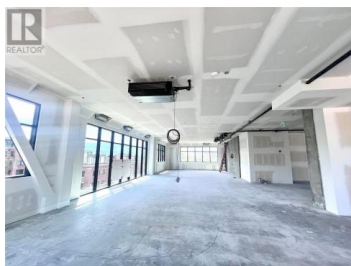
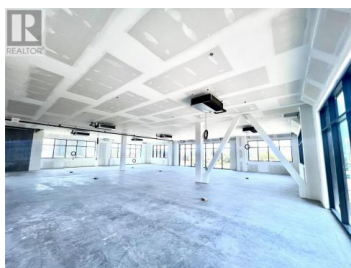
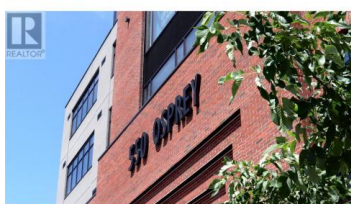


550 Osprey Avenue 4th Floor Kelowna British Columbia

Kelowna South

\$29



Discover the 4th 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 4th floor consisting of approx. 7,765 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 3rd floor (7,709 sf). Features include:

- oPurpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors
- oOpen Concept, ready for Tenant Improvements.
- oInnovative 2nd floor parkade with car elevator access with 4 dedicated stalls allocated
- 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 professional tenants and wi...



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