

FOR SUBLEASE

#300 - 1628 DICKSON AVENUE KELOWNA, BC

APPROXIMATELY 10,100 SF

CO-LISTED BY



ROYAL LEPAGE KELOWNA

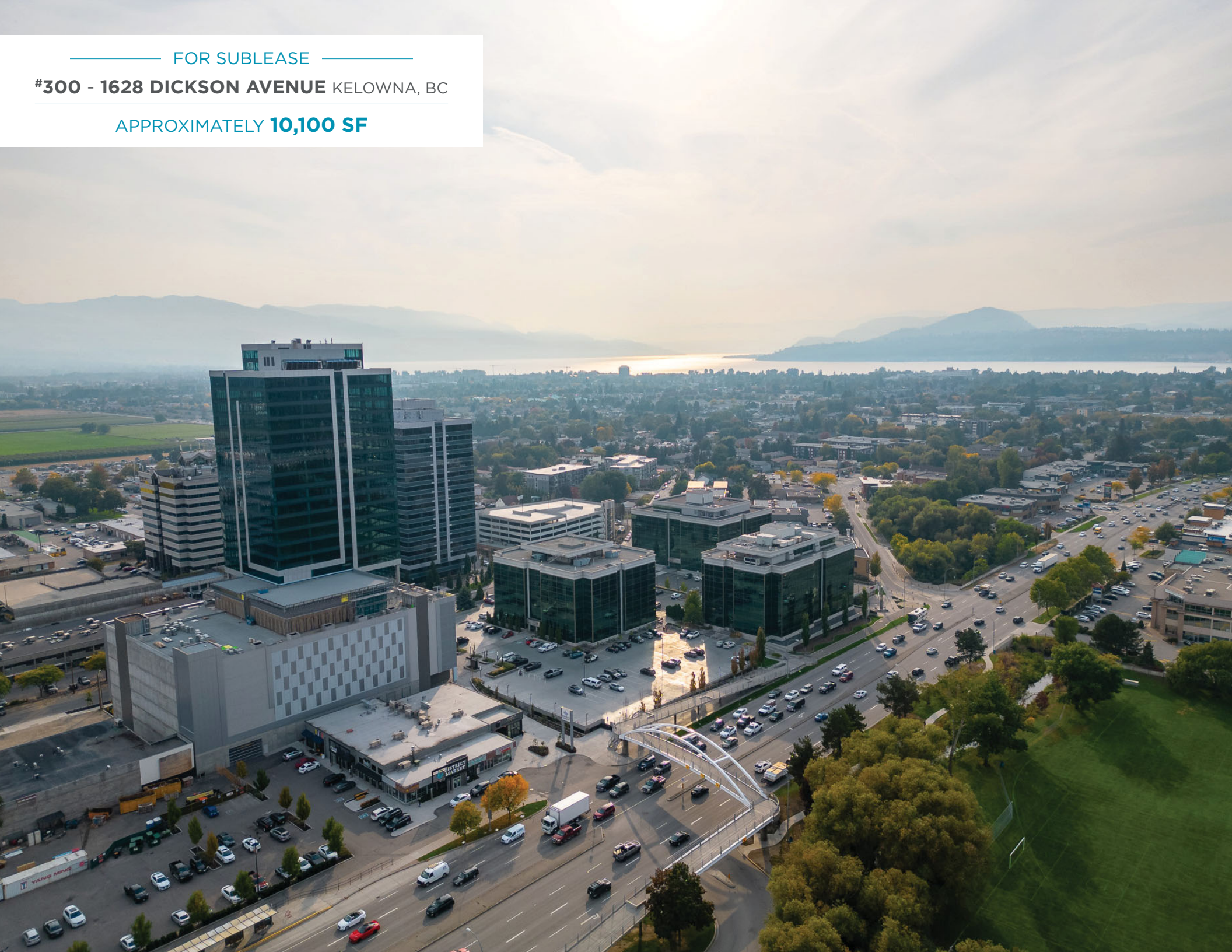
COMMERCIAL



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### THE OPPORTUNITY

Presenting Suite 300 at 1628 Dickson Avenue, located within Kelowna's sought-after Landmark District. This floor features approximately 10,100 sf of recently renovated, untouched office space in Landmark 4. Additionally, various demising options will be considered.

Building features include 24-hour security, a fitness centre for exclusive use of tenants, bicycle storage, and secure card access. With seven office towers spanning over a two-block radius, the Landmark District boasts a combination of first-rate amenities and encourages a strong sense of employee satisfaction.

### NET ASKING RATE

Contact listing agents for details

### OPERATIONAL COSTS

\$11.00 psf, per annum (2023)

### SUBLEASE EXPIRY

June 29, 2030

### AVAILABLE

Immediately

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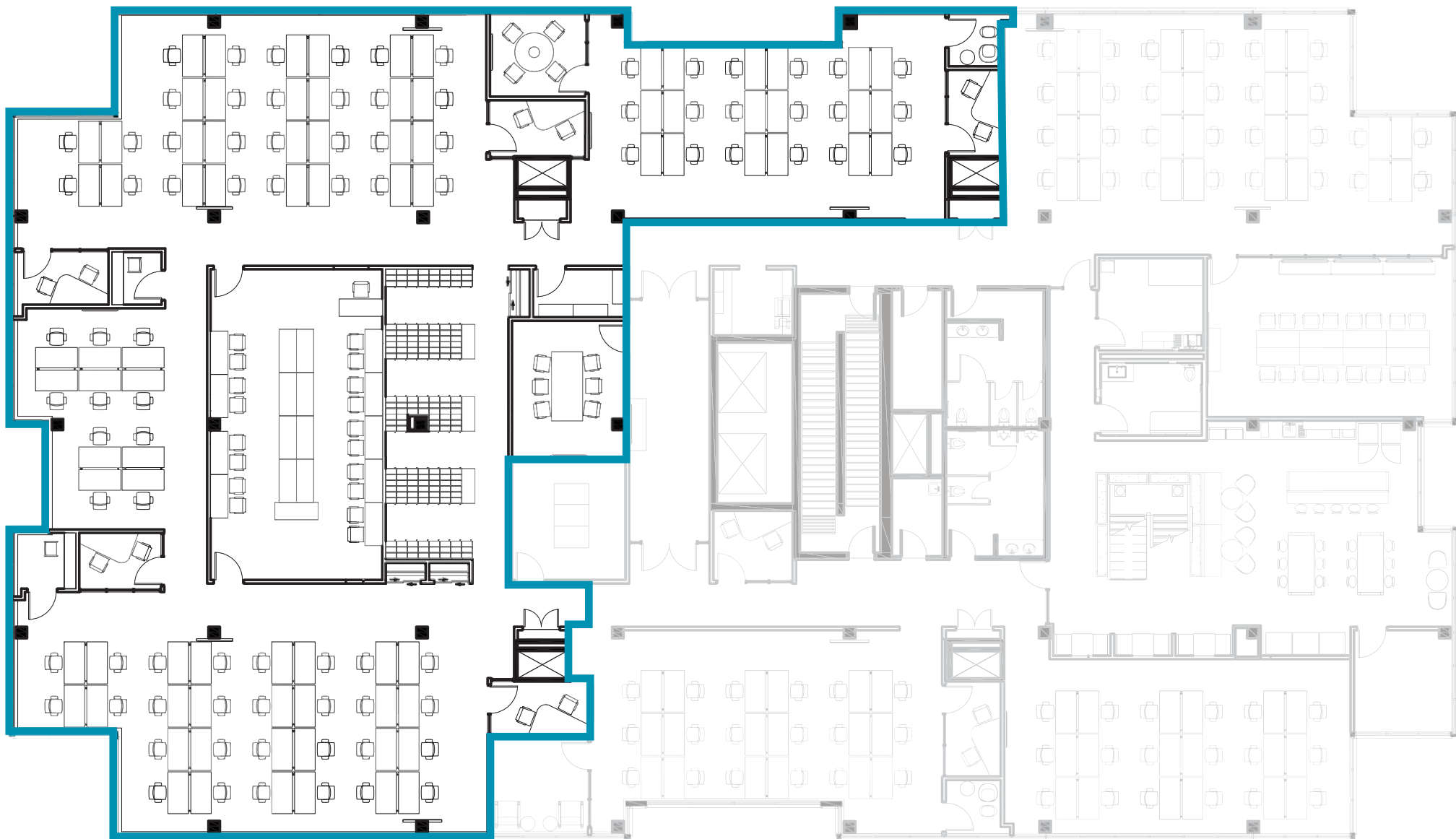
PRISTINE IMPROVEMENTS  
IN PLACE



FURNITURE AVAILABLE



DEMISING OPTIONS  
TO BE CONSIDERED



### PROPERTY HIGHLIGHTS



24-HOUR SECURITY



MULTIPLE CHILDCARE  
FACILITIES



ACCESS TO FITNESS FACILITY



MULTIPLE FOOD SERVICES  
AVAILABLE THROUGHOUT  
THE DISTRICT



2 STALLS PER 1,000 SF WITH  
ADDITIONAL PARKING AVAILABLE



CONVENIENCE STORE,  
PHARMACY & HEALTH  
CARE PROVIDERS



SECURE BICYCLE STORAGE



BACK-UP POWER GENERATOR  
LOCATED IN THE PARKADE



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## LOCATION

The Landmark District is located in central Kelowna, 5 minutes from downtown, 15 minutes from the airport and within walking distance to a multitude of amenities including residential, retail, restaurants, café's, greenspace and professional services.

Enjoy convenient access to the Landmark District via the pedestrian/cycling overpass adjacent to the Landmark District on the south side of Highway 97 and the Parkinson Recreation Complex on the North side. The overpass is connected to the city of Kelowna's Rapid Transit service on the Highway 97 corridor, running from West Kelowna to the University of British Columbia Okanagan campus.



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