



FOR LEASE

SECOND FLOOR COMMERCIAL SPACE

#202 - 170 Rutland Road North, Kelowna, BC



Kris McLaughlin Personal Real Estate Corporation
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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

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Property Details

Civic Address:

#202 - 170 Rutland Road North, Kelowna, BC

Location:

Located mid-block on the west side of Rutland Road N between Highway 33 and Shepherd Rd in the Rutland Urban Centre

Total Space Available:

1,190 SF

Parking:

Plenty of parking to the rear of the building

Zoning:

UC4 - Rutland Urban Centre

Lease Rate:

\$11.00/SF plus additional rent of \$9.00/SF estimated for 2026 & applicable taxes

Second Floor Commercial Space For Lease in the Rutland Urban Centre

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to lease office space in a two storey commercial building.

Features:

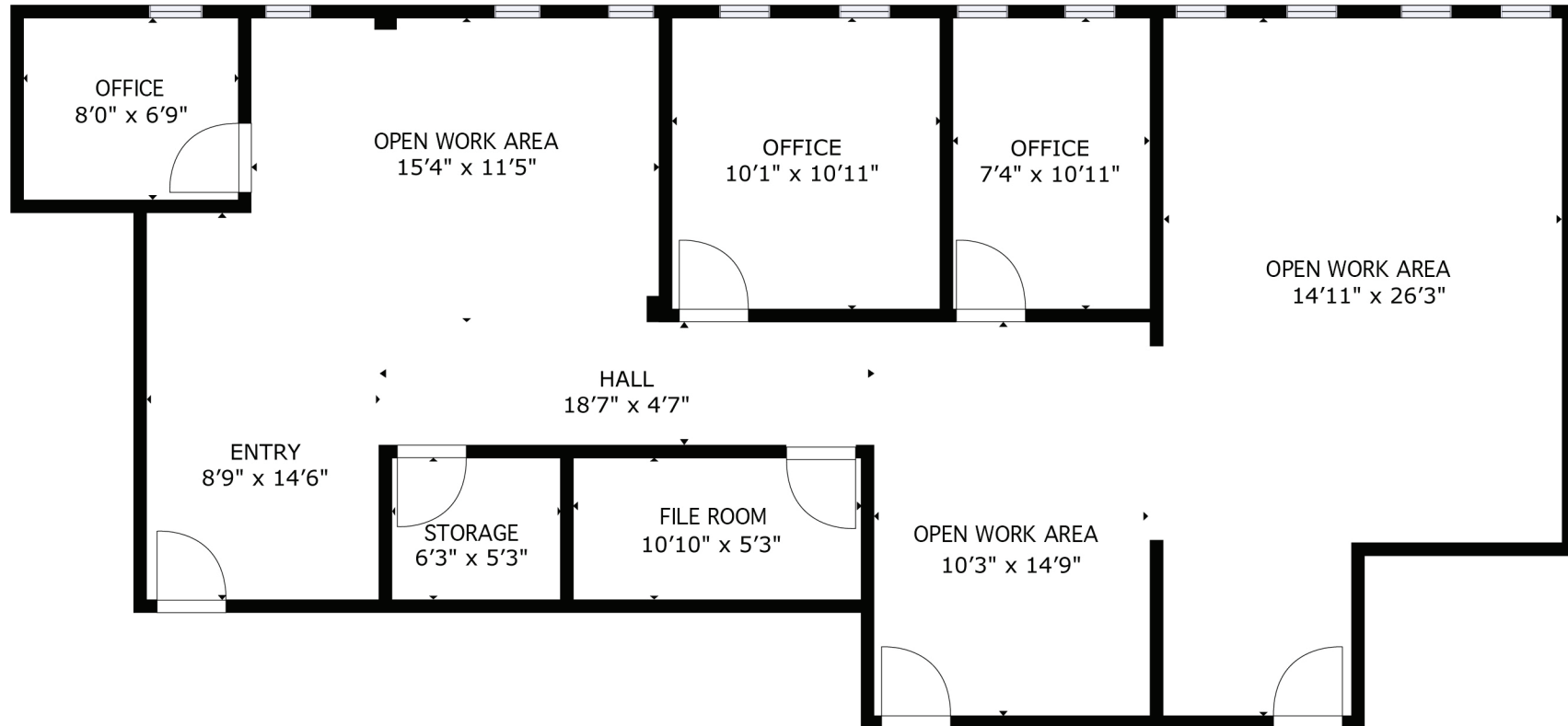
The space is approximately 1,190 SF on the second floor, with west facing windows.

- ▶ Office space includes 3 individual offices, open work areas, file room and storage within the premises
- ▶ Shared washrooms, and plenty of on-site parking to the rear of the building
- ▶ Walk-up unit only as elevator is not operational
- ▶ Located in the centre of the commercial area of Rutland just north of Highway 33, near Plaza 33, as well as restaurants, coffee shops, financial institutions, boutique shops and professional services
- ▶ 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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Floor Plan



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

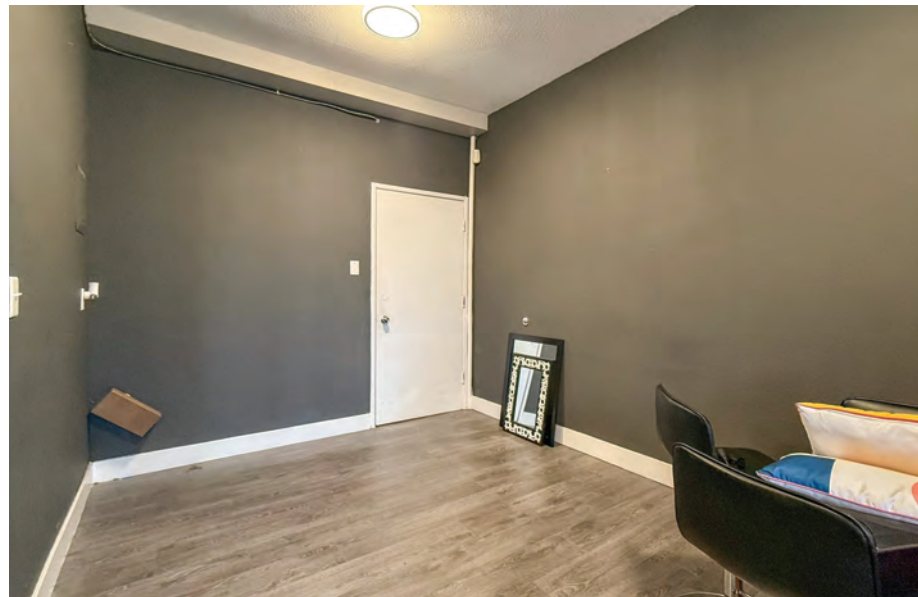
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Interior Photos



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Interior Photos

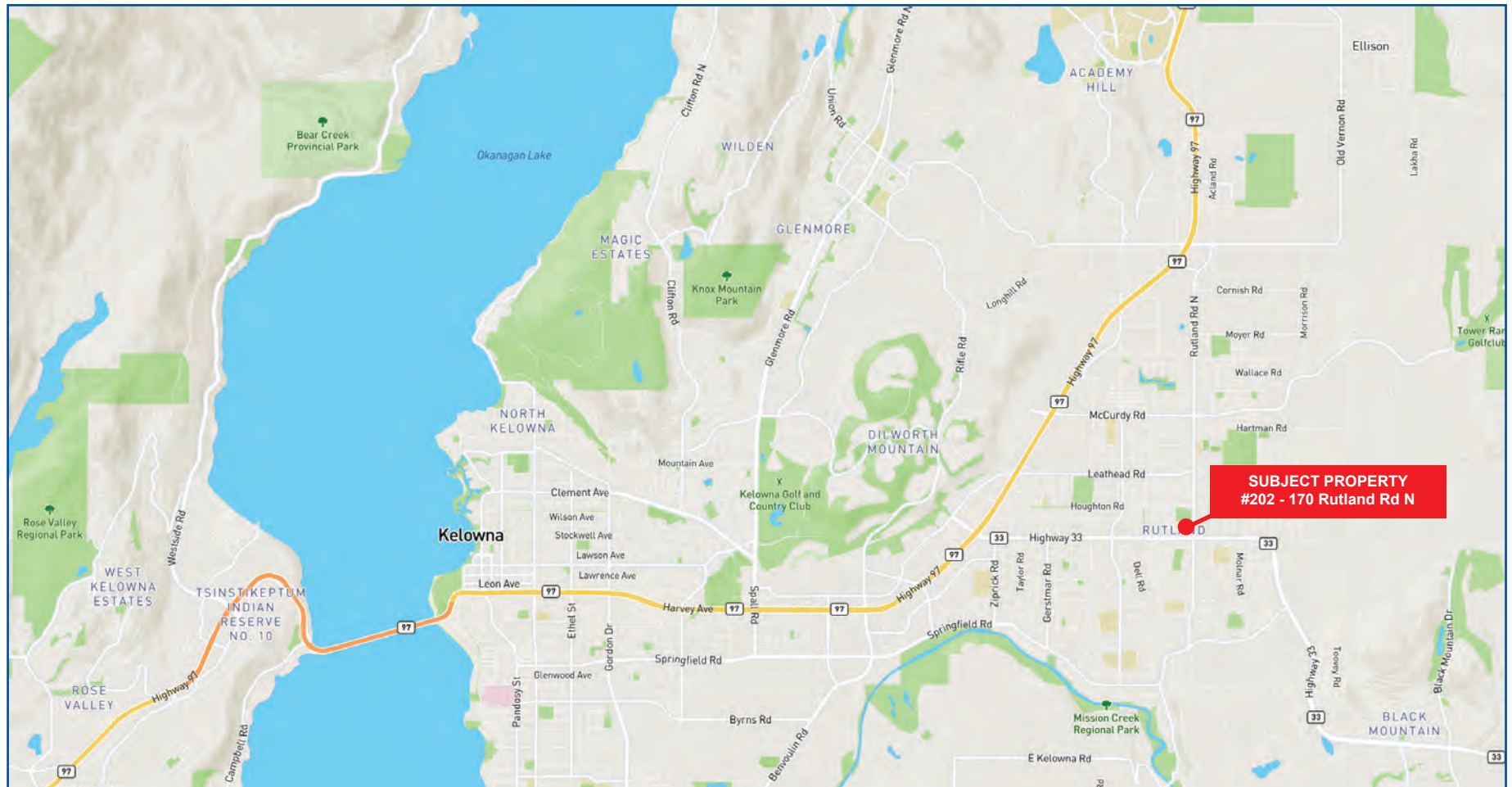


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Exterior Photos



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*The Commercial
Real Estate Experts*



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