



## 460 Doyle Avenue 601 Kelowna British Columbia

\$28

Sleek and modern fully improved corner unit Office Opportunity featuring breathtaking lake and mountain views. Located in the Kelowna Innovation Centre in the heart of downtown Kelowna, on the corner of Doyle & Ellis. The unit offers an exceptional opportunity within one of the city's premier entrepreneurial and technology hubs, home to PELA Case, Martell Media, Gather restaurant, Perch Sky Lounge, and more. The unit features a well designed mix of offices, breakout rooms and open-concept layout with extensive glass walls, abundant natural light, and impressive lake and mountain views. Improvements include a dedicated reception area, open workstation (bull pit), two private offices, a concealed "secret door" leading to five breakout rooms, an in-suite storage/utility closet, and a kitchenette with sink and dishwasher. Building amenities include a rooftop patio, two sets of elevators and stairs, a living and community wall, common use washrooms and the atrium available for tenant use. Ideally situated steps from the under-construction UBCO downtown campus and the Okanagan Regional Library, and within walking distance to Okanagan Lake, Prospera Place, the Delta Hotel, and Stuart Park. A rare opportunity to secure premium office space in one of downtown Kelowna's most dynamic business environments. This unit can be combined with unit 602 for up to 4009 SF. \*Parkade parking available for a monthly fee. \*Land lease in place so all leases will be referenced as a sublease. (id:6769)

Listing Presented By:



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