activities such as trade selection, permitting, and customized design to meet the unique requirements of each building. We pride ourselves on maintaining a continuous connection throughout the tenant improvement process, accelerating all stages for optimal outcomes.



Wellington-Altus reception, Landmark 7

## Advantages

### Support

We build it, we maintain it. We are a part of your Landmark District community which means, long after the construction is complete, our designers and construction crew are on-site, ready to assist you.

### Partnership

We are a family-owned business that values our tenant relationships. We want to make it as seamless as possible for you to update your space and grow your business.

### Excellence

We hold our quality of workmanship to the highest standard. Our team of seasoned professionals have an extensive track record in delivering unparalleled results in a timely manner.

## Well-Being and Convenience

### Tree of Hope Plaza + 7th-Floor Lounge

Relax in our public plaza or Landmark 7's open-air lounge with unparalleled views.

### Childcare Facilities

Childcare options for kids up to age five means a single commute for working families.

### 24-Hour On-Site Security

Our team provides peace of mind for the people who work and live in and around our district.



The Landmark District is more than just a place to work—it's a vibrant urban oasis that fosters community. We go beyond mere ambiance, helping to reshape corporate culture with amenities that nurture collaboration and belonging.

## Best-in-Class Amenities

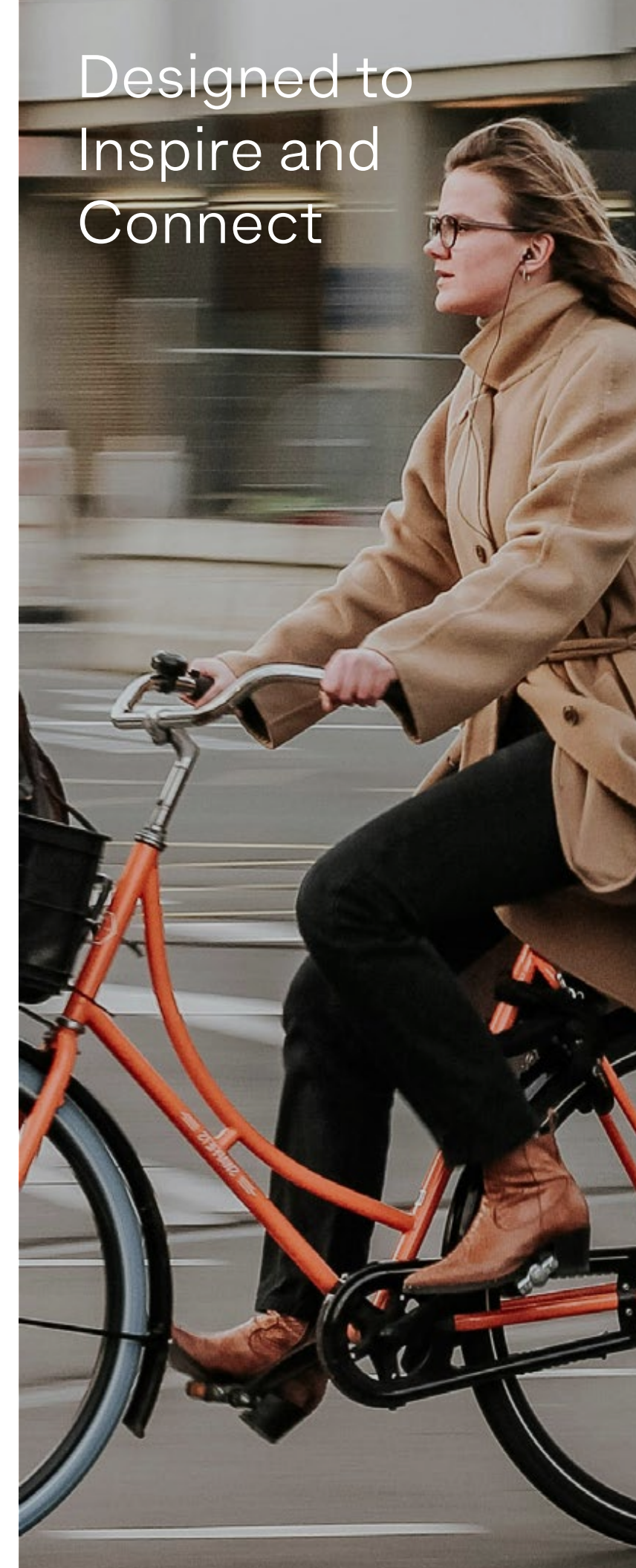
### Two Fitness Centres

Convenient, tenant-exclusive fitness facilities make it easier to fit exercise into your day.

### End-of-Trip Facilities

Showers and change areas offer space to refresh after your commute on bike or foot.

# Designed to Inspire and Connect



# Collaborative Community

## The Team

### **WILLIAM | WRIGHT**

#### [William Wright Commercial](#)

William Wright Commercial is a modern, full service commercial brokerage founded in 2013, offering more dedicated commercial real estate offices in BC than anyone else. Our intimate and in-depth knowledge of the province's best markets provides clients with the ability to make key decisions with frontline data and information, ensuring that even the most critical needs can be met with confidence. From landlord and tenant services to investment sales and project marketing, we strive to connect our clients to their goals and help them build their business, one transaction at a time.



#### [Cushman & Wakefield Vancouver](#)

Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financial services to owners and occupiers of office, retail, industrial and multi-residential properties around the globe.



#### [Stober Group](#)

Stober Group, rooted in Kelowna, BC since 1957, is a family-owned company. They are a fully integrated real estate development and property management organization with over 1.1 million square feet of commercial space and over 1,700 residential homes delivered across the Okanagan region. They develop, construct, and manage their own properties. Driven by a genuine passion for their hometown, Stober Group strives to bring projects of quality and innovation to build a better Kelowna.

## Contact The Team

### WILLIAM | WRIGHT

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