



550 Osprey Avenue 3rd Floor Kelowna British Columbia

\$29

Discover the 3rd floor sublease opportunity at 550 Osprey Avenue—one of Kelowna's newest and most thoughtfully designed office developments, where form meets function. This long-term sublease opportunity presents an opportunity to lease the entire 3rd floor consisting of approx. 7,709 sf. of premium office space ideal for medical users or professional tenants seeking a central, modern, and amenity-rich location. Built to meet the procedural/design requirements of the College of Physicians and Surgeons of BC. Surround your business with established, wellness-focused tenants including Care Dental, Revive Skincare, PDC Accountants, Kelowna Endodontics, and the Kelowna EMDR Clinic. Option also to sublease the 4th floor (7,756 sf). Features include: oPurpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors oOpen Concept, ready for Tenant Improvements. o3 stunning individual patio area oInnovative 2nd floor parkade with car elevator access w/ 5 dedicated stalls. oCommon bike storage and shower facilities for active commuters oRoof load-bearing capacity for medical-grade HVAC systems oDiesel generator capability for emergency power supply o2 elevators to meet procedural room standards oAdditional parking in adjacent Osprey Lot + street parking Positioned between Okanagan Lake and key medical and educational hubs, it's ideal for medical and professional tenants and within walking distance to KGH and Okanagan College (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<https://venturecommercial.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

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.