

## 532 Leon Avenue 201 Kelowna British Columbia

Kelowna North

# \$17

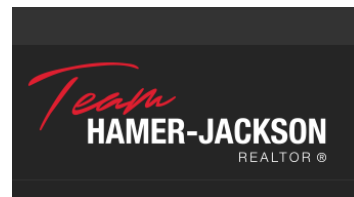


Opportunity to lease second-floor office space at 532 Leon Avenue in downtown Kelowna. Available demising options include Unit 201 (3,325 SF), Unit 202 (3,564 SF), or the combined full-floor opportunity totalling 7,702 SF. Previously occupied by First College, the premises are improved to accommodate educational, professional office, or wellness-related uses, featuring a functional layout with a reception area, open workspaces, private offices, kitchenette and staff room, and full-service washrooms with showers. The space is accessible via both elevator and stairs and benefits from abundant natural light throughout. Three (3) reserved parking stalls are available at market rates. Centrally located within walking distance to restaurants, services, and public transit, this property offers excellent convenience and accessibility in the heart of downtown Kelowna. (id:6769)

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