



## 1579 Sutherland Avenue 204 Kelowna British Columbia

\$850

Unit 204 - 1579 Sutherland Avenue presents an excellent opportunity to lease approximately 252 SF of bright, functional office space in a well-established professional building, conveniently located within walking distance of Kelowna's Landmark District. Ideal for a small office user, consultant, therapist, accountant, bookkeeper, or other professional service provider, the unit features an efficient layout with abundant natural light, creating a welcoming work environment. The building offers walk-up access and on-site customer parking, making it easy for both staff and clients. The space is currently configured as part of a larger 505 SF unit and can be leased in its entirety or demised into two smaller units, providing flexibility to accommodate a variety of space requirements and uses. Shared common washrooms are located on the same floor, and the property benefits from excellent accessibility to major transportation routes, nearby amenities, and surrounding commercial services. Lease is offered on a triple net basis. The gross monthly rent includes estimated additional rent of \$7.50 PSF (2025 estimate). (id:6769)

Listing Presented By:



Originally Listed by:  
Venture Realty Corp.



Royal

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