



## 550 Osprey Avenue 3rd FL Kelowna British Columbia

\$21

Sublease opportunity at 550 Osprey Avenue offering 7,709 sq.ft. on the third floor, forming part of a larger leasing opportunity of up to 15,474 sq.ft. across the third and fourth floors. The premises are delivered in shell condition, providing flexibility for medical, administrative, and professional office users to design and build out to suit their requirements. Located in Kelowna's Lower Mission, the property is situated within a growing mixed-use area supported by continued residential development and expanding neighbourhood services. The building features a strong tenant mix including dental, dermatology, endodontic, trauma therapy, and accounting practices. The six-storey building includes two levels of structured parking accessed via a vehicle elevator system. The third floor benefits from three private patios and five dedicated parking stalls. Base building specifications support clinical and procedure-based uses, including 12-foot ceiling heights, floor-to-ceiling windows, roof capacity for specialized HVAC systems, roughed-in diesel generator capability, and two elevators, including one sized to accommodate a gurney. Additional amenities include bike storage, lockers, and shower facilities. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.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.