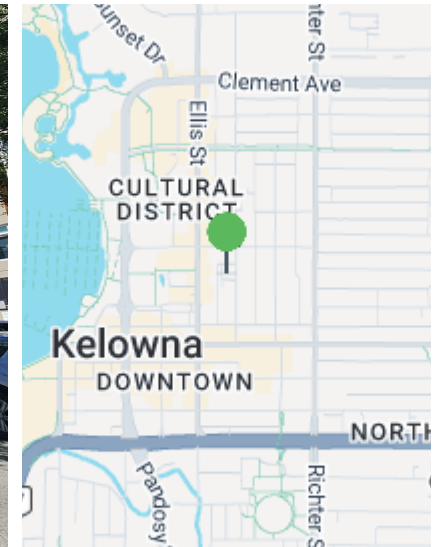




SPACIOUS CORNER OFFICE UNIT IN DOWNTOWN KELOWNA

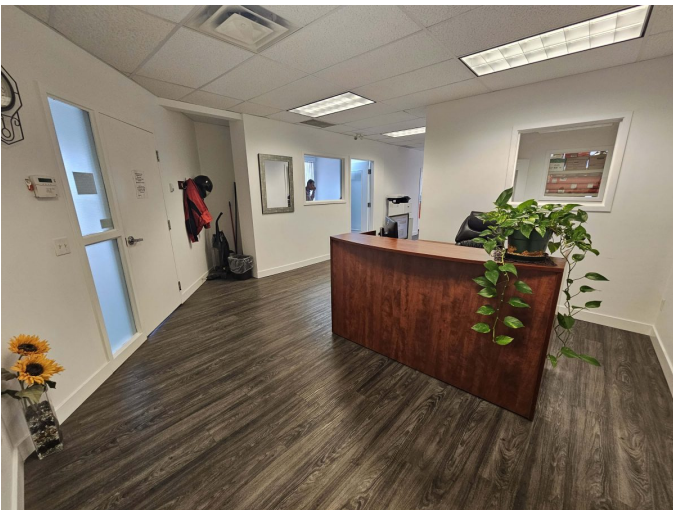
#200 - 1420 ST PAUL STREET, KELOWNA, BC, V1Y 2E6

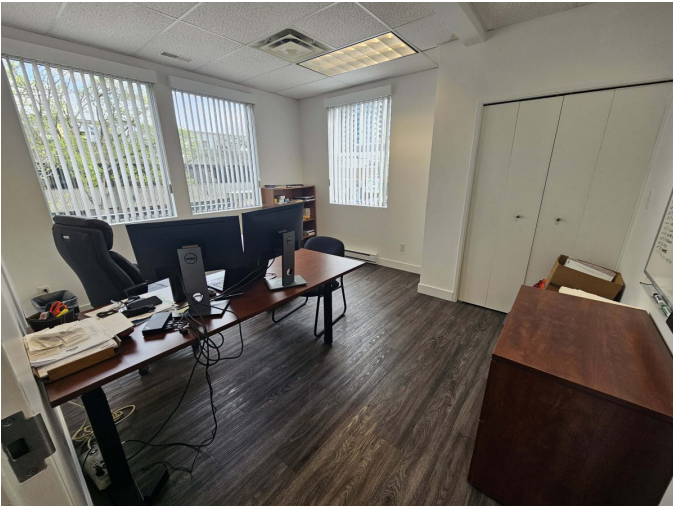
PRICE: \$20.00 PSF

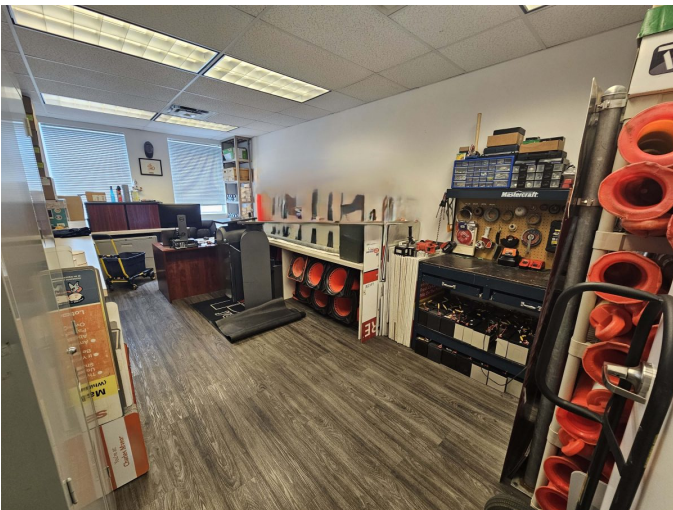


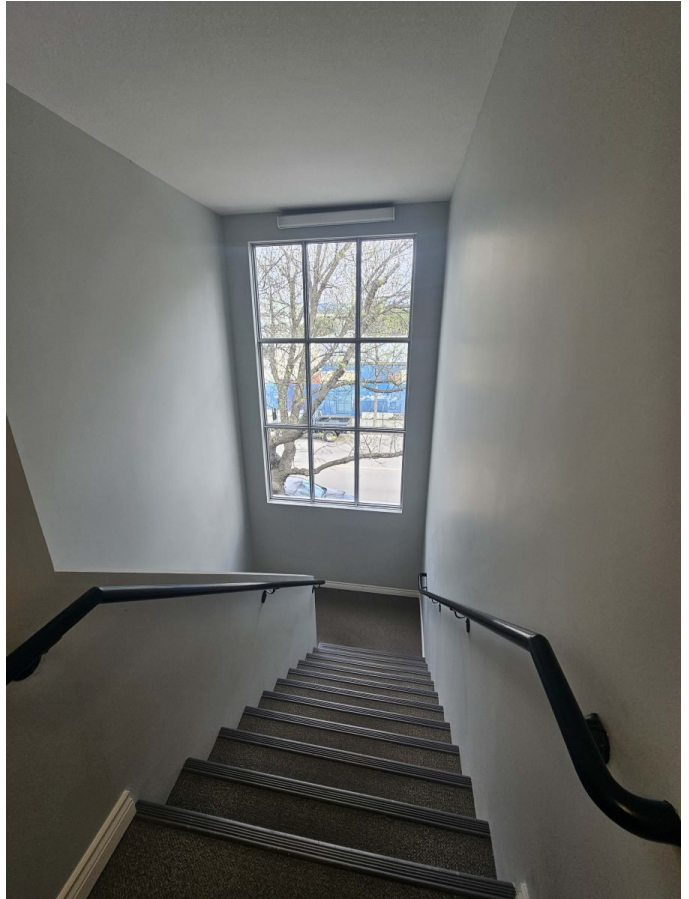
PROPERTY DESCRIPTION

- A turnkey 1,208 SF spacious and bright corner office space in a quiet professional building downtown on St Paul Street.
- Unit layout consists of a large reception area, 3 offices, a boardroom, kitchenette, plus common washrooms on each floor of the building.
- The corner location provides most of the offices with windows, offering lots of natural light.
- The building has elevator service.
- Utilities are included in the Additional Rent.
- 2 reserved on-site parking stalls are included, with potential for more available at market rents.
- Building offers secure door buzzer system for after-hours access.
- Possession available July 1, 2026.









ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	#200 - 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	#200-1420 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	1,208 SF
PARKING	2 reserved on-site parking stalls are included, with potential for additional parking 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
200	1,208	\$20.00	\$16.92	\$3,716.61	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.