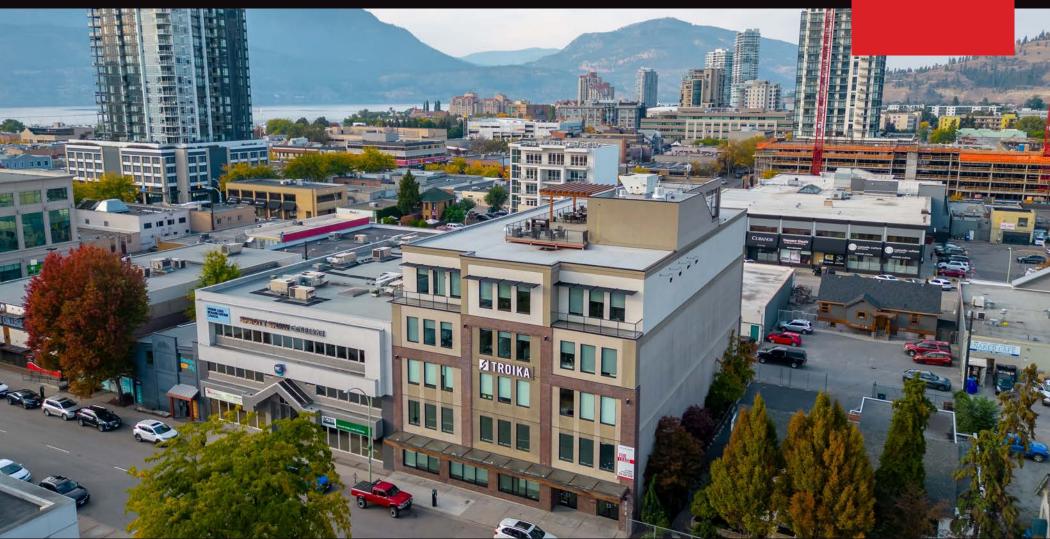
# **554 LEON AVENUE, KELOWNA**OPEN CONCEPT OFFICES WITH ROOFTOP PATIO ACCESS

# FOR **LEASE**





**Commercial Real Estate Services** 

JEFF BROWN

jeff.brown@williamwright.ca 236.420.3558

**VICTORIA MITCHELL** 

victoria.mitchell@williamwright.ca 236.420.3558



### **554 Leon Avenue**



Central downtown location



Rooftop patio + meeting space



High quality existing improvements



Easily accessible from Hwy 97

Unit 401 features a large open workspace for cubicles and/or co-working opportunities, 6 private offices, a boardroom and in-suite kitchenette.

Building tenants also have access to the rooftop patio with panoramic views of the lake and downtown. Fully equipped with patio furniture, BBQ and a full indoor kitchen and meeting space. Minimum of two parking stalls with additional spots available at a nearby surface lot.

## **Units Available**

Unit	Leasable Area	Availability
203	± 7,486 SF	LEASED
400	± 4,321 SF	LEASED
401	± 3,428 SF	Available



**UNIT 401 SIZE** 

+/- 3,428 SQFT

**PARKING** 

Min. 2 stalls

ZONING

C7

**BASIC RENT** 

\$22.00/FT

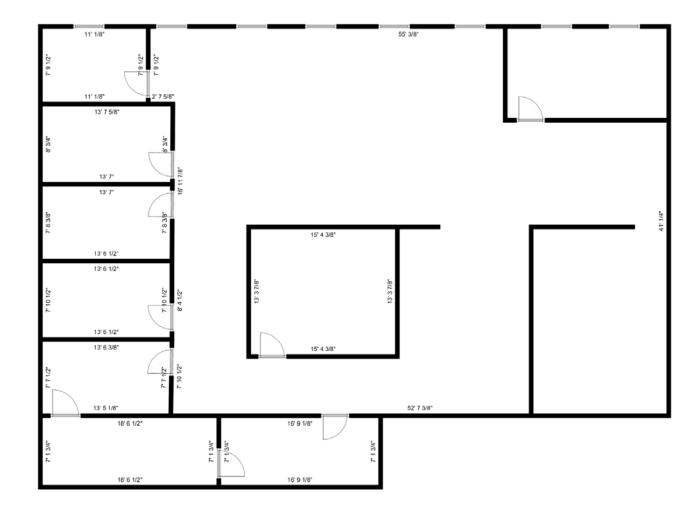
**ADDITIONAL RENT** 

\$6.98/FT

**MONTHLY RENT** 

+/- \$8,280 + GST

Sizes displayed on the floorplan are approximate and based on architectural measurements.













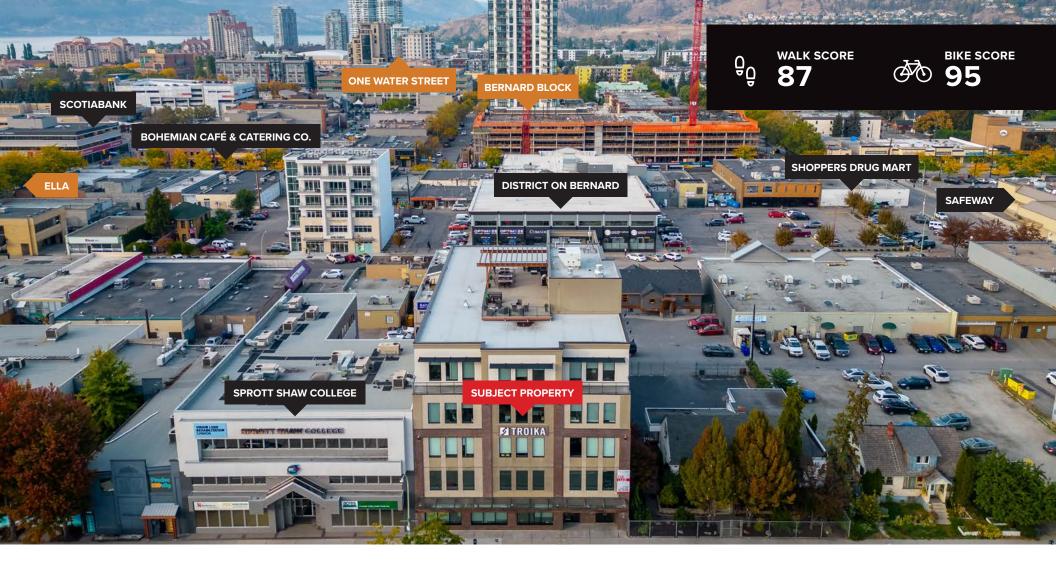


#### **554 LEON AVENUE, KELOWNA**









#### **LOCATION**

Centrally located within the core of downtown Kelowna with visibility from Highway 97. Within walking distance to all downtown amenities including retail, restaurants, grocery and nearby offices. Two blocks from new residential developments ELLA and soon to be completed, Bernard Block.

#### FOR MORE INFORMATION CONTACT

**JEFF BROWN** 

jeff.brown@williamwright.ca 236.420.3558

**VICTORIA MITCHELL** 

victoria.mitchell@williamwright.ca 236.420.3558



#### williamwright.ca











430-605 Robson Street Vancouver, BC 604.428.5255