



EXCEPTIONAL OFFICE SPACE IN
KELOWNA'S INNOVATION CENTRE

404 - 460 DOYLE AVENUE | KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101


www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
404 - 460 DOYLE AVENUE
KELOWNA BC

 **UNIT SIZE**
3,754 SF

 **FLOOR**
4th

 **ZONING**
UC1

 **LEASE RATE**
\$22.00 / SF

 **POSSESSION**
Available Immediately

OVERVIEW

Discover the perfect space for your business in Unit 404 located within Kelowna's Innovation Centre in the heart of downtown Kelowna. This exceptional opportunity presents a professional office unit boasting a generous 3,754 square feet of prime space.

This turn-key space presents a bright and inviting environment, as large windows welcome ample natural light and offer city views. The well-designed layout provides versatility with a spacious conference room, private offices, open communal work areas, and a kitchenette.

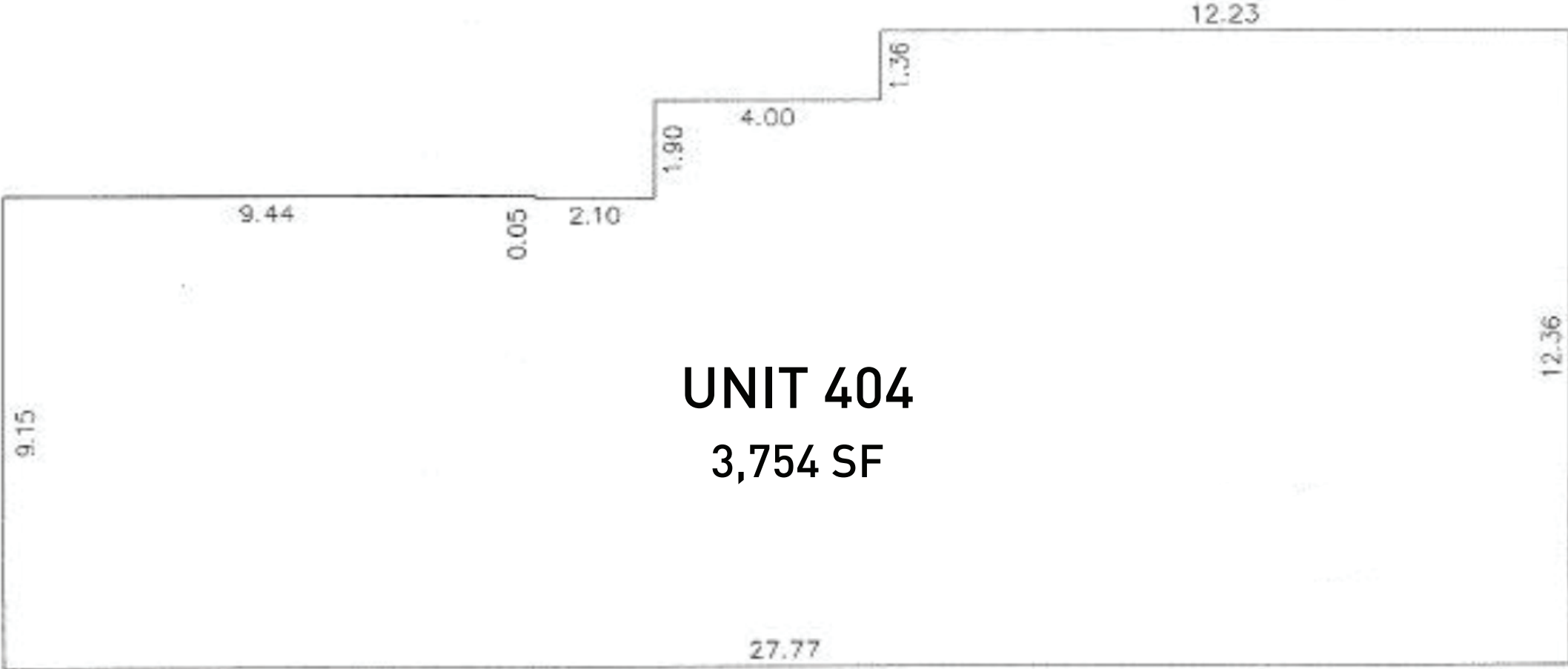
Kelowna's renowned Innovation Centre is the Okanagan's epicentre of technology, entrepreneurship, and creativity. The Innovation Centre houses a diverse community, from solopreneurs to large technology and innovation firms. The building offers shared and community spaces, including a floor-to-ceiling atrium, rooftop patio and restaurant, and a mezzanine that wraps each floor.

Offered for sub-lease from Present till May 31st, 2024.





FLOOR PLAN



INNOVATION CENTRE


Unit 404 – 460 Doyle Avenue is situated within Kelowna’s renowned Innovation Centre, the epicenter of technology, entrepreneurship, and creativity in the Okanagan. Located at the corner of Ellis and Doyle in the heart of Kelowna’s Cultural District, the Innovation Centre caters to a diverse range of businesses, from solopreneurs to large technology and innovation firms.


The Innovation Centre offers shared and community spaces, such as a floor-to-ceiling atrium, a rooftop patio and restaurant, a magnificent white staircase, and a mezzanine that wraps each floor, foster a vibrant and collaborative environment.

This prime location provides access to publicly-supported space and services for early-stage companies, non-profits, community groups, and social enterprises, making it an ideal setting for businesses seeking to thrive and grow.



LOCATION

 800+ New residential units in the down town core since 2017 and growing

 Over 1.9 million visitors a year and \$443 million in visitor spending

 YLW - The 10th busiest airport in Canada (2018/19)



Restaurants/ Brew Pubs / Cafés

1. Parlour Ice Cream
2. Earls Kitchen + Bar
3. Sunny's Diner
4. Moo-Lix Ice Cream
5. Salt & Brick
6. Jacks Pizza & Liquor
7. Craft Beer Market
8. Tim Hortons
9. Cantina Del Centro
10. Blenz
11. Kelly O'Bryan's
12. Cactus Club Cafe
13. King Taps
14. OAK & CRU
15. Central Kitchen & Bar
16. The Train Station Pub
17. Sandhill Winery
18. BNA Brewing Co.
19. Bliss Bakery
20. Waterfront Wines

Residential Developments

1. One Water
2. St. Paul Kelowna
3. The Madison
4. UBC Okanagan
5. One Varsity
6. Brooklyn at Bernard Block
7. Bertram Bernard Block
8. Ella

Hotels

1. Grand Okanagan Resort
2. The Royal Ann Hotel
3. Hotel Zed
4. Prestige Beach House

Recreation / Parks

1. Prospera Place
2. Kelowna Yacht Club
3. Kelowna Downtown Library | ORL Branch
4. Innovation Centre
5. Downtown Marina Kelowna

Packing District

1. Pretty Not Bad Brewing
2. Marmalade Cafe
3. Okanagan E-Kruise
4. Knox Mountain Dentistry
5. Pharmacy
6. Chiropractor
7. Naturopath
8. Hair Salon
9. Climbing Gym
10. Optometrist
11. Sandhill Winery
12. Rustic Reel Brewery

CONTACT

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