



## 460 Doyle Avenue 602 Kelowna British Columbia

\$28

Located in the Kelowna Innovation Centre in the heart of downtown Kelowna, on the corner of Doyle & Ellis, this sleek and modern office 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 offers 1,605 SF and features an open-concept layout with extensive glass walls, abundant natural light and impressive mountain views. Improvements include an open workstation (bull pit), large board room suitable to support 10+ team members, a large executive office or secondary board room, separate team office with three workstations, private kitchenette with 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. This unit can be combined with unit 601 for up to 4,009 SF. 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. \*Land lease in place so all leases will be referenced as a sublease. \*Parkade parking available for a monthly fee. (id:6769)

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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