



# FOR LEASE

## DOWNTOWN NORTH END OFFICE SPACE

Unit 200 - 1090 Manhattan Drive, Kelowna, BC



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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:

Unit 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:

±8,421 SF

### Parking:

Plenty of on-site parking available

### Signage:

Outstanding fascia signage opportunity on the north 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 8,421 SF of professional office space on the second floor with elevator and stair access.

- ▶ Second floor unit is a well laid out office space with 5 individual offices, large open floor area, built-in kitchenette area and 2 washrooms.
- ▶ The unit has large windows showcasing views of the abutting green space
- ▶ Outstanding opportunity for highly visible signage on the north side of the building
- ▶ Second floor has elevator access or walk-up via stair cases located to the front and rear 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 impressive office 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](mailto:kris@commercialbc.com)



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## Exterior Photos



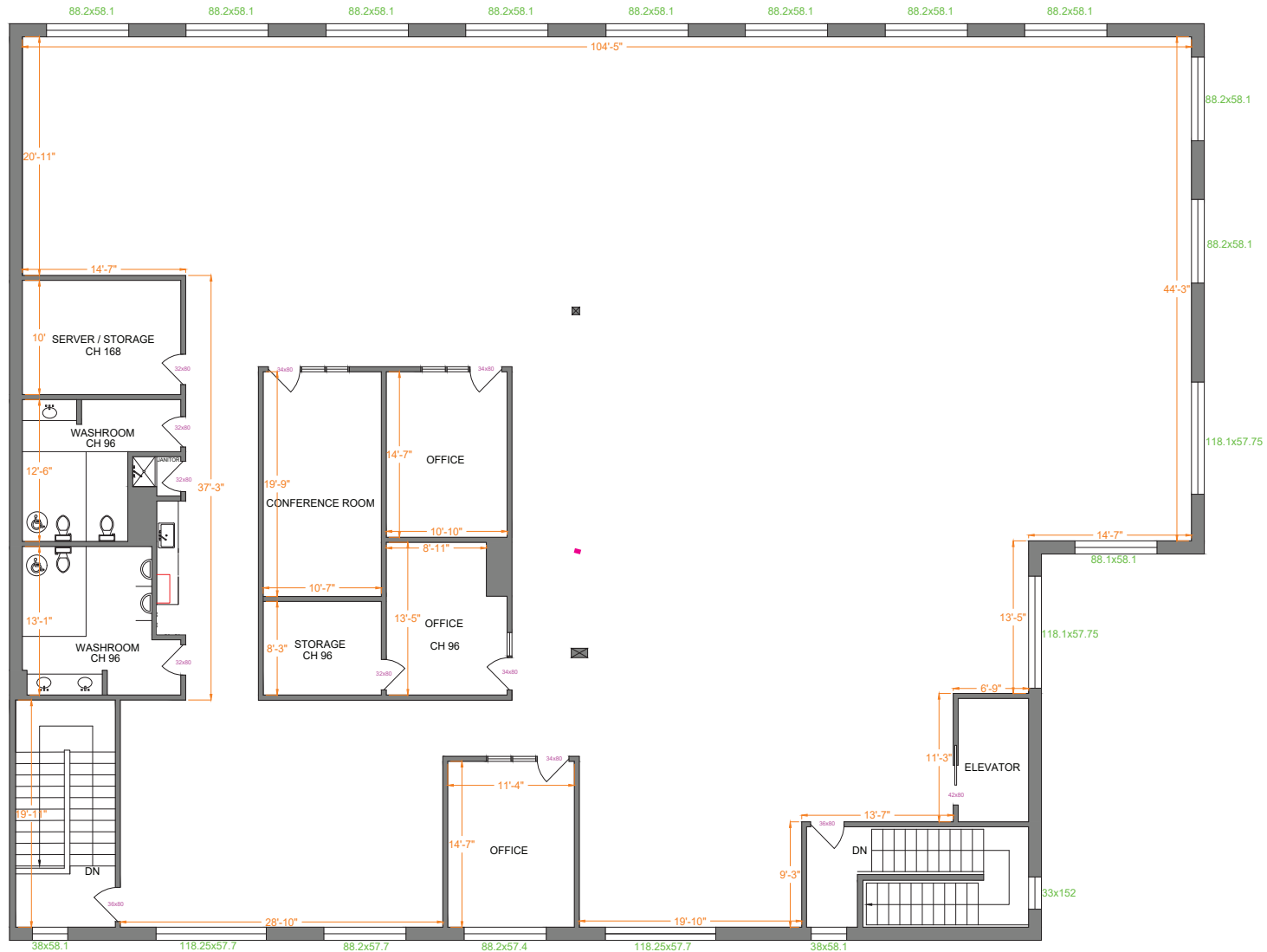
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## Aerial Images



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## Upper Floor - Unit 200: ±8,421 SF



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 - Upper Floor (Unit 200)

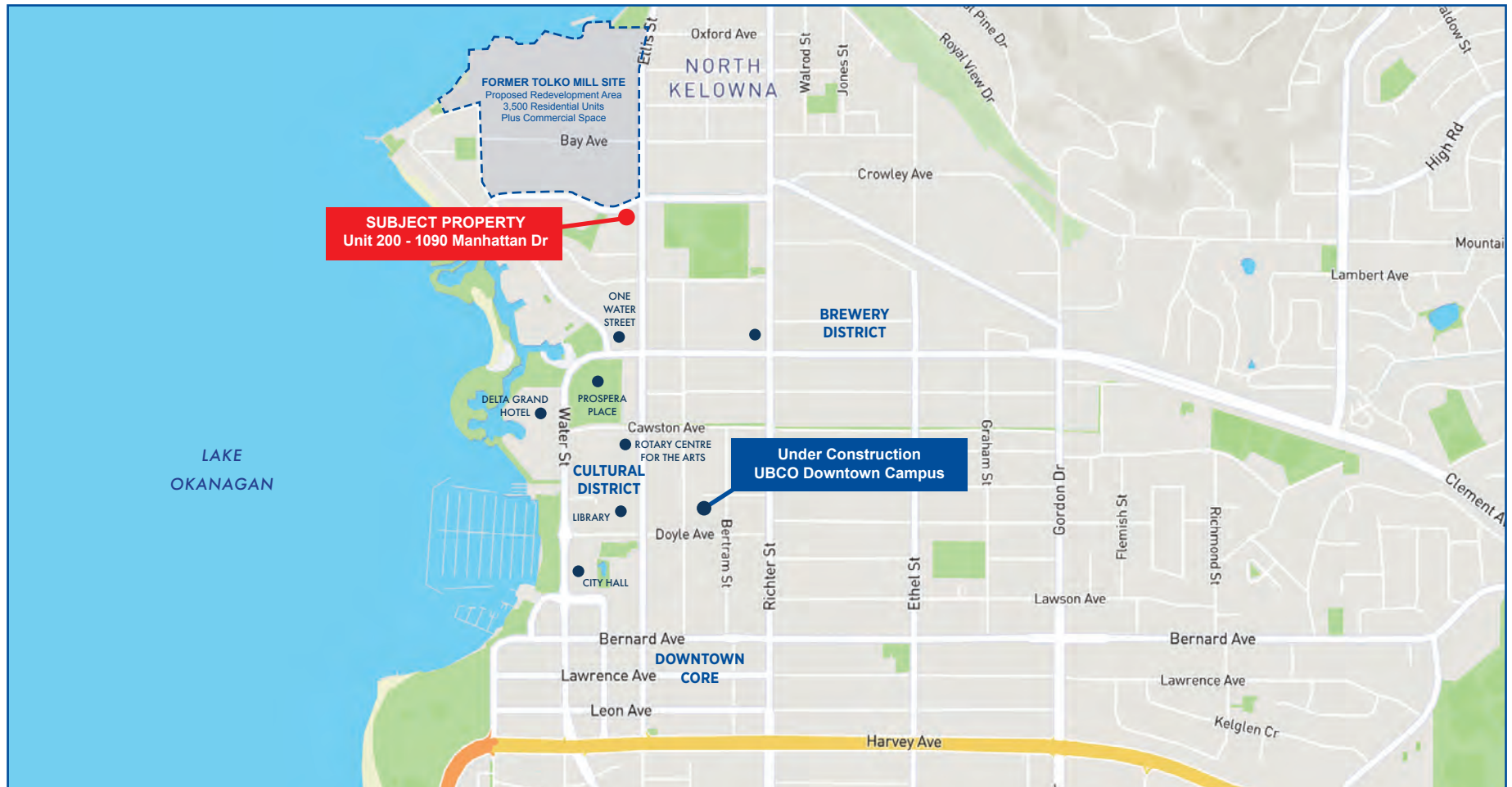


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## **Interior Photos - Upper Floor (Unit 200)**



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*The Commercial  
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