

OFFICES WITH GREAT PARKING!

MISSION PLACE OFFICE FOR LEASE

204 & 205 – 3140 Lakeshore Road, Kelowna

- 1139sf, 1466sf or 2605sf 2nd floor office space with elevator
- Former medical office layout with multiple size options
- Abundant windows and private washroom in each office
- 66 on-site parking stalls for staff and clients
- Pylon signage available separately along high traffic Lakeshore Road
- Rents are based on usable area (no common area markup)
- Triple net includes parking and utilities
- Available: January 1, 2020



Unit	Size (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs	Included items
204	1139	\$23.00	\$11.00	\$3227	GST	Parking & Util.
205	1466	\$22.00	\$11.00	\$4031	GST	Parking & Util.
204&205	2605	\$21.00	\$11.00	\$6946	GST	Parking & Util.



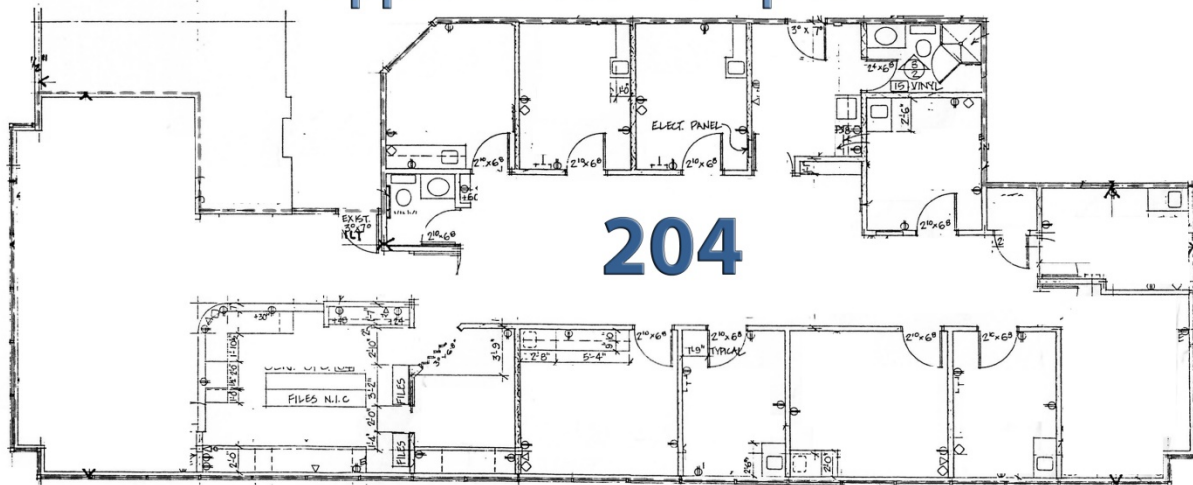
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Suite 204 – Approximate “AS IS” Floorplan

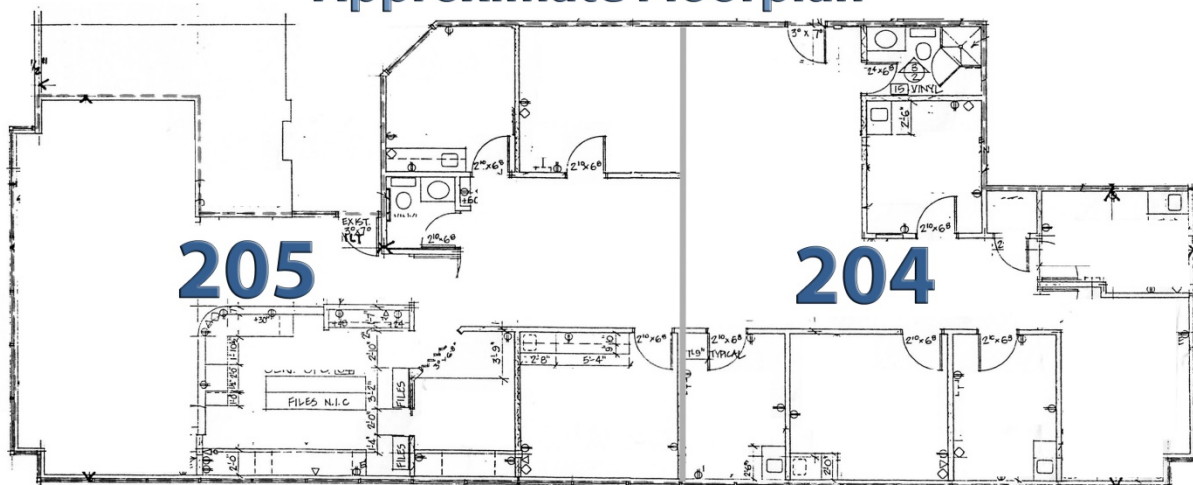
Approximate Floorplan



Lakeshore Road (East)

Suite 204/205 – Approximate “Split” Floorplan

Approximate Floorplan



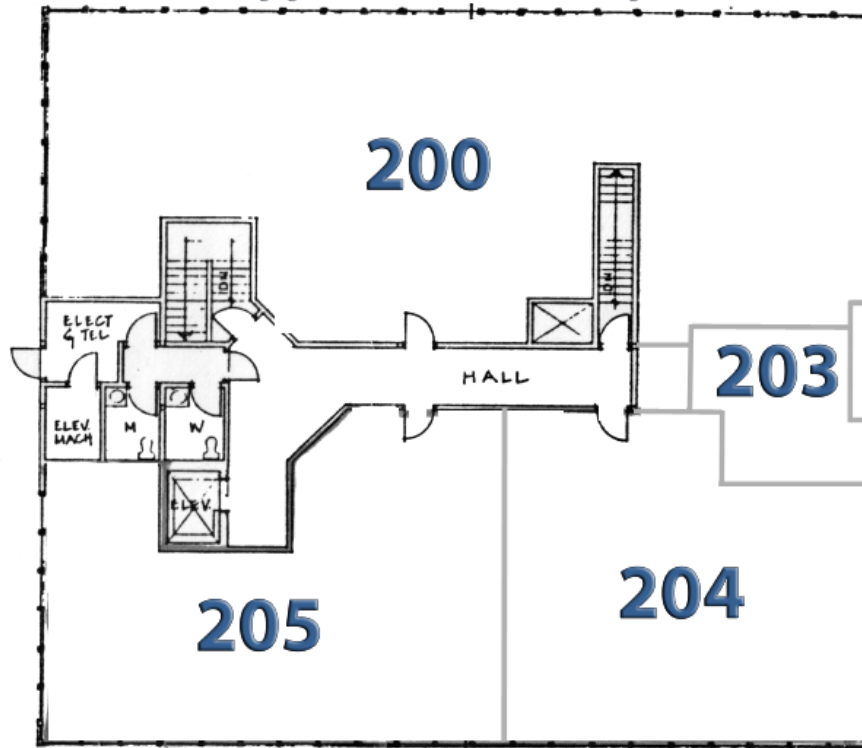
Lakeshore Road (East)

Suite 204 – Interior Photos



Second Floor Plan and Aerial:

Approximate Floorplan



Lakeshore Road (East)

