



## 3001 Tutt Street 201 Kelowna British Columbia

\$26

Please do not approach the current tenant unannounced. #201 3001 Tutt Street is a second floor office unit comprised of 2,085 SF, currently built out as a medical clinic. The unit features a mix of 8 offices or exam rooms with plenty of windows to bring in natural light, a large reception area, an in-suite washroom, a separate shower, and a kitchenette. Steps away from Sopa Square and Mission Park Shopping Centre. Nearby tenants include Canadian Brewhouse, Urban Fare, McDonald's, 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. Available January 1, 2025. **\*\*Please note\*\*** The decor and setup have changed since these photos were taken. (id:6769)

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