

GRADE "A" OFFICE FOR LEASE:

403 – 1630 Pandosy Street, Kelowna

- 761 sf of leasable area of prime turnkey office space (638 usable)
- Tall open ceilings (8' 6" ceilings to ducts) | 100 amp 3 phase power
- Modern Interior with abundant windows and natural light
- Professional tenant mix | Includes two offices, a filing room and reception
- Available March 2019 | C7 zoning for a variety of commercial office uses



Unit	Rentable Size (ft. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
403	761	\$19.00*	\$10.00	\$1839	Utilities & GST

**Base Rent to increase 3% annually to cover inflation*

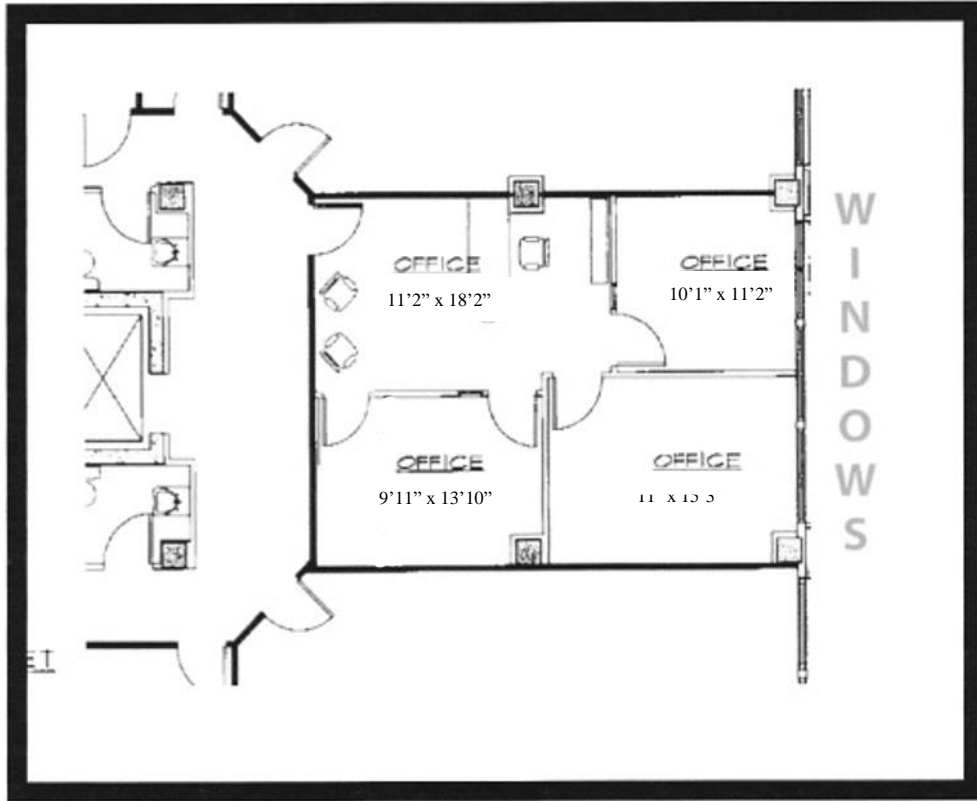


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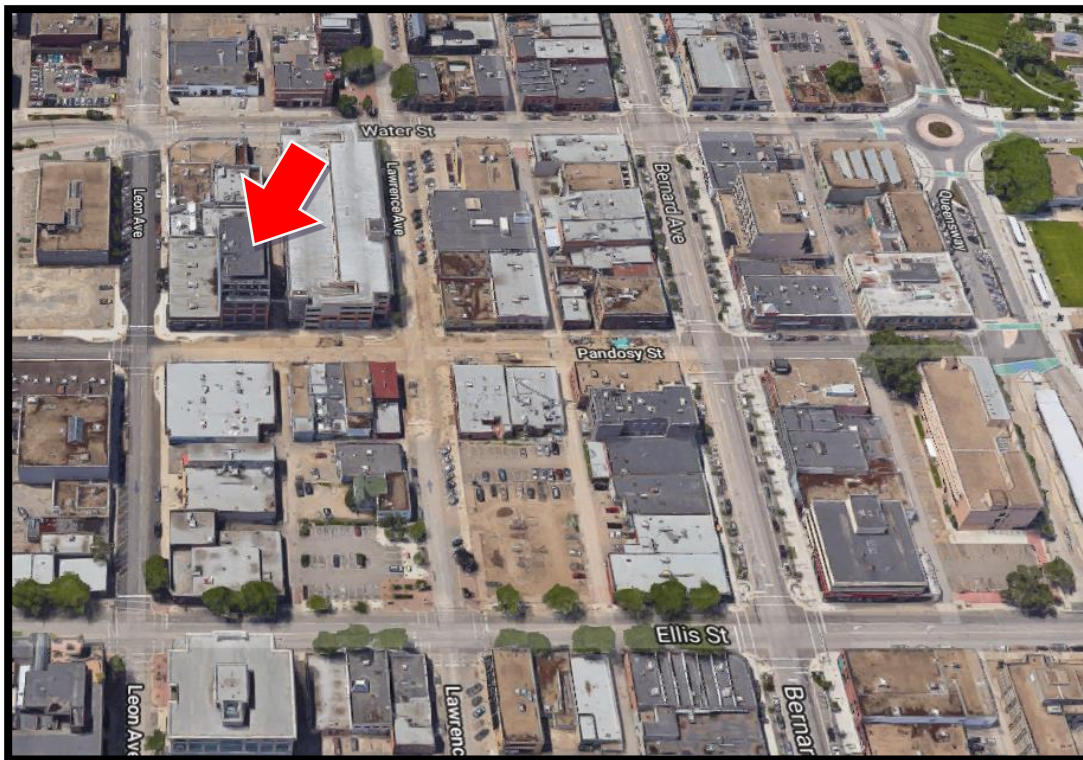
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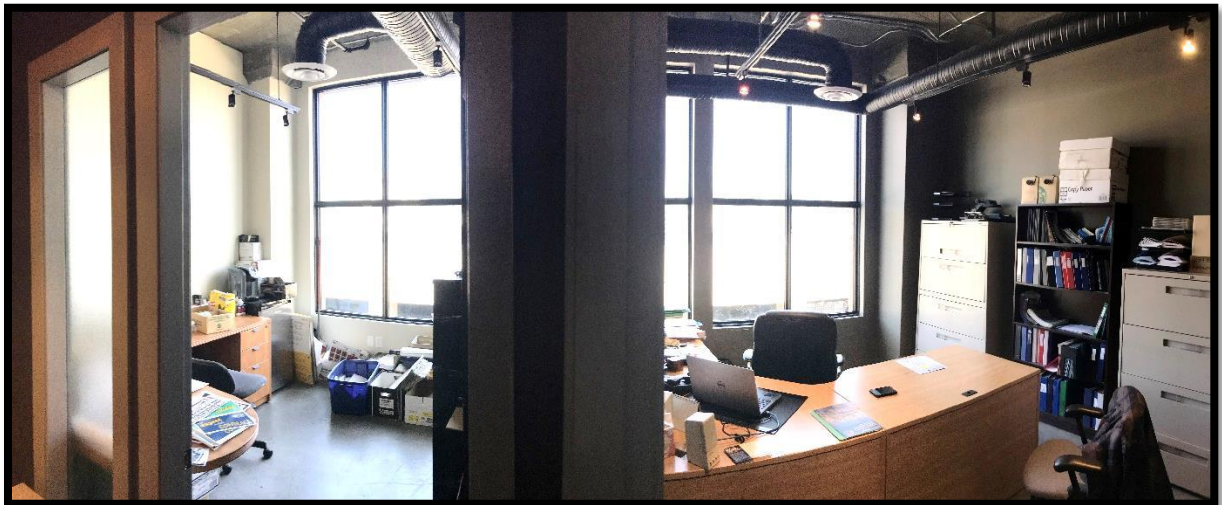
APPROXIMATE MAIN FLOOR PLAN:



LOCAL AERIAL MAP



INTERIOR PHOTOS:



ADDITIONAL INTERIOR PHOTOS:

