

CORNER RETAIL SPACE FOR SUBLEASE

595 Lawrence Avenue, Kelowna

- 1836 sf downtown corner retail space with large windows and excellent visibility, on the corner of Bertram Street and Lawrence Avenue
- Features open layout on the main floor with additional offices/treatment rooms upstairs
- Sublease until Oct 31, 2025, landlord open to longer term
- Excellent foot traffic: Located one block away from the new Bertram Multiuse Overpass
- Utilities Included!
- Available July 1, 2025!

Unit	Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Deemed Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
595 Lawrence Ave	1836	\$22.00	\$9.00	\$4,743	GST

* Base Rent to increase 3% annually to cover inflation

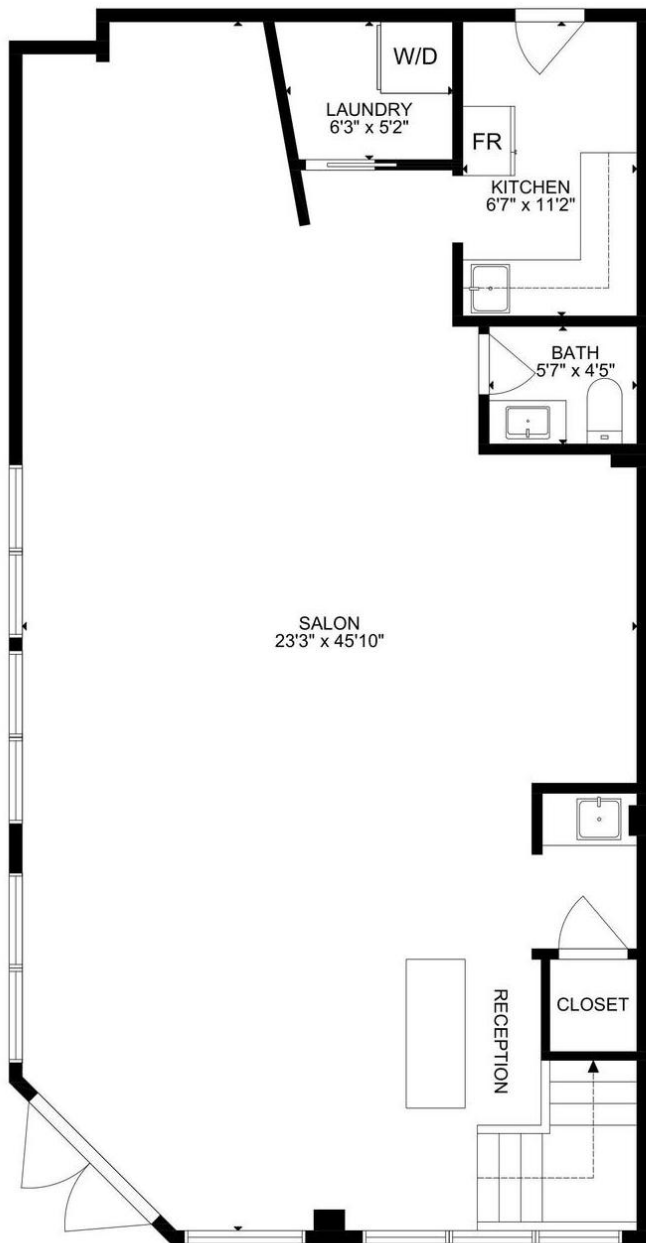


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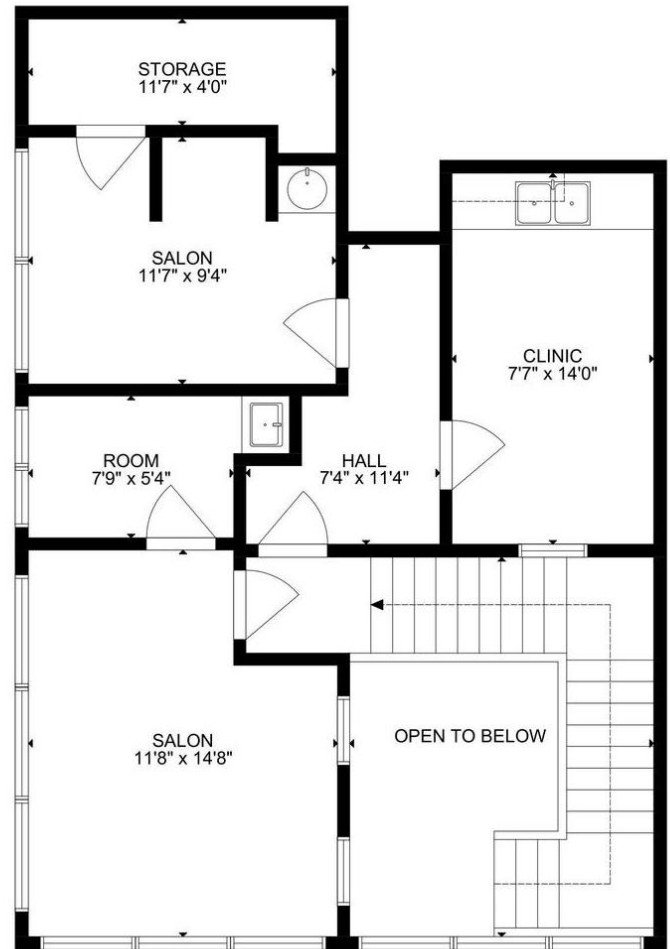
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Approximate Floor Plan:



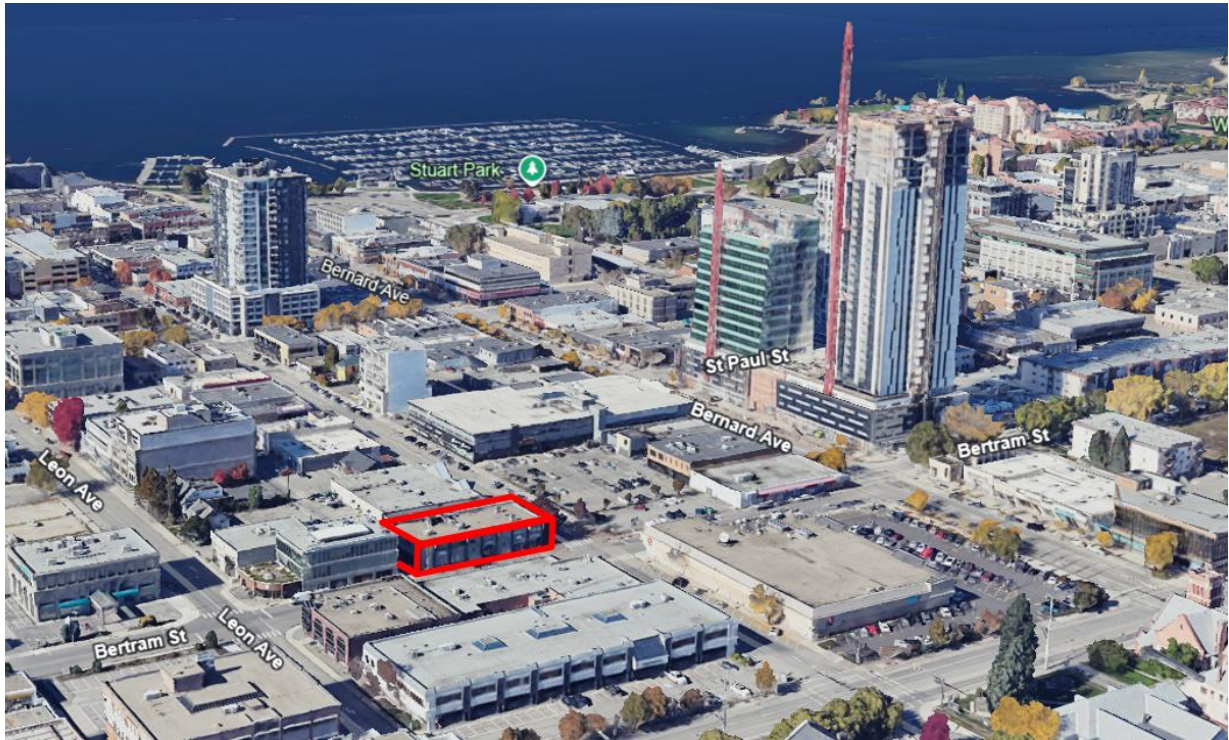
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1108 SQ FT, FLOOR 2: 624 SQ FT
 TOTAL: 1732 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Great downtown location near new pedestrian overpass:



AERIAL VIEW FROM SOUTH-EAST PERSPECTIVE

Photos:



