FOR SUBLEASE

2ND FLOOR PROFESSIONAL OFFICE SPACE

#202 - 1626 Richter Street, Kelowna, BC

Kris McLaughlin Personal Real Estate Corporation

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250.870.2165

REMAX Commercial - REMAX Kelowna

1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

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Property Details

Civic Address:
#202 - 1626 Richter Street, Kelowna, BC

Location:
Located on the 2nd floor of Richter Place on the west side of Richter Street between Leon Avenue and Lawrence Avenue

Space Available:
±937 SF

Parking:
One dedicated, on-site parking stall

Zoning:
UC1 - Downtown Urban Centre

Sublease Rate:
Starts at $20/SF (Jun 1/25 - Oct 31/26 plus additional rent of $14.95/SF (estimated for 2026) & applicable taxes with escalation

Sublease Term:
Expires October 31, 2030

Professional Office Space Available in Richter Place

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to sublease second floor office space on Richter Street in Downtown Kelowna.

Features:

- Turn-key second floor office space featuring ±937 SF with 3 individual offices/treatment rooms, open work area, and reception/waiting area
- Elevator access, wide hallways, and nearby common washrooms
- Meticulously clean building shared by a variety of professionals such as medical practitioners, financial planners, accountants, architects, engineers and more
- Unit comes with one dedicated, on-site parking stall with additional parking (if available) at a nearby off-site parking lot at market rates
- Highly desirable location near the financial core, coffee shops, restaurants, boutique shops and more, located only 1 block north of the Harvey Avenue/Highway 97 corridor
- Rental rates per annum for the remainder of the term are the following: Jun 1, 2025 - Oct 31, 2026 $20.00/SF | Nov 1, 2026 - Oct 31, 2027 $21.00/SF | Nov 1, 2027 - Oct 31, 2030 $22.00/SF plus additional rent of $14.95 (estimated for 2026) & taxes
- For more information or to arrange a tour of this unit contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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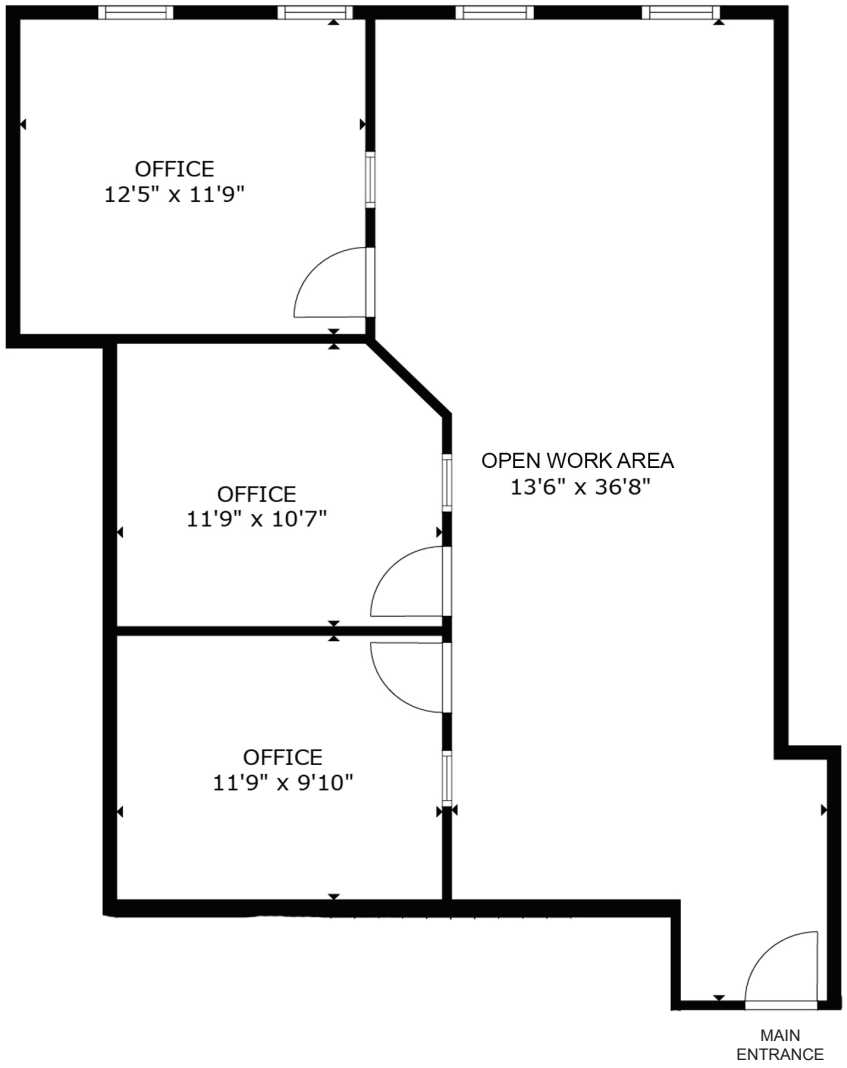
Floor Plan: ±937 SF



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information, configuration and square footage should be verified.

Interior Photos

Interior Photos

Building Interior Photos

Building Exterior Photos

Aerial Images

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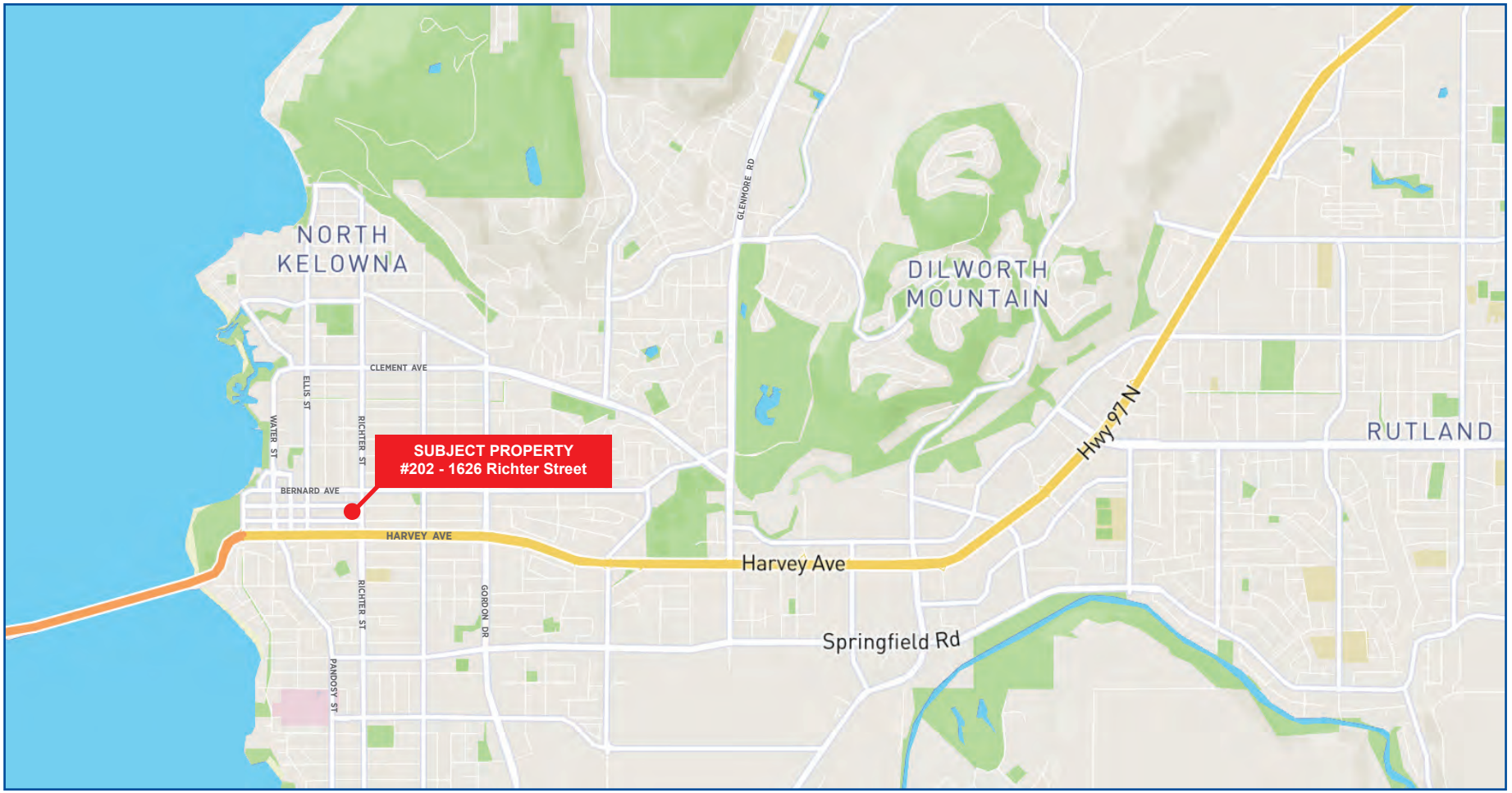

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