



## 1302 St. Paul Street Kelowna British Columbia

\$25

Rare Opportunity in the Heart of Kelowna's Cultural District! Located in The Factory, this 2,000 SF ground-floor unit offers thoughtfully designed space, including two private offices, a spacious open showroom that was used as a Scandinavian flooring showroom, and a meeting room that was formerly an art gallery. This flexible space provides endless potential for creative or professional use. Nestled within the City's Cultural District, home to galleries, theatres, and museums, this location places your business amidst 21 public art installations by local and international artists and is only steps from great lunch spots, coffee shops, the Okanagan Lake and so much more. Ideal for art-driven, design-focused, or creative industries, this space offers a unique and inspiring work environment. The Factory itself is a building that truly must be seen in person to appreciate its design and character. Additionally, a co-working space on the second floor features thoughtfully curated businesses from the building industry, providing a collaborative atmosphere. Triple Net is estimated at \$13.07 per square foot, covering shared utilities and operating costs. (id:6769)

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