FOR LEASE

554 LEON AVE.

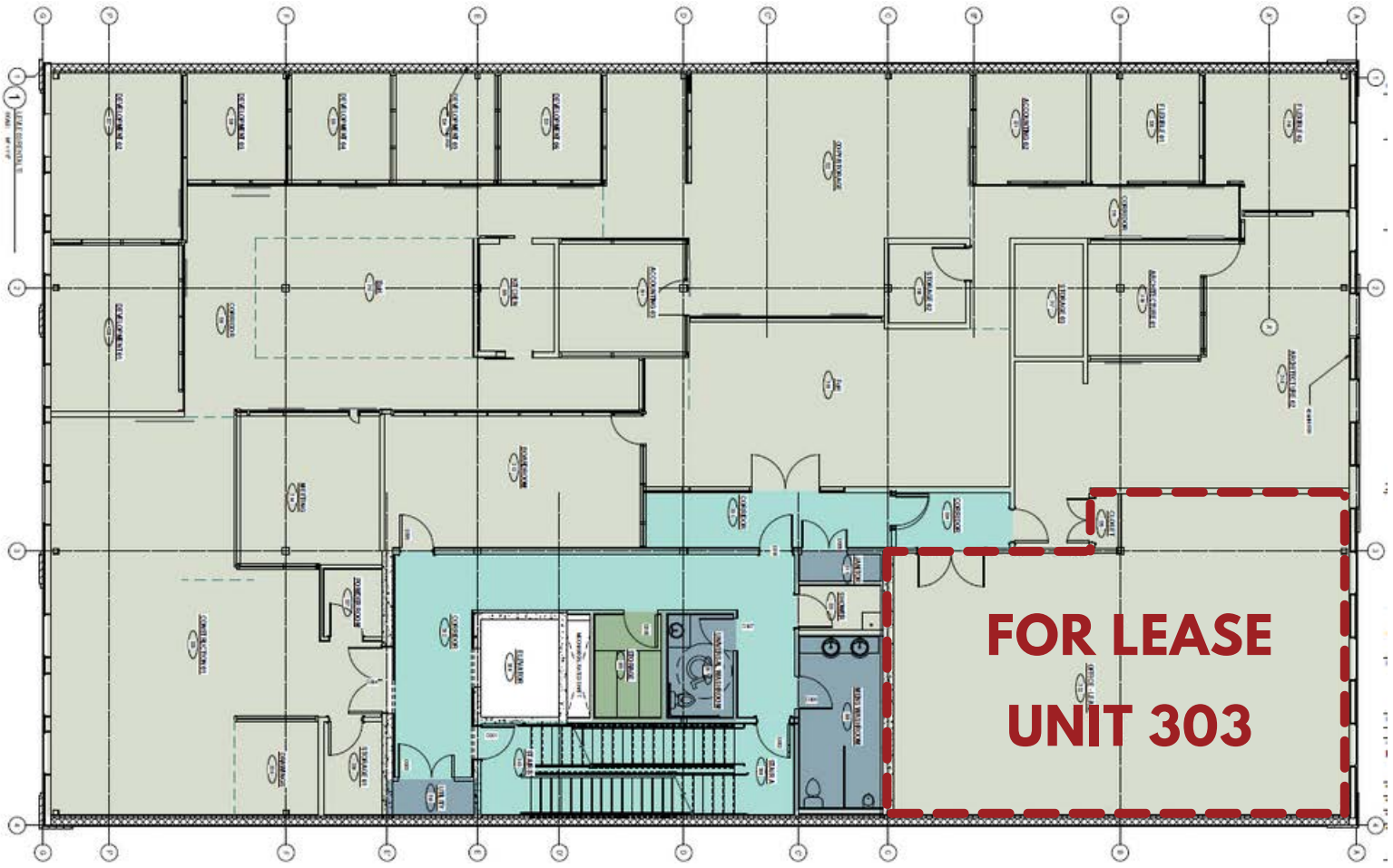
CURRENT AVAILABILITY

UNIT	303
LEASEABLE AREA	1,255 sf
ANNUAL BASE RENT	Please Inquire
OP. COSTS & TAXES (2021 EST.)	$7.00 psf
OCCUPANCY DATE	April 1, 2021

BUILDING INFORMATION

CIVIC ADDRESS	554 Leon Avenue
CONSTRUCTED	2014
TOTAL LEASEABLE AREA	30,120 sf
FLOORS	5
PARKING RATIO	1.43 : 1000

- Opportunity to lease modern Class A office space, in the heart of downtown Kelowna.
- Located in close proximity to many of Kelowna's top amenities including Kelowna City Park, Hot Sands Beach, the Downtown Kelowna Marina, Kelowna Yachtclub, as well as top dining options.
- Building features a shared rooftop patio and catering kitchen amenity, ideal for team building, private events.
- Exposed ceiling and modern in suite furnishings.



UPPER AVENUE
1ST FLOOR
101 Rothwell Notary Corporation
2ND FLOOR
201
203 YetiLABS Inc. & Yeti Farm Creative
3RD FLOOR
301 CorWest Builders
302 Troika
303 Two Hat
304
4TH FLOOR
400 Global Relay
401 YetiLABS Inc. & Yeti Farm Creative
5TH FLOOR
500 Two Hat
Managed by Troika (250)-808-9064

TROIKA
CORWEST

OPTIMIZE
CUBANOS
Tommy Gun's
cosmetic culture
cosmetic culture

CONTACT US:

JEFF KENNEDY

TROIKA GROUP
(250) 258-4427
jeffk@troikagroup.ca