



3131 Lakeshore Road 201 Kelowna British Columbia

\$28

Elevate your business at 3ONE, a boutique mixed-use development redefining the modern workplace in Kelowna's Lower Mission. This 1,200 SF office opportunity is located above vibrant ground-floor retail, creating an amenity-rich environment that blends business with community. Create a custom office tailored to your business's unique needs. Whether you envision an open collaborative workspace, private offices, or a combination of both, flexible sizing options allow you to design a space that works for your team today and into the future. At the heart of 3ONE is a beautifully landscaped open-air courtyard featuring retailers, food, and services, creating a vibrant gathering place just steps from your office. Located at the prominent corner of Lakeshore Road and K.L.O. Road, 3ONE offers abundant on-site parking, elevator access, excellent proximity to public transit, and convenient access to Mission Park Shopping Centre, Urban Fare, Starbucks, Okanagan College, Gyro Beach, and Pandosy Village. This exceptional Lower Mission location provides outstanding accessibility for both employees and clients. With occupancy anticipated in Q4 2026, this is a rare opportunity to establish your business within one of the Okanagan's most distinctive boutique office developments.

(id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

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RE/MAX Kelowna

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