



## 1700 Dickson Avenue 1010 Kelowna British Columbia

\$34

Elevate your business presence with this premier AAA Class office opportunity in Kelowna's sought-after Landmark District. This approximately 3,951 SF fully improved 10th floor space offers sweeping views of Okanagan Lake, Downtown Kelowna, Parkinson Recreation Centre, and Dilworth Mountain—delivering an executive environment that leaves a lasting impression. The thoughtfully designed layout features 10 perimeter offices with expansive windows, 4 interior offices with floor-to-ceiling glass for natural light, a stunning 12-seat boardroom with incredible views, an upscale kitchenette with appliances, and strategically positioned storage areas for operational efficiency. Common men's and women's washrooms are conveniently located on the 10th floor. This rare gross lease opportunity provides budgeting clarity in a market dominated by triple net structures. The offering includes 8 reserved parking stalls plus ample visitor parking. An option to purchase the existing furniture and fixtures package is available through separate negotiation for a seamless transition. Offered as a sublease with preference/potential for a new head lease, this is a strategic opportunity to secure premium office space in one of Kelowna's most established business corridors, centrally located with direct access to Highway 97 and surrounding amenities. (id:6769)

Listing Presented By:



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Venture Realty Corp.

<https://venturecommercial.ca/>

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