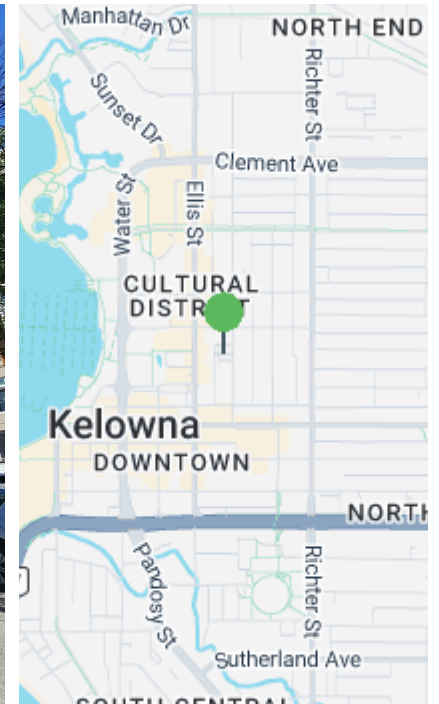




GROUND LEVEL CORNER OFFICE UNIT IN DOWNTOWN KELOWNA

#103 - 1420 ST PAUL STREET, KELOWNA, BC, V1Y 2E6

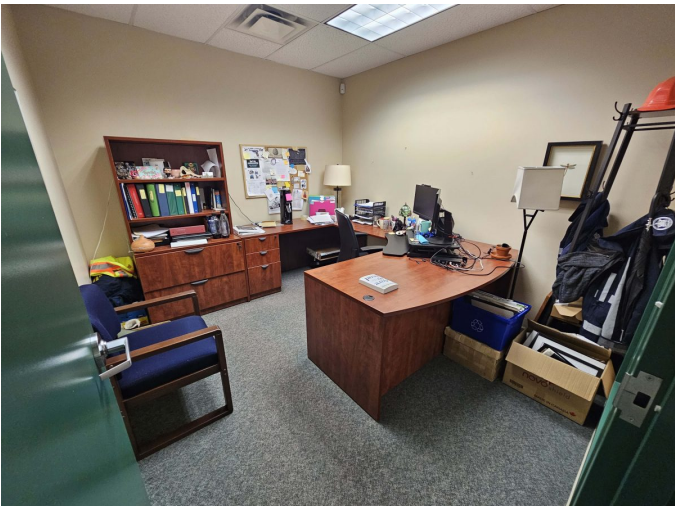
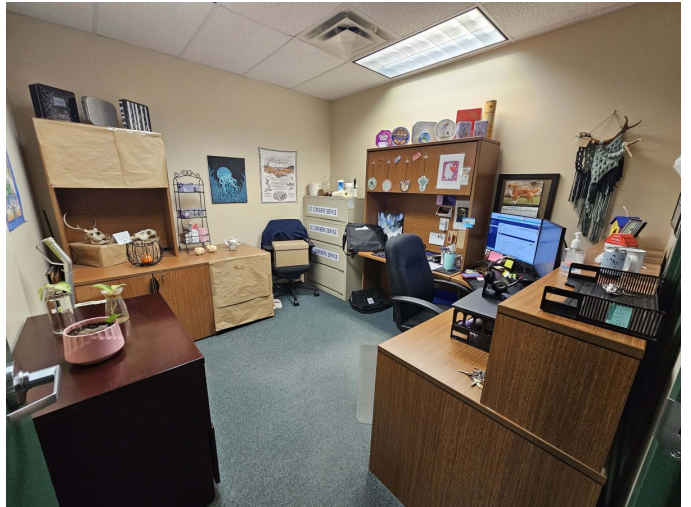
PRICE: \$20.00 PSF



PROPERTY DESCRIPTION

- A bright and spacious 1,994 SF corner unit with an abundance of windows.
- Located on the main floor of a well maintained, professional office building downtown on St. Paul Street.
- Functional floorplan features a large reception area, 8 generous sized offices, open flexible space, storage room, plus easy access to the shared common washrooms and kitchenette.
- All utilities are included in the Additional Rent.
- 3 on-site reserved parking stalls, with potential for additional stalls at market rents.
- The building has elevator service and offers secure door buzzer system for after-hours access.
- Possession available July 1, 2026.
- Additional 881 SF of adjacent office space also available, totalling 2,875 SF.











ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	#103 - 1420 St Paul Street, Kelowna, BC, V1Y 2E6
LEGAL DESCRIPTION	PARCEL Z (DD L21314) DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 2733
LOCATION DETAILS	#103-1420 St Paul Street is exceptionally well located steps from Downtown Kelowna’s Cultural District, with easy access to local shops, restaurants, parks and professional services. It is situated just a few blocks from the Kelowna Yacht Club, City Hall, and City Park.
LEASABLE AREA	1,994 SF
PARKING	3 reserved on-site parking stalls are included, with potential for additional stalls at market rents.
ZONING	UC1, Downtown Urban Centre
BASE RENT	\$20.00 PSF
EST. ADDITIONAL RENT	\$16.92 PSF

COST BREAKDOWN

Location	Rentable Size (SF)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional Costs
103	1,994	\$20.00	\$16.92	\$6,134.87	GST

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.