

\$ - 550 Osprey Avenue Unit# 4th Floor, Kelowna

MLS® #10351521

\$

0 Bedroom, 0.00 Bathroom, 7,765 sqft

Other

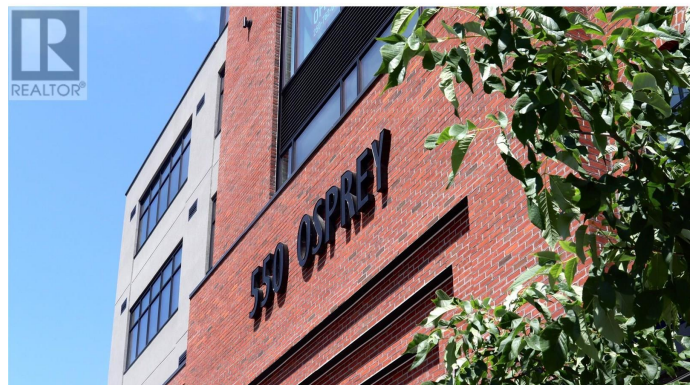
Kelowna South, Kelowna, British Columbia

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 4th 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:

- Purpose-built ceiling heights (12' clear) for procedure/operating rooms & sterile corridors
- Open Concept, ready for Tenant Improvements.
- Innovative 2nd floor parkade with car elevator access with 4 dedicated stalls allocated
- 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 #	10351521
Bathrooms	0.00
Square Footage	7,765
Type	Other

Community Information

Address	550 Osprey Avenue Unit# 4th Floor
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5A5

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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