

242 LAWRENCE AVENUE, KELOWNA

HIGH-EXPOSURE COMMERCIAL SPACE WITH EXISTING IMPROVEMENTS & PATIO

**FOR
LEASE**

**FLEXIBLE LAYOUT SUITABLE FOR HOSPITALITY,
MEDICAL, RETAIL, AND PROFESSIONAL USES**



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242 LAWRENCE AVENUE
DOWNTOWN KELOWNA
4,700 SQFT OF FUNCTIONAL SPACE



OVERVIEW

An exceptional leasing opportunity in the heart of Downtown Kelowna, this \pm 4,700 SF commercial space offers a rare combination of existing infrastructure, flexible layout, and prime exposure. While currently improved for hospitality use, the premises can be readily adapted to accommodate a wide range of uses including medical, wellness, retail, and professional services. Positioned within one of Kelowna's most active urban corridors, the unit benefits from strong pedestrian traffic, excellent accessibility, and proximity to key amenities, making it an ideal location for businesses seeking both visibility and functionality.



EXPANSIVE AND VERSATILE SPACE

The \pm 4,700 SF layout offers exceptional flexibility, with the ability to accommodate open-concept configurations or demised areas for treatment rooms, offices, or client-facing environments. Existing improvements, ceiling heights, and servicing provide a strong foundation for both hospitality and non-hospitality users.



CENTRAL BAR AREA

A prominent central bar area serves as a focal point, perfect for crafting signature beverages and fostering a lively atmosphere, while efficiently serving both diners and walk-in patrons.



COVETED OUTDOOR PATIO

Capitalize on Kelowna's beautiful weather with a prime outdoor patio space. This feature is highly sought after by diners and significantly enhances revenue potential, especially during peak seasons.



IMMEDIATE OPERATIONAL
CAPABILITY WITH A
COMPLETE TURNKEY SETUP



HIGHLY DESIRABLE
DOWNTOWN LOCATION WITH
EXCEPTIONAL PEDESTRIAN
AND BIKE TRAFFIC



HIGH VISIBILITY AND
BRANDING OPPORTUNITIES



INCLUDES PERMITTED PATIO



SIGNIFICANT POWER
CAPACITY AND
IMPROVEMENTS SUITABLE
FOR MEDICAL, WELLNESS, OR
SPECIALIZED OPERATORS



SALIENT FACTS

SIZE

+/- 4,700 SQFT

PARKING

Rear

ZONING

UC1







BASIC RENT

\$22.00/FT

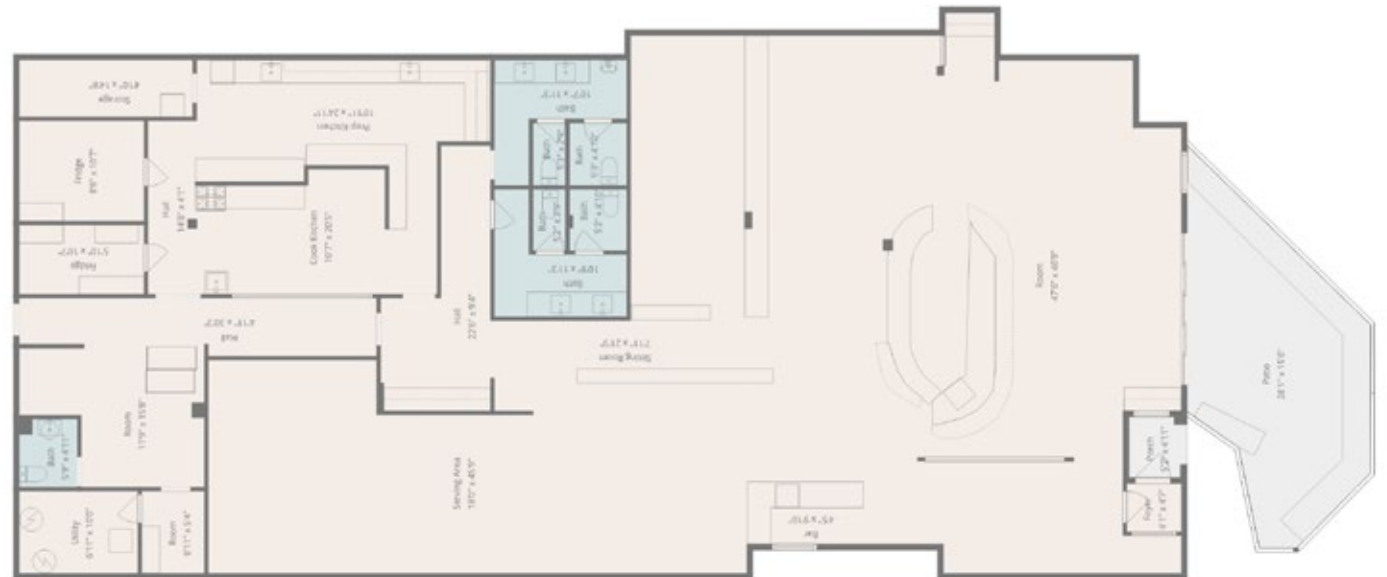
ADDITIONAL RENT

\$10.00/FT

POTENTIAL USES

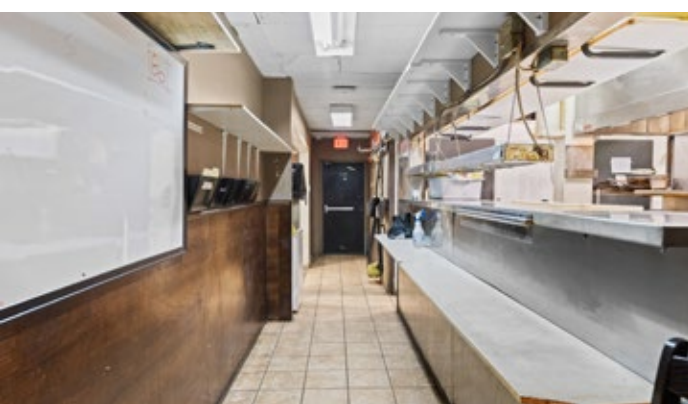
-  MEDICAL & DENTAL CLINICS
-  PHYSIOTHERAPY, WELLNESS & REHABILITATION
-  PROFESSIONAL OFFICES (LEGAL, ACCOUNTING, CONSULTING)
-  SPECIALTY RETAIL OR SHOWROOM
-  FITNESS OR BOUTIQUE STUDIO
-  HOSPITALITY / FOOD & BEVERAGE CONCEPTS

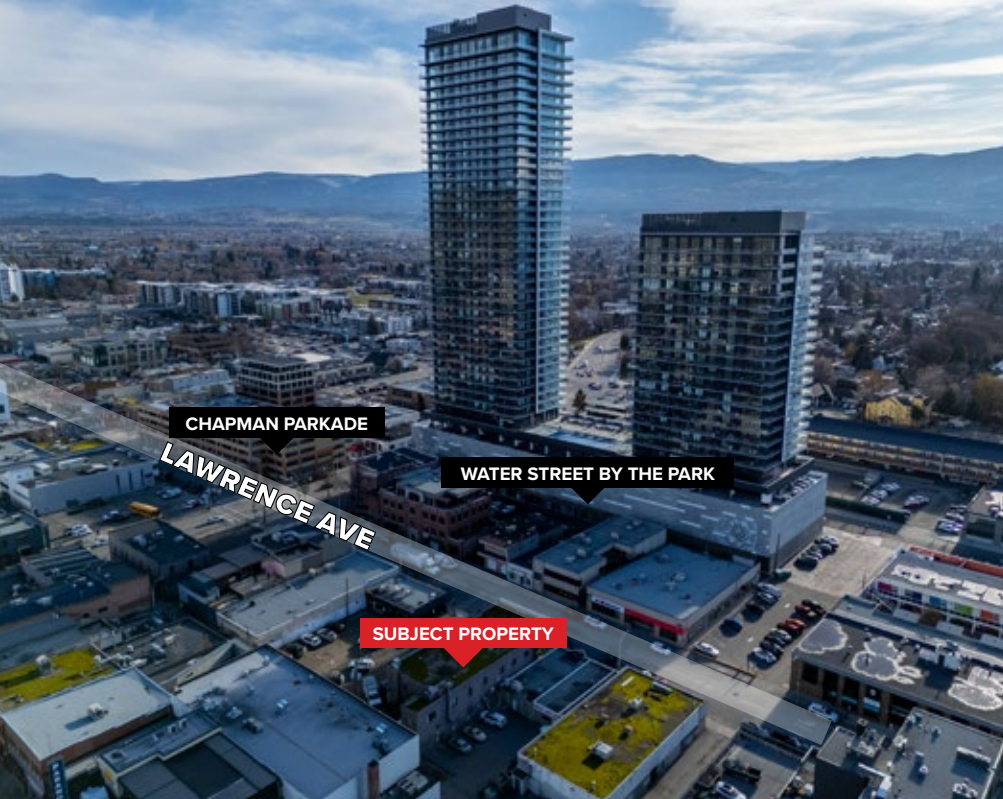
FLOORPLAN



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







— DOWNTOWN KELOWNA —

Situated on Lawrence Avenue, this property boasts an enviable position in Kelowna's dynamic downtown core, a magnet for both locals and the booming tourism market. The strategic placement ensures maximum visibility and consistent foot traffic, essential for a wide range of customer-facing businesses.



EXCEPTIONAL WALKABILITY

With a Walk Score of 94 ('Walker's Paradise'), daily errands and dining experiences do not require a car. This indicates a high volume of pedestrian traffic, directly translating to a broad customer base right at your doorstep.



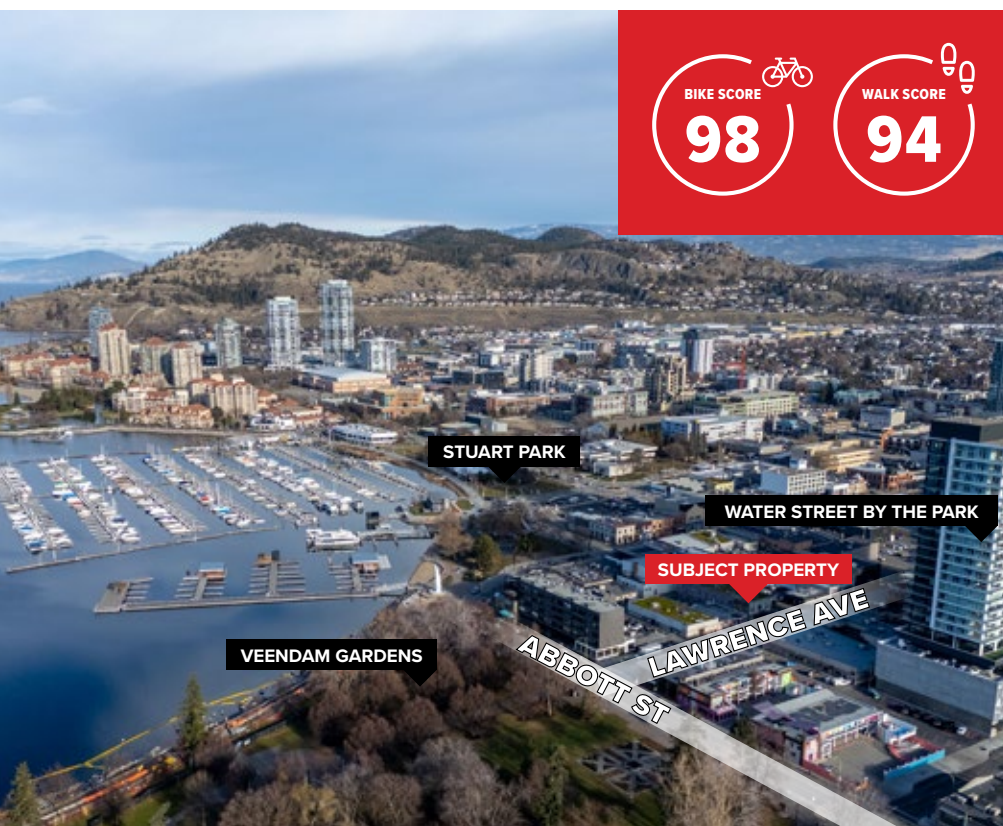
SUPERIOR ACCESSIBILITY

A Bike Score of 98 ('Biker's Paradise') highlights the property's ease of access for the cycling community, further expanding potential clientele. A Transit Score of 59 ('Good Transit') ensures convenient public transportation options for staff and patrons.



VIBRANT URBAN HUB

Zoned UC1 - Downtown Urban, the property is nestled amongst a mix of commercial, residential, and entertainment venues, fostering a lively atmosphere day and night.



AMENITIES BLOCKS AWAY FROM DOWNTOWN KELOWNA

Restaurants

- + Train Station Pub
- + Central Kitchen & Bar
- + Waterfront Wines
- + Earls
- + Cactus Club
- + Antico Pizza
- + OEB
- + Bohemian Cafe
- + Curious Cafe
- + El Taquero

Breweries

- + BNA Brewing Co.
- + Rustic Reel
- + Bad Tattoo Brewing
- + The Office
- + Red Bird
- + Kettle River Brewing
- + Vice & Virtue
- + BC Tree Fruits
- + Kelowna Beer Institute

Café

- + Bliss Bakery
- + Blendz Coffee
- + Bean Scene
- + Bright Jenny
- + Deville
- + Pulp Fiction
- + Starbucks

Shops + Services

- + Okanagan Lifestyle
- + District on Bernard
- + Kelowna Downtown Library
- + HealthWise Family Practice
- + Building Blocks Childcare
- + Jorgia Brows
- + Lululemon

Essentials

- + Shoppers Drug Mart
- + Safeway
- + Mediterranean Market
- + TD Bank
- + RBC
- + Scotiabank

Fitness

- + Anytime Fitness
- + Downtown YMCA
- + CrossFit Okanagan
- + Sweat Studios

Parks + Waterfront

- + Waterfront Park
- + Knox Mountain Park
- + Stuart Park
- + Kasugai Gardens
- + Kelowna Yacht Club





FOR MORE INFORMATION CONTACT

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