



## 519 33 Highway 102 Kelowna British Columbia

\$12

Eight (8) Private Lockable Offices now Available for Lease at 102-519 Highway 33 W in the Heart of Rutland. An excellent Opportunity for Professionals + small businesses seeking an affordable, Turnkey Workspace in a Central, High-visibility location. Offices range in size from approximately 94-265 sq. ft., offering Flexibility for a variety of business needs. Lease includes all Utilities, Wi-fi Internet, Heating/cooling, + Access to common areas. Tenants enjoy a welcoming Shared Reception area, two (2) Meeting Rooms (Board Rooms), two (2) Common Washrooms, Kitchen/breakroom, + Secure Access. Office Hours 9 - 5 pm for Client Visits. Principal Tenant would have their own 24 hour Access (Key + Alarm Code). The property provides ample Free On-site Parking + Ground floor convenience, making it easy for staff + clients. Located along busy Highway 33, this property offers outstanding exposure + quick access to Kelowna International Airport, UBCO, Downtown Kelowna, + Transit routes. Ideal for Sales Agents, Mortgage Brokers, Accountants, Architects, Designers, Freelancers, Digital Creatives, AI Controllers, Advisors, Consultants, or Independent Professionals looking for a Cost-effective Private Office in a Professional setting. Reception Services additional. Competitive Gross Lease rates with renewal terms available. Inflationary costs applicable over term. Plant your roots in the Heart of the Rutland Community. (id:6769)

Listing Presented By:



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<https://www.cliffordmay.ca/>



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