



550 Osprey Avenue Kelowna British Columbia

\$28

Sublease opportunity at 550 Osprey Avenue with up to +/- 15,474 sq.ft. of leasable area across the third and fourth floors. The space is delivered in shell condition, providing medical, administrative, and professional office users with flexibility to configure improvements to suit their operational and layout needs. Located in Kelowna's Lower Mission, the building sits within a growing mixed-use node supported by continued residential development and expanding neighbourhood services. The tenant roster includes established healthcare and professional practices such as dental, dermatology, endodontic, trauma therapy, and accounting, creating a strong complementary environment for medical and office. The six-storey building includes two levels of structured parking served by a vehicle elevator system for efficient access and circulation. The third floor features three private patios for tenant use. Base building specifications support procedure and clinic operations, including 12-foot ceiling heights, floor-to-ceiling windows, roof load capacity for specialized HVAC systems, diesel generator capability for emergency backup power (roughed-in), and two elevators designed for clinical use, including one sized to accommodate a hospital gurney. Additional amenities include bike storage, lockers, and shower facilities. (id:6769)

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