

\$ - 550 Osprey Avenue Unit# 3rd Floor, Kelowna

MLS® #10351518

\$

0 Bedroom, 0.00 Bathroom, 7,709 sqft

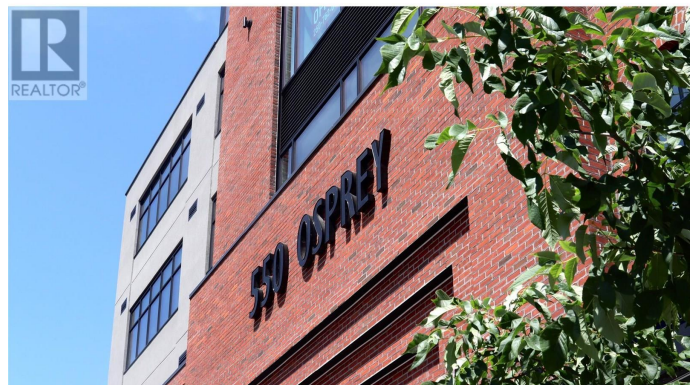
Other

Kelowna South, Kelowna, British Columbia

Discover the 3rd 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. 7,709 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 4th floor (7,756 sf). Features include:

- Purpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors
- Open Concept, ready for Tenant Improvements.
- stunning individual patio area
- Innovative 2nd floor parkade with car elevator access w/ 5 dedicated stalls.
- Common bike storage and shower facilities for active commuters
- Roof load-bearing capacity for medical-grade HVAC systems
- Diesel generator capability for emergency power supply
- 2 elevators to meet procedural room standards
- Additional 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:6289)

Essential Information

Listing #	10351518
Bathrooms	0.00
Square Footage	7,709
Type	Other

Community Information

Address	550 Osprey Avenue Unit# 3rd Floor
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5A2

Amenities

Features	Elevator, Bicycle parking
Parking	Parkade, Street

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Venture Realty Corp.
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