

# 1598 PANDOSY STREET, KELOWNA

RETAIL SPACE WITH HERITAGE CHARM IN DOWNTOWN KELOWNA

FOR  
LEASE



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## 1598 Pandosy Street, Kelowna

This character commercial building offers a standout leasing opportunity in the heart of Downtown Kelowna. Highlighting authentic exposed brick walls and high-visibility architectural features, the space delivers a unique blend of heritage charm and functional retail or office utility. The UC1 (Urban Centre) zoning accommodates a wide array of business applications, enabling incoming tenants to establish a distinct presence in a high-density, rapidly growing commercial hub.



Prime corner lot position offering exceptional exposure and continuous high foot/vehicle traffic.



Flexible UC1 (Urban Centre) zoning permits a wide variety of commercial and retail users.



Character building featuring natural light and exposed brick interior accents.



Convenient access to parking at the Chapman Parkade directly across the street for clients and staff.



## Floorplan



## Salient Facts

### SIZE

+/- 3,569 SQFT

### ZONING

UC1

### BASIC RENT

\$28.00/FT

### ADDITIONAL RENT

Contact Listing Agents

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## Transit & Accessibility

Situated at the bustling corner of Pandosy Street and Lawrence Avenue, the property boasts high foot traffic and maximum street exposure. The location is steps away from Bernard Avenue's premier shopping district and the waterfront at City Park, placing your business at the nexus of downtown activity. Tenants will directly benefit from immediate access to hundreds of residents in the adjacent, multi-tower Water Street by the Park development. Located directly across from the multi-level Chapman Parkade, staff and clientele enjoy seamless, all-day parking options and effortless accessibility.

Convenient connection to Downtown Transit Exchange and Pandosy routes. Highly accessible via nearby dedicated bike corridors.

