

# OFFICE FOR LEASE

## 3 – 1551 Sutherland Avenue, Kelowna

- Central Kelowna Location close to central Highway Retail area
- Three non-reserved on-site parking stalls are included
- Nice interior renovations and kitchen area (reception plus nine rooms)
- Fascia Box signage is included, and pylon sign is available for \$50/mo. plus GST
- Zoned C3 Commercial | Available January 1, 2023

Deemed Size (ft. <sup>2</sup> )	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
1632	\$15.50	\$5.00	\$2788	GST & Utilities

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



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# Near Landmark Centre Development

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# Reception

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# Interior Photos

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# Approximate Floorplan

