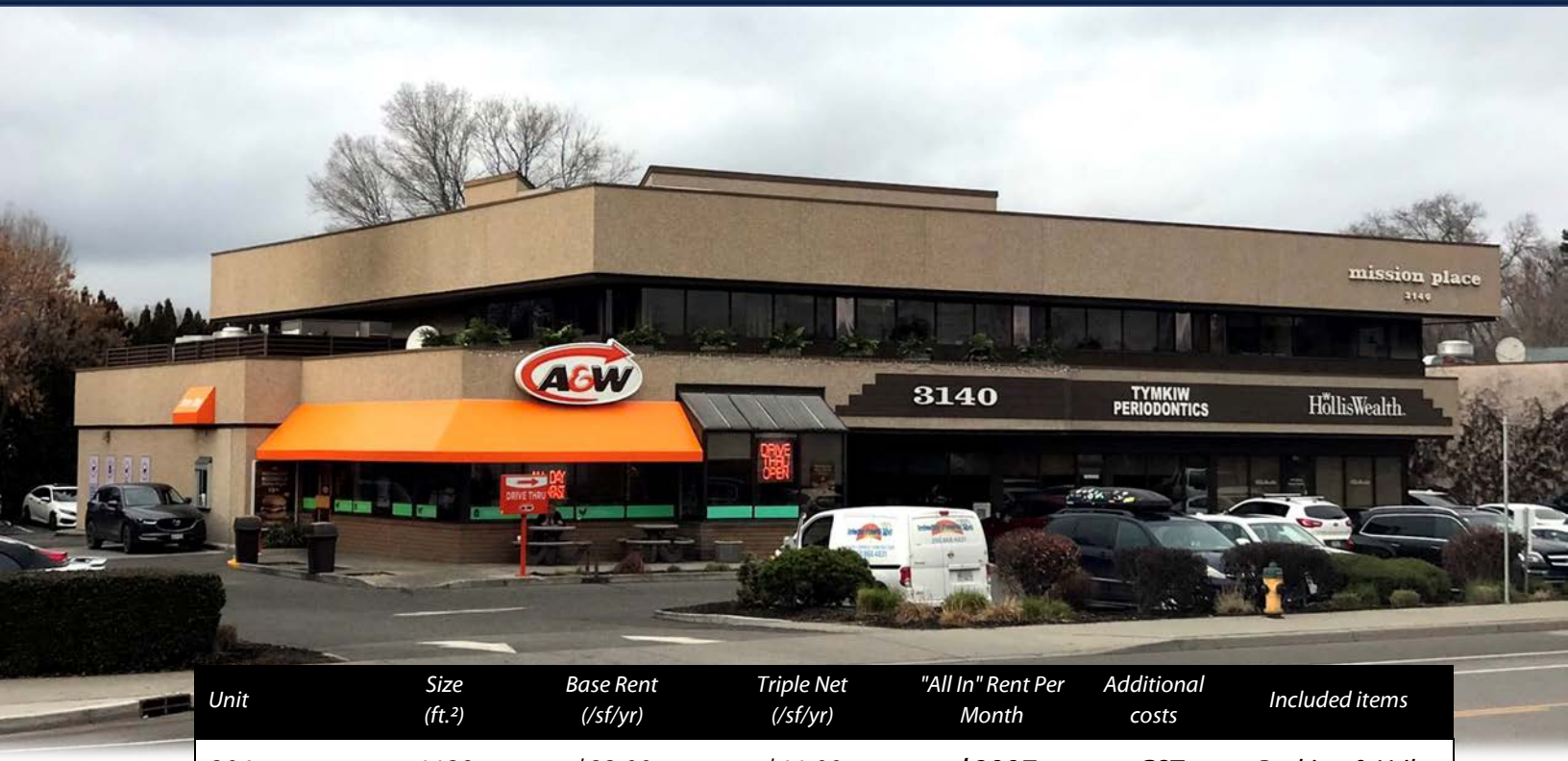
OFFICES WITH GREAT PARKING!

MISSION PLACE OFFICE FOR LEASE

204 & 205 – 3140 Lakeshore Road, Kelowna

- *1139sf, 1466sf or 2605sf 2nd floor office space with elevator*
- *Former medication 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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Kelowna, BC Canada V1W 1C2

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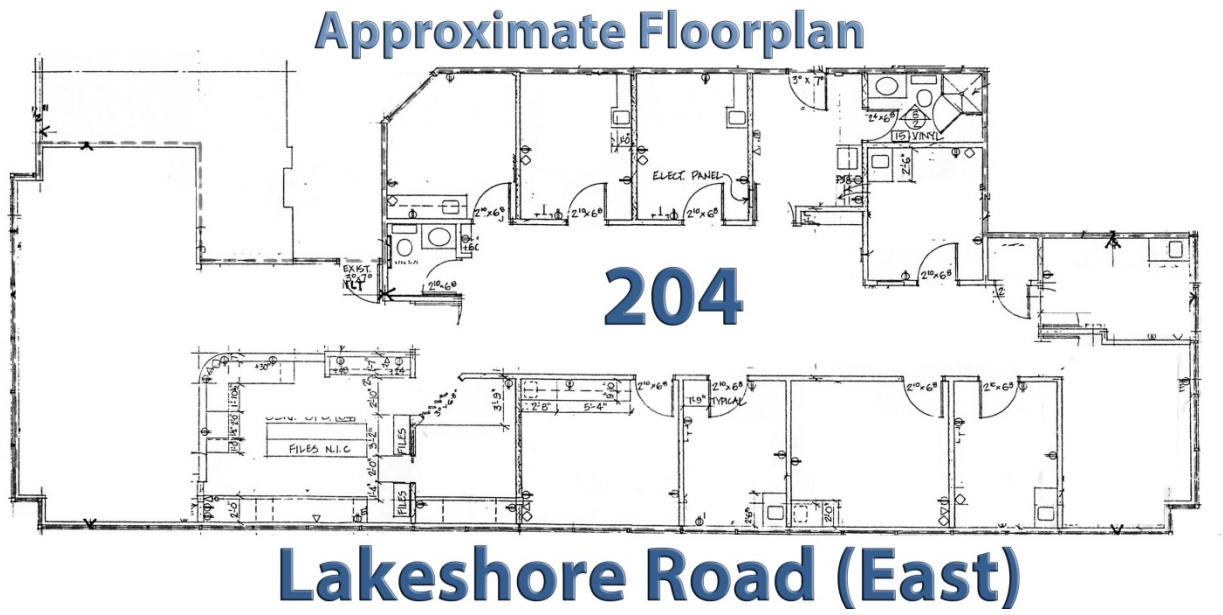
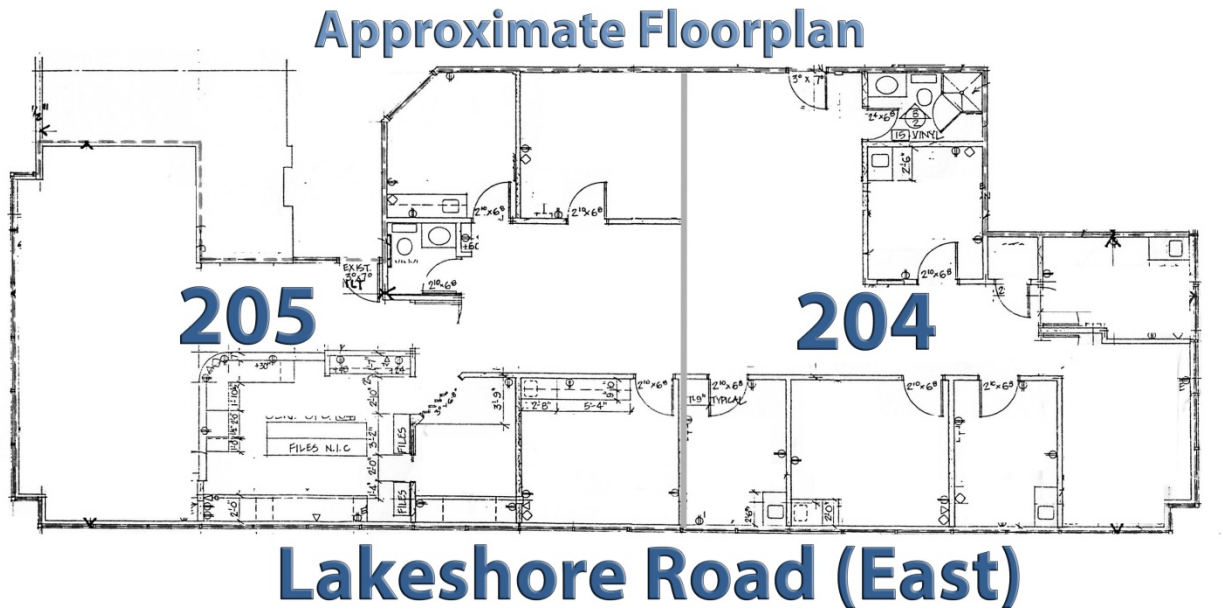
Suite 204 –Approximate “AS IS” Floorplan

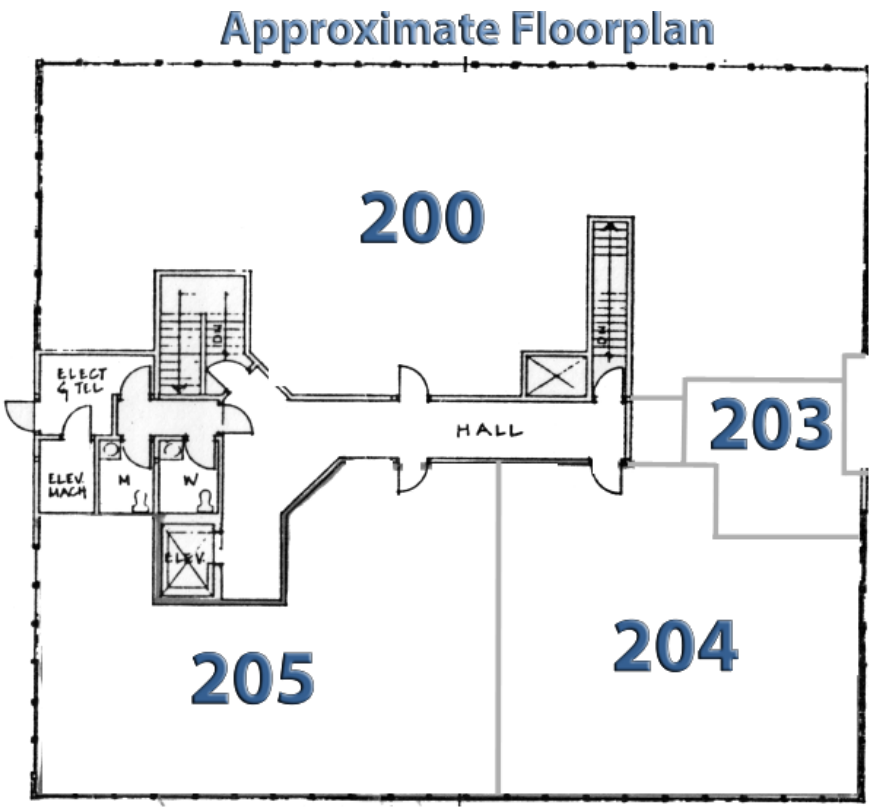


Suite 204/205 –Approximate “Split” Floorplan

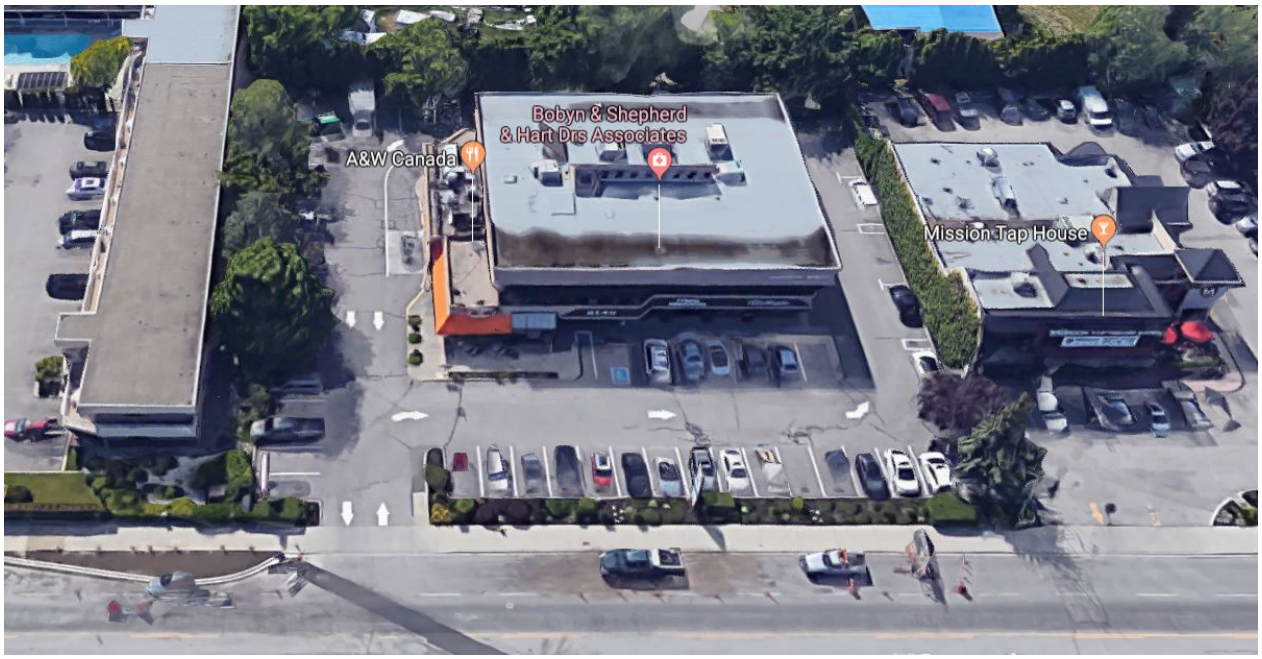


Suite 204 – Interior Photos

Second Floor Plan and Aerial:



Lakeshore Road (East)



Corporate Accord Realty

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