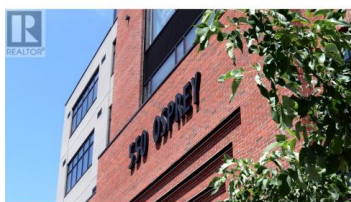


## 550 Osprey Avenue 3rd Floor Kelowna British Columbia

Kelowna South

**\$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 prof...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Christopher Wills**

Venture Realty Corp.

Phone: (250) 870-1330

<https://venturecommercial.ca/>

