



## 550 Osprey Avenue 4th Floor Kelowna British Columbia

\$29

Discover the 4th floor sublease opportunity at 550 Osprey Avenue—one of Kelowna's newest and most thoughtfully designed office developments, where form meets function. This long-term sublease opportunity presents an opportunity to lease the entire 3rd floor consisting of approx. 7,765 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. Option also to sublease the 3rd floor (7,709 sf). Features include: oPurpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors oOpen Concept, ready for Tenant Improvements. oInnovative 2nd floor parkade with car elevator access with 4 dedicated stalls allocated 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:



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Venture Realty Corp.

<https://venturecommercial.ca/>



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