



FOR LEASE

DOWNTOWN NORTH END OFFICE SPACE

Units 100 & 200 - 1090 Manhattan Drive, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
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250.870.2165

REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

Property Details

Civic Address:

100 & 200 - 1090 Manhattan Dr, Kelowna, BC

Location:

High profile location on the southwest corner of Ellis St and Manhattan Dr in Downtown Kelowna's North End Neighbourhood

Total Space Available:

±12,093 SF (over 2 floors)

Parking:

Plenty of on-site parking available

Signage:

Outstanding fascia signage opportunity on the north and east side of the building

Zoning:

UC1 - Downtown Urban Centre

Lease Rate:

\$26/SF plus additional rent of \$15/SF (estimated for 2026) & inclusive of applicable taxes

Professional Office Space Available in the North End of Downtown Kelowna Neighbourhood

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease high profile office space on Manhattan Drive adjacent to downtown and close to all amenities without the hustle or parking costs of being in the downtown core.

Features:

Approximately 12,093 SF of professional office space spread over 2 floors that can be leased as a unit or split into individual floors if a smaller footprint is desired.

- ▶ Main floor features ±4,387 SF with 3 individual offices, conference room/boardroom, large open work area and a washroom (to be added by landlord)
- ▶ Upper floor features ±7,706 SF with 5 individual offices, large open floor area, built-in kitchenette area and 2 washrooms. Direct elevator access and 2 staircases
- ▶ Both floors have large windows showcasing views of the abutting green space
- ▶ Outstanding opportunity for highly visible signage on the north side of the building
- ▶ Building is located just south of the former Tolko Mill Site which is proposed to be redeveloped into a world-class, sustainable community with about 3,500 residential units and commercial space
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



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Exterior Photos



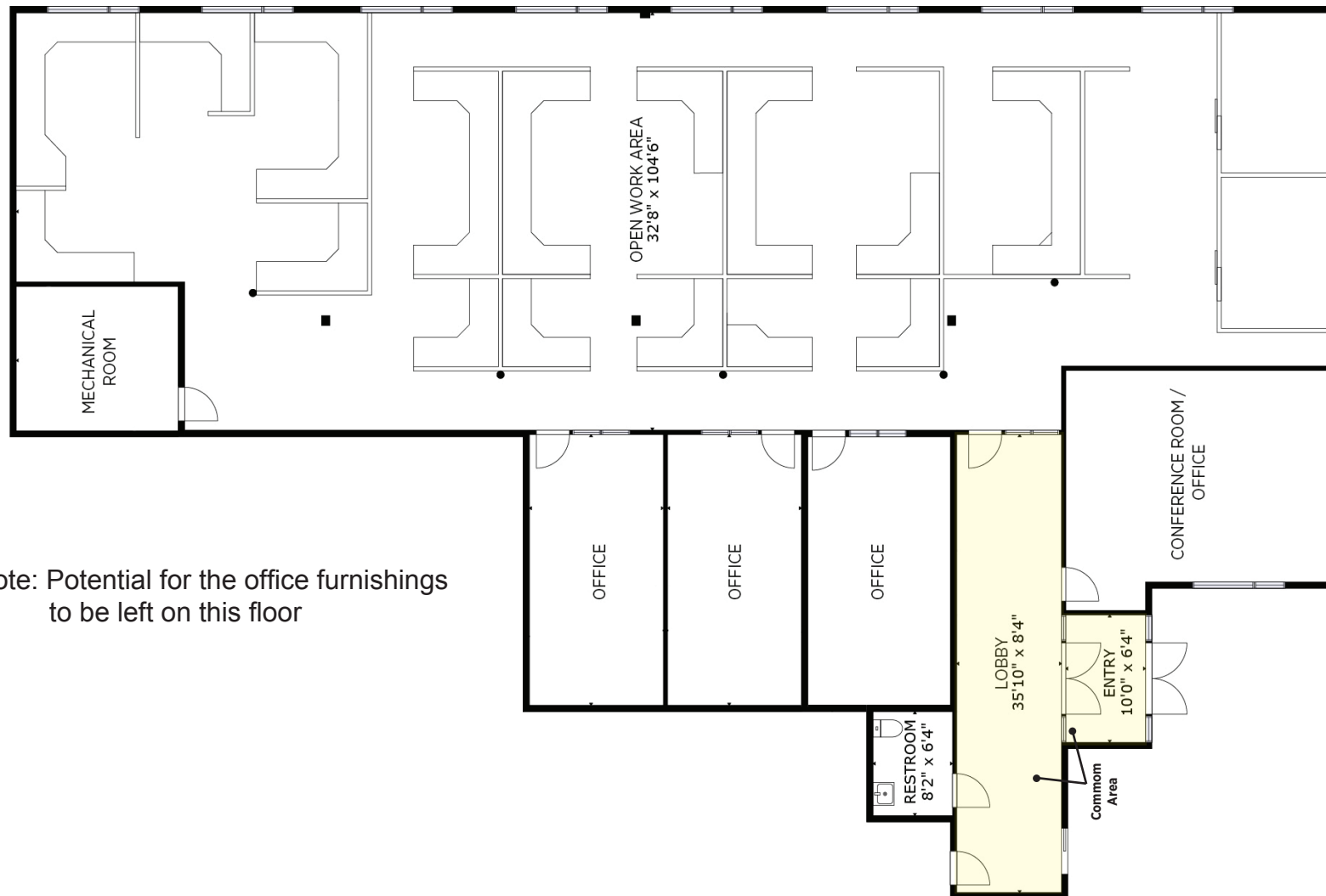
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Aerial Images



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Main Floor: ±4,387 SF



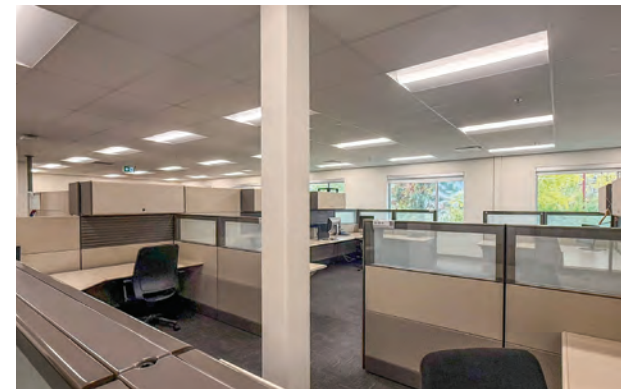
Note: Potential for the office furnishings to be left on this floor

MANHATTAN DRIVE

Note: Floor plan has been provided, is approximate and may not be to scale. If important, information, configuration and square footage should be verified.

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Interior Photos - Main Floor



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Interior Photos - Main Floor



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Upper Floor: ±7,706 SF



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Interior Photos - Upper Floor

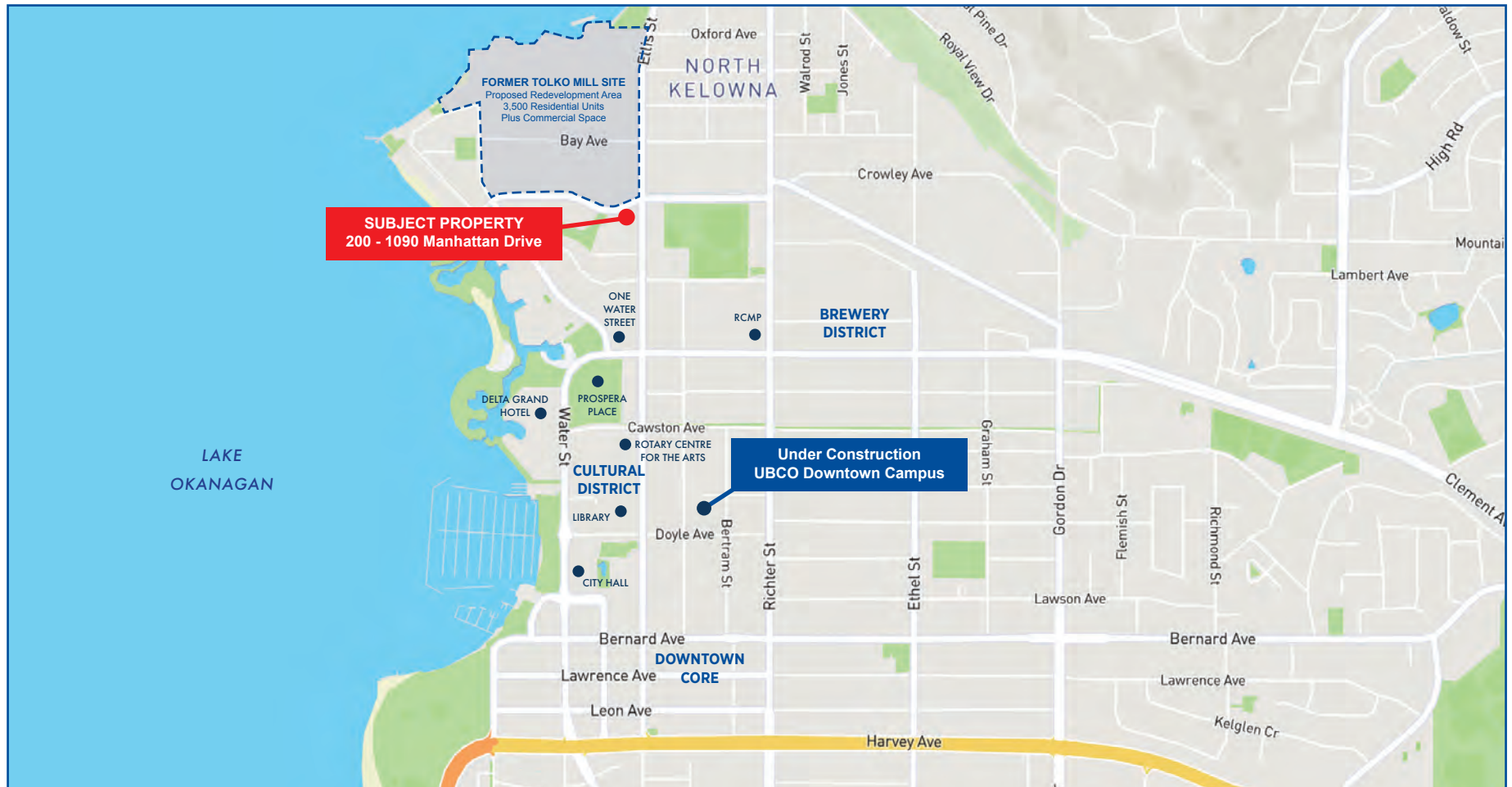


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Interior Photos - Upper Floor



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*The Commercial
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