



519 33 Highway 102 Kelowna British Columbia

S8

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

261 age

#4002 - 2271 Harvey Ave,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.