



## 460 Doyle Avenue 601/602 Kelowna British Columbia

\$28

This sleek & modern office offers an exceptional opportunity within one of the city's premier entrepreneurial and technology hubs, home to PELA Case, Martell Media, Gather restaurant, Perch Sky Lounge, and more. Located in the Kelowna Innovation Centre in the heart of downtown Kelowna on the corner of Doyle & Ellis, this 4,009 SF combined unit, offers a sleek open-concept layout with extensive glass walls, abundant natural light, and impressive lake and mountain views. Improvements include a dedicated reception area, multiple open workstations, a large boardroom accommodating 10+ team members, a spacious executive office or secondary boardroom, two private offices, a separate team office with three workstations, five additional breakout rooms accessed via a concealed "secret door," and an in-suite storage/utility closet. Two private kitchenettes provide added convenience. Building amenities include a rooftop patio, two sets of elevators and stairs, a living and community wall, common washrooms, and the atrium available for tenant use. Ideally situated steps from the under-construction UBCO downtown campus and the Okanagan Regional Library, and within walking distance to Okanagan Lake, Prospera Place, the Delta Hotel, and Stuart Park. A rare opportunity to secure premium office space in one of downtown Kelowna's most dynamic business environments.

\*Parkade parking is available for a monthly fee. \*Land Lease in place so all leases will be referenced as a Sublease. (id:6769)

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