



550 Osprey Avenue 4th FL Kelowna British Columbia

\$27

Sublease opportunity at 550 Osprey Avenue offering $\pm 7,765$ sq.ft. on the fourth floor, forming part of a larger leasing opportunity of up to $\pm 15,474$ 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 fourth floor includes four 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)

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