



**3001 Tutt Street 303 Kelowna British Columbia**  
 Lower Mission  
**\$24**

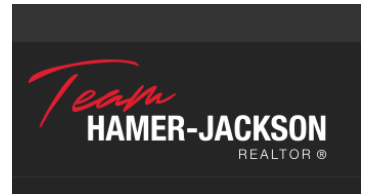


Perfect for Medical Professionals needing lots of sinks, an open work space, a large private office and an in suite washroom! #303 3001 Tutt Street is a third floor office unit comprised of 1,184 SF, currently built out as a IV clinic. Unit features a mix of large open space, kitchenette, a private office and an in suite washroom. Steps away from Sopa Square and Mission Park Shopping Centre. Nearby tenants include Canadian Brewhouse, Urban Fare, McDonald's, Prime Medical, Original Joe's, Shell, BC Liquor, Starbucks, Bosley's and many more vibrant retailers, restaurants, service providers and amenities. Only minutes from the Kelowna General Hospital, Okanagan Lake, various transit routes and the Downtown Core. This area of Lower Mission has been revitalized in recent years with many new businesses and prominent locally owned businesses providing a great Tenant mix. Estimated Additional Rent for 2024: \$11.50 psf (id:6769)

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