



1060 Manhattan Drive 340 Kelowna British Columbia

\$30

Fully improved office space for sublease in the North-End of Downtown Kelowna with possible demising options. Beautiful 3rd floor unit of approx. 6,283 SF with 15 individual offices includes manager's office, boardroom, reception area, file room/storage, server room, kitchenette, and nearby shared washrooms. Up to 12 reserved, heated & secure underground parking stalls and up to 3 reserved surface parking stalls all at monthly market rates. Located in the Manhattan, a premiere, Class A architecturally striking office building in part of a rapidly growing part of Kelowna. Building amenities include roof-top patio, showers & lockers, and building is fully secured including card lock access. This is an outstanding opportunity, sublease term ends April 30, 2027 with possibility of a longer term (negotiated with landlord). The building is located just south of the former Tolko Mill Site which is proposed to be redeveloped into a world-class, sustainable community with about 3,500 residential units and commercial space. The premises could potentially be demised into Suite #340 (3,428 SF usable / 4,034 SF rentable) and Suite #320 (1,886 SF usable / 2,219 SF rentable). There is also a second-floor unit available, should you need a smaller premises (1,788 SF usable / 2,104 SF rentable).

(id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<https://www.commercialbc.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.