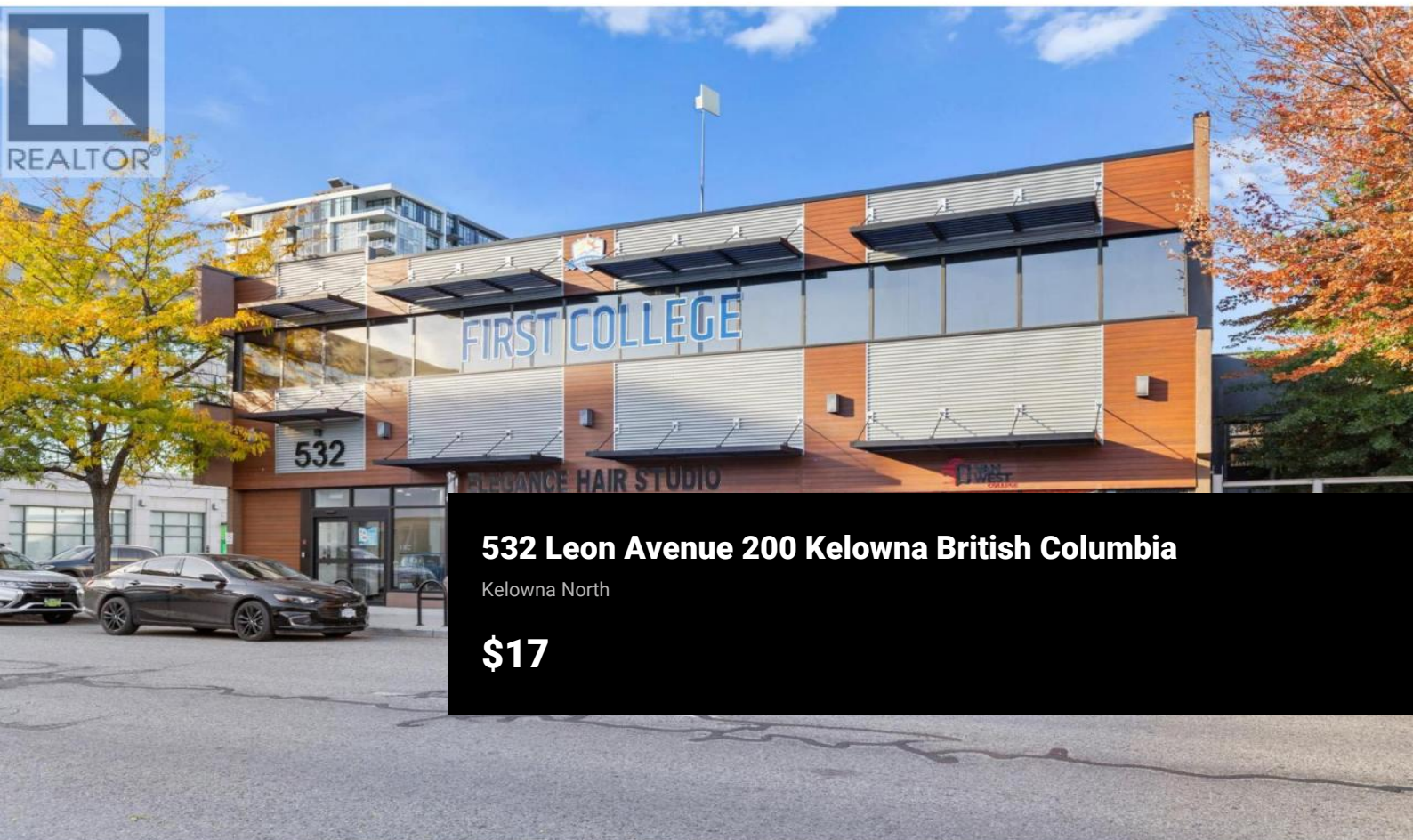




532 Leon Avenue 200 Kelowna British Columbia

Kelowna North

\$17



Opportunity to lease a large-format office space located on the second floor of 532 Leon Avenue in downtown Kelowna. Previously occupied by First College, this 7,702 sq.ft space is currently improved to accommodate educational or wellness-related uses, featuring a functional full-floor layout with a reception area, open workspace, private offices, kitchenette and staff room, and full-service washrooms with showers. The space is accessible via both elevator and stairs and offers abundant natural light throughout. Three (3) reserved parking stalls available at market rates. Centrally located within walking distance to restaurants, services, and public transit, this property provides excellent convenience and visibility in the heart of downtown Kelowna.

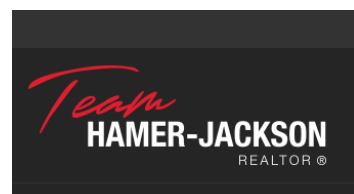
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