



FOR LEASE

SECOND FLOOR OFFICE SPACE

#204 - 170 Rutland Road North, 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:

#204 - 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:

617 SF

Parking:

Plenty of parking to the rear of the building

Zoning:

UC4 - Rutland Urban Centre

Lease Rate:

\$16.00/SF plus additional rent of \$9.50/SF (estimated for 2026), electricity & 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:

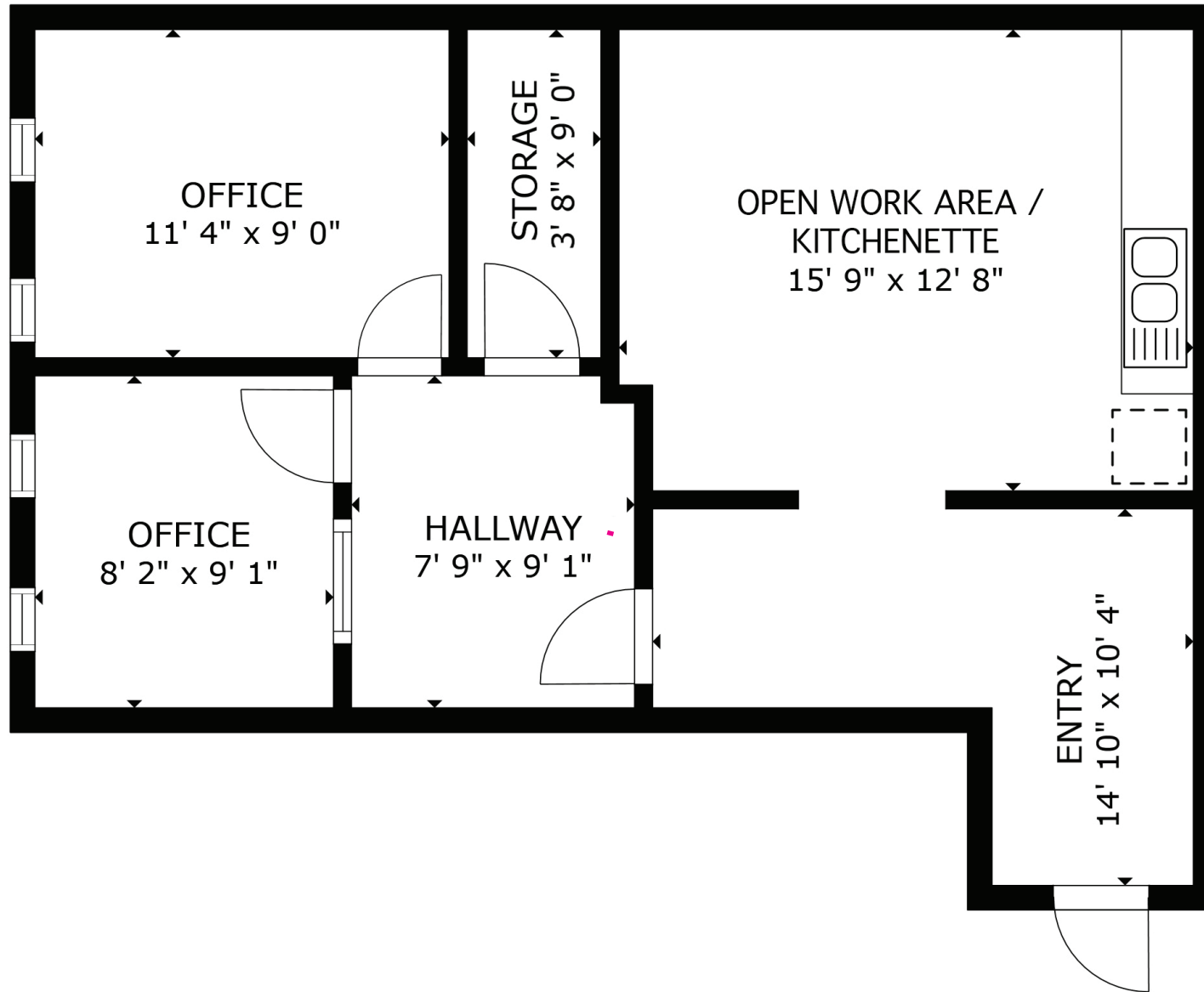
The space is approximately 617 SF on the second floor

- ▶ Office space includes 2 individual offices, open work areas, staffroom/kitchenette, entry way and storage
- ▶ Shared washrooms, and plenty of on-site parking to the rear of the building
- ▶ Walk-up only as building has no elevator service
- ▶ 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 retail/office space contact Kris McLaughlin Personal Real Estate Corporation 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. Some interior walls may have been adjusted. If important, information and configuration should be verified.

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Interior Photos



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Interior Photos

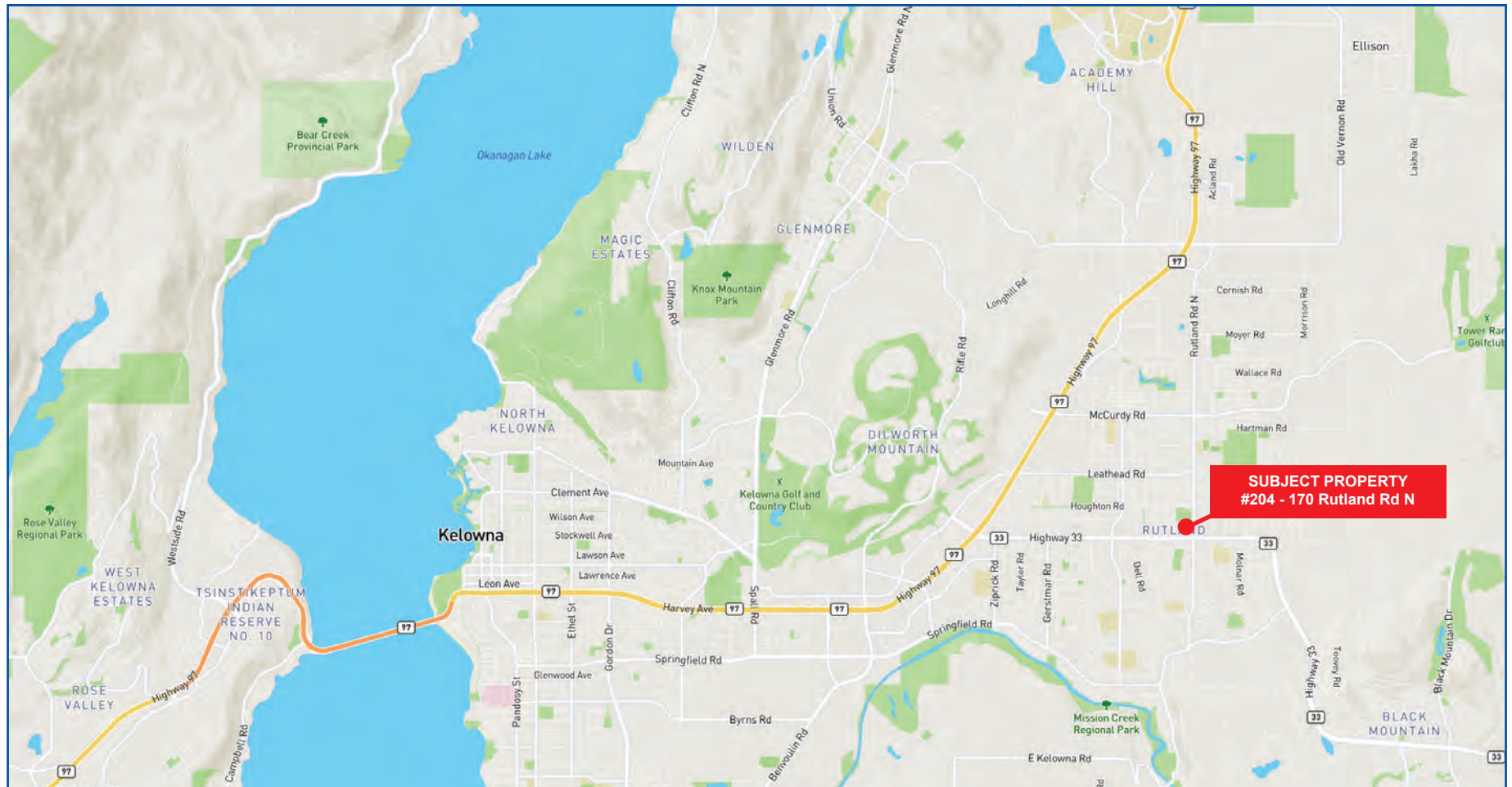


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Exterior Photos



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*The Commercial
Real Estate Experts*



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