



519 33 Highway 102 Kelowna British Columbia

\$8

Private Office + Bookable Boardroom Access. Now Available for Lease at 102-519 Highway 33 W in the Heart of Rutland. An excellent Opportunity for Professionals + Small Businesses seeking an Affordable, Turnkey Workspace in a Central, High-visibility location. For larger office needs, possibility to remove demising wall(s) for a long term tenant, offering Flexibility for a variety of business needs. Lease includes all Utilities, Wi-fi Internet, Heating/cooling, + Access to common areas. Tenants can enjoy a welcoming Shared Reception area, two (2) Meeting Rooms (Boardrooms), two (2) Common Washrooms, Kitchen/breakroom, + Secure Access. Client Visit Office Hours 9 - 5 pm. Principal Tenant will have 24 hour access (Key + Code). The property provides ample Free On-site Parking + Ground floor convenience, making it easy for staff + clients. Located along busy Highway 33, this property offers outstanding exposure + quick access to Kelowna International Airport, UBCO, Downtown Kelowna, + Transit routes. Ideal for Sales Agents, Mortgage Brokers, Accountants, Architects, Designers, Freelancers, Digital Creatives, AI Controllers, Advisors, Consultants, or Independent Professionals looking for a Cost-effective Private Office in a Professional setting. Reception Services additional. Competitive Gross Lease rates with renewal terms available. Plant your roots in the Heart of the Rutland Community. MLS®#:10362208 (id:6769)

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd

<https://www.cliffordmay.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca