



550 OSPREY AVENUE

CIVIC ADDRESS:

550 Osprey Avenue, Kelowna, BC

ZONING:

UC-5 Urban Center

LOCATION:

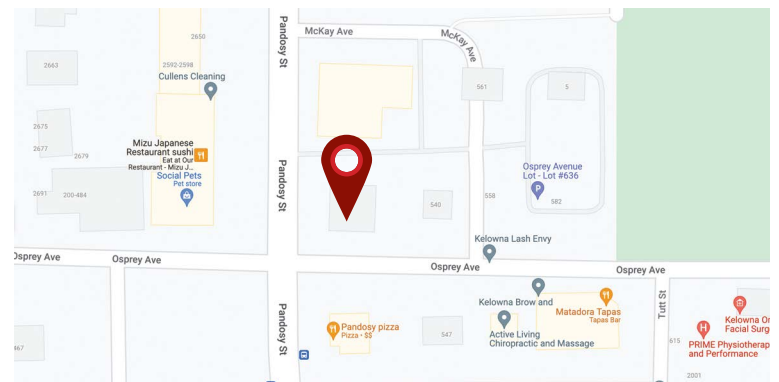
The building is located on the corner of Pandosy Street and Osprey Avenue in the heart of the Pandosy Village area. The Pandosy Village area is the central business district for South Kelowna, the Okanagan Mission area and Upper Mission. The building is surrounded by streets on 3 sides around the building which offers great exposure and access.

PARKING:

At grade customer stalls and private elevator accessed staff parking.

LISTING AGENT:

Worman Commercial
 Phone: (250) 762.0040
 Email: info@worman.ca



PROPERTY HIGHLIGHTS:

- High exposure location on Pandosy Street
- Outstanding architecture
- On-site parking & good off-site parking
- UC-5 zoning allowing virtually all retail, office & professional users
- Elevator access
- Project developed by Worman Commercial



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RENTABLE AREA SUMMARY

Main Floor	Usable Area	Rentable Area	Rent
Unit 101	5,175	5,567	Leased

Third Floor	Usable Area	Rentable Area	Rent
Unit 301	7,389	7,949	Leased

Fourth Floor	Usable Area	Rentable Area	Rent
Unit 401	7,149	7,691	Leased

Fifth Floor	Usable Area	Rentable Area	Rent
Unit 501	1,166	1,352	Leased
Unit 503	1,736	2,013	Leased
Unit 505	968	1,122	Leased
Unit 506	1,371	1,590	Leased
Unit 508	1,263	1,464	\$30

Sixth Floor	Usable Area	Rentable Area	Rent
Unit 601	672	747	Leased
Unit 606	3,571	3,967	Leased

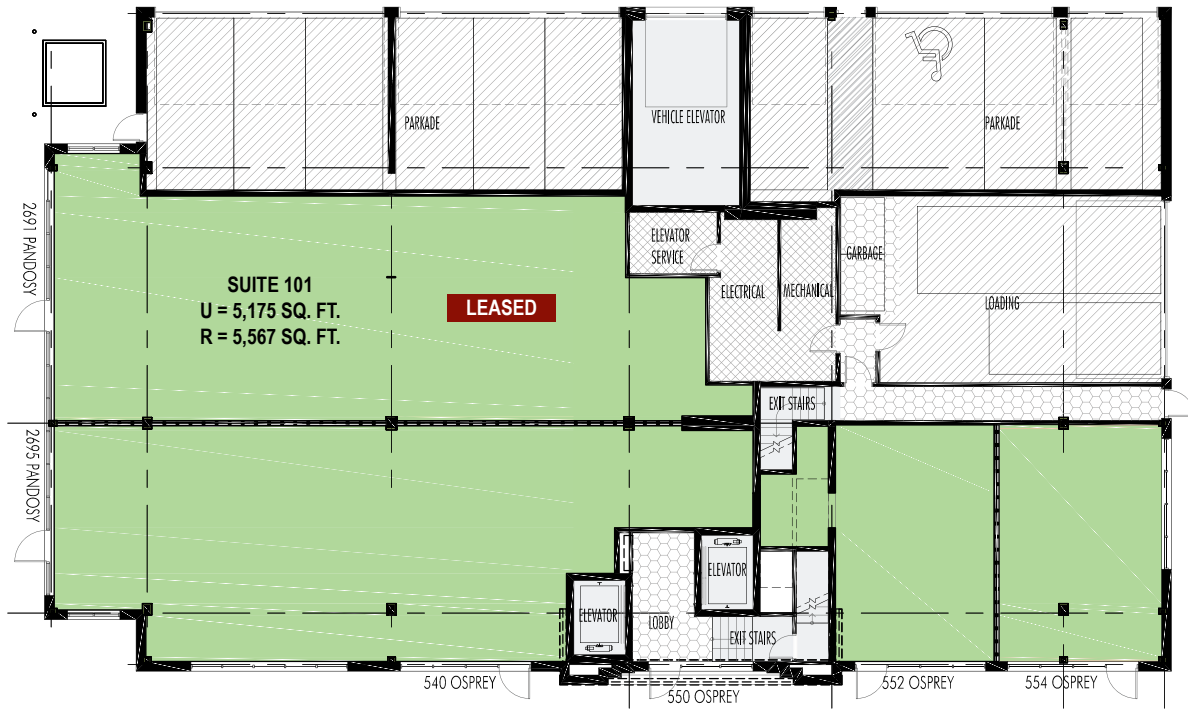
NOTE: Dimensions and areas are derived from Architectural Plans and may differ from final survey. Rentable Area includes the cru's usable area plus it's proportionate share of lobbies and hallways.



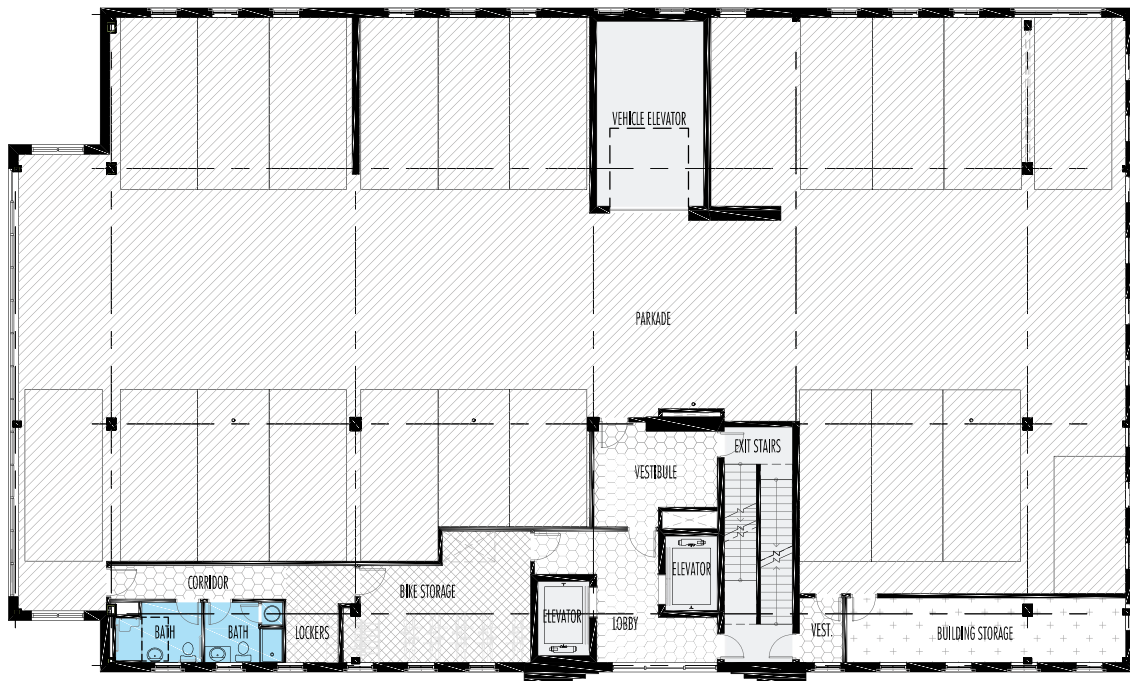
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR - PARKING LEVEL

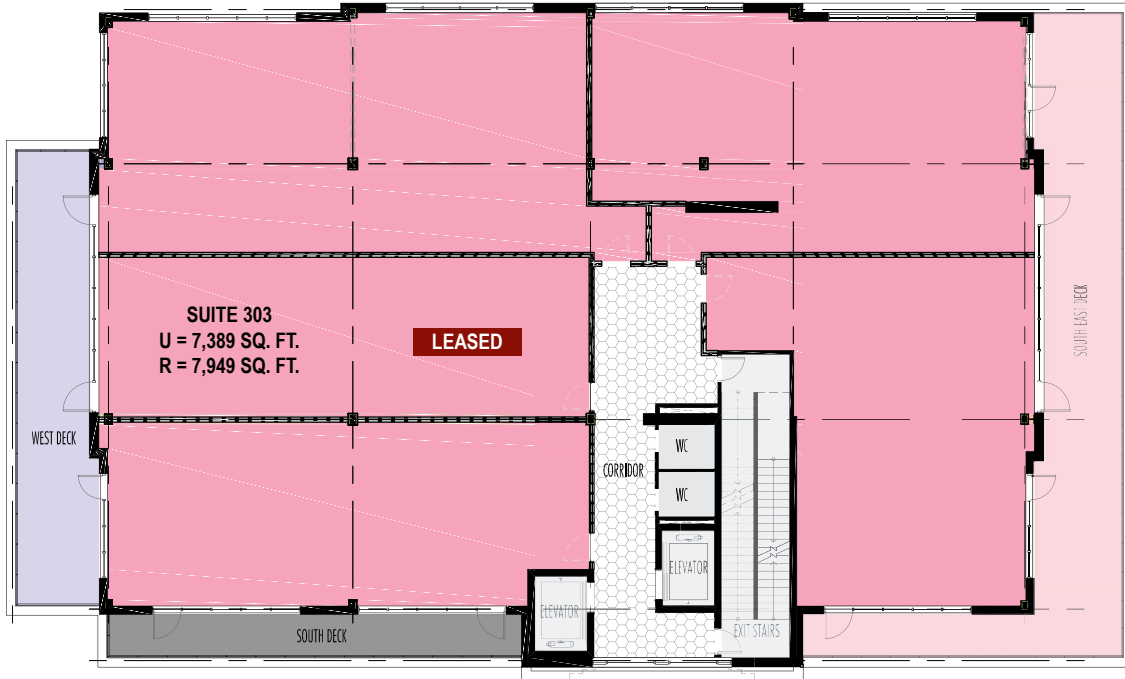




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FLOOR PLANS

THIRD FLOOR



FOURTH FLOOR

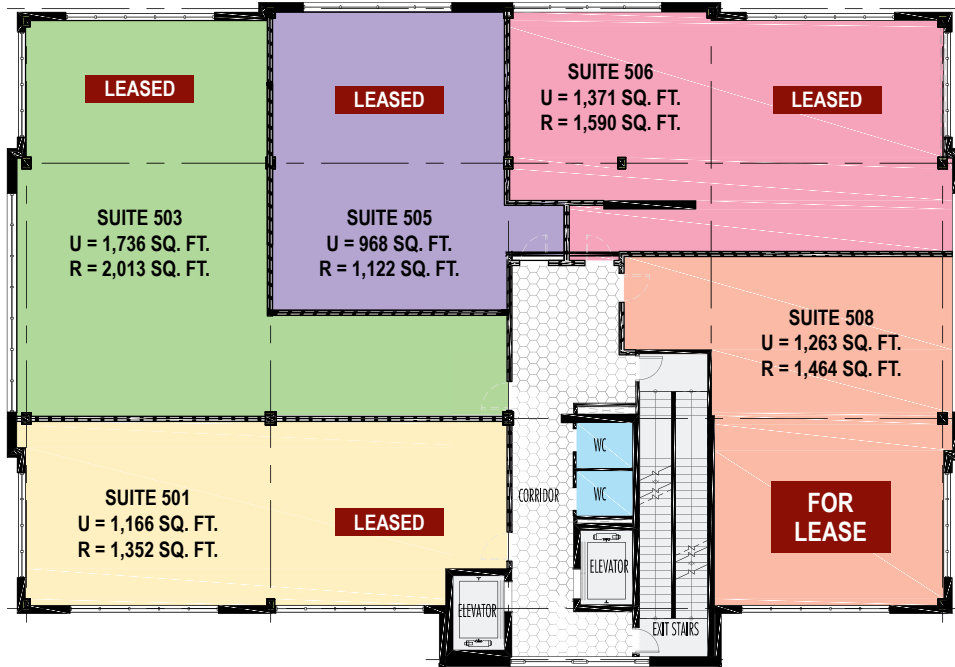




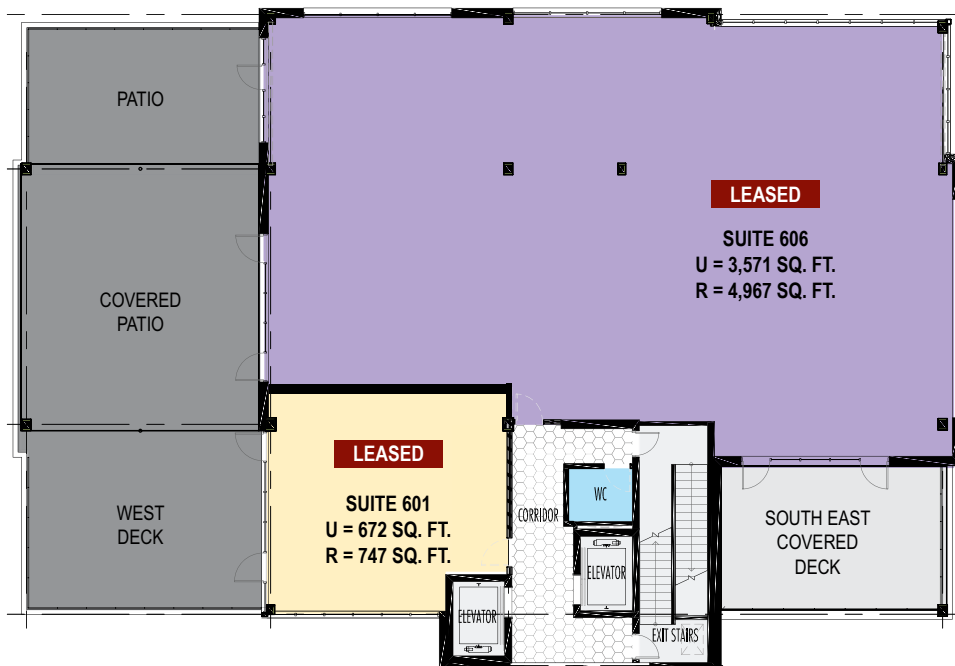
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FLOOR PLANS

FIFTH FLOOR



SIXTH FLOOR





550 OSPREY AVENUE

LOCATION

