



## 550 Osprey Avenue Kelowna British Columbia

\$28

Welcome to 550 Osprey Avenue, one of Kelowna's newest and most thoughtfully designed office developments, where form meets function in an iconic Worman-built structure. This long-term sublease opportunity presents 2 full floors consisting of approx. 15,474 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. Options to sublease individual floors are also an option (7,709 and 7,756 sf). Features include: oPurpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors oOpen Concept, ready for Tenant Improvements. o3rd floor offers 3 stunning individual patio area oInnovative 2nd floor parkade with car elevator access with 9 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 professional tenants and within walking distance to KGH and Okanagan College (id:6769)

Listing Presented By:



Originally Listed by:  
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**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[Shannon@MarkAndShannon.com](mailto:Shannon@MarkAndShannon.com)

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