



For Sublease: Office

550 Osprey Avenue

Flexible Space Available in Kelowna's Pandosy Neighbourhood

ROYAL LEPAGE KELOWNA
COMMERCIAL **Lennard:**

Here is where your business will *grow*.

550 Osprey Avenue

Property Overview

Sublease opportunity at 550 Osprey Avenue with up to 15,474 SF of leasable area across the third and fourth floors. The space is delivered in shell condition, providing medical, administrative, and professional office users with flexibility to configure improvements to suit their operational and layout needs.

Located in Kelowna's Lower Mission, the building sits within a growing mixed-use node supported by continued residential development and expanding neighbourhood services. The tenant roster includes established healthcare and professional practices such as dental, dermatology, endodontic, trauma therapy, and accounting, creating a strong complementary environment for medical and office users.



Total Available Space

15,474 SF

3rd Floor 4th Floor

7,709 SF 7,765 SF



Base Rate

\$21 PSF

Tenant Improvement Allowance

Contact Listing Agent

Additional Rent (2026)

\$10.48 PSF*



Head Lease Term

10 Years

Head Lease Expiry

September 25, 2034



Zoning

UC5 - Pandosy Urban Centre



Building Information

The six-storey building includes two levels of structured parking served by a vehicle elevator system for efficient access and circulation. The third floor features three private patios for tenant use.

Base building specifications support procedure and clinic operations, including 12-foot ceiling heights, floor-to-ceiling windows, roof load capacity for specialized HVAC systems, diesel generator capability for emergency backup power (roughed-in), and two elevators designed for clinical use, including one sized to accommodate a hospital gurney.

Additional amenities include bike storage, lockers, and shower facilities.



Current Condition

Shell state, open concept

Ceiling Height

12'



Parking

9 Total Stalls

3rd Floor 4th Floor

5 Stalls 4 Stalls

Additional Parking

Adjacent Osprey Lot

Metered Street Parking



Building Amenities

3 Elevators

(1 Passenger, 1 Oversized, 1 Vehicle)

3 Individual Patios

(3rd Floor)

**Bike Storage, Lockers,
Shower Facilities**

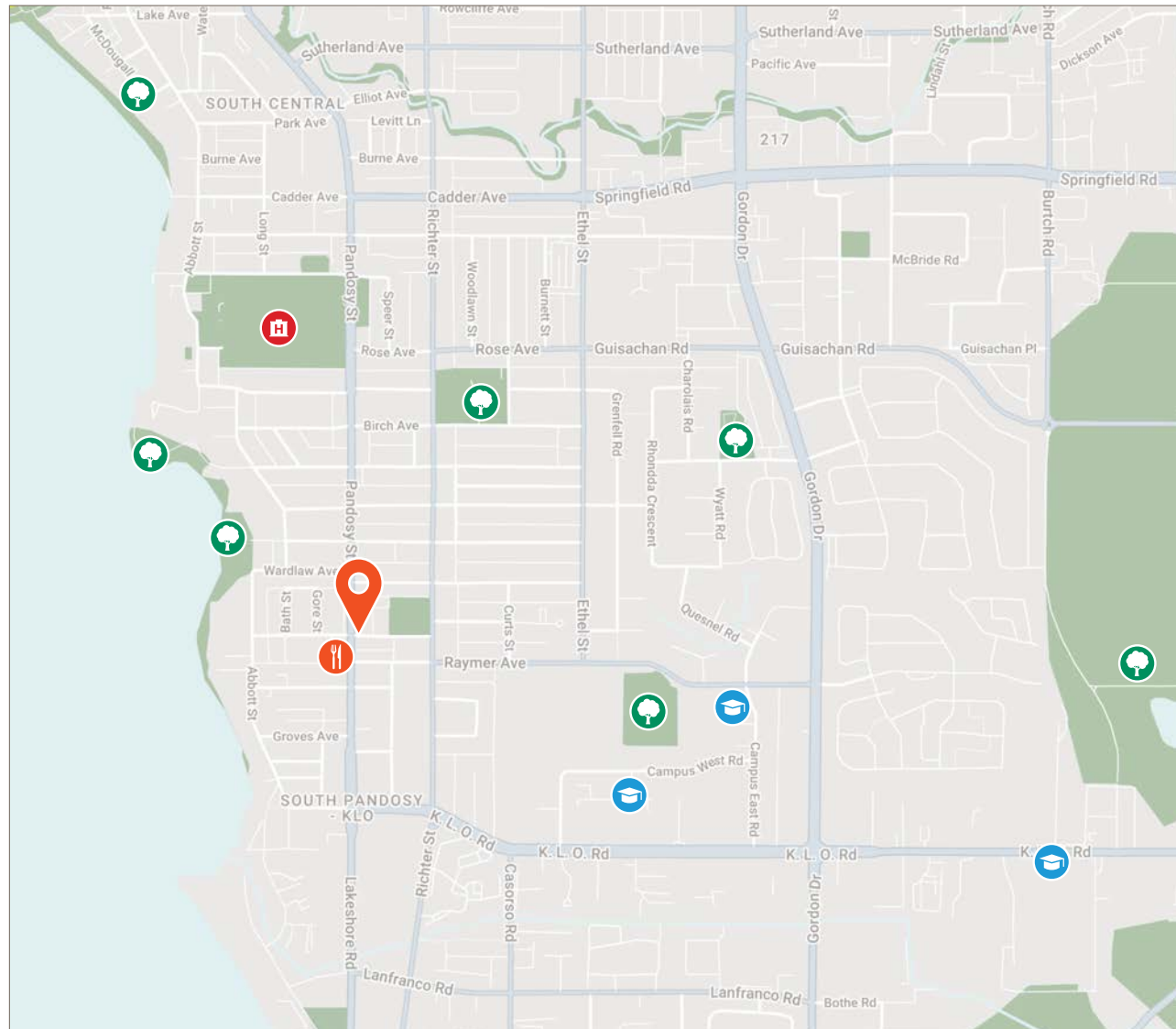
550 Osprey Avenue

Location Overview

550 Osprey Avenue is located in Kelowna's Pandosy neighbourhood, a well-established, walkable area known for its mix of neighbourhood retail, professional services, and growing residential density.

Positioned just off the Pandosy corridor, the property is surrounded by cafés, shops, and everyday amenities, and sits minutes from Boyce-Gyro Beach Park and the Kelowna campus of Okanagan College, two key local anchors that support steady activity in the area.

Continued multi-family and mixed-use development nearby is adding population and demand, while strong connectivity to Lakeshore Road, KLO Road, and downtown Kelowna supports convenient access for customers, clients, and staff.

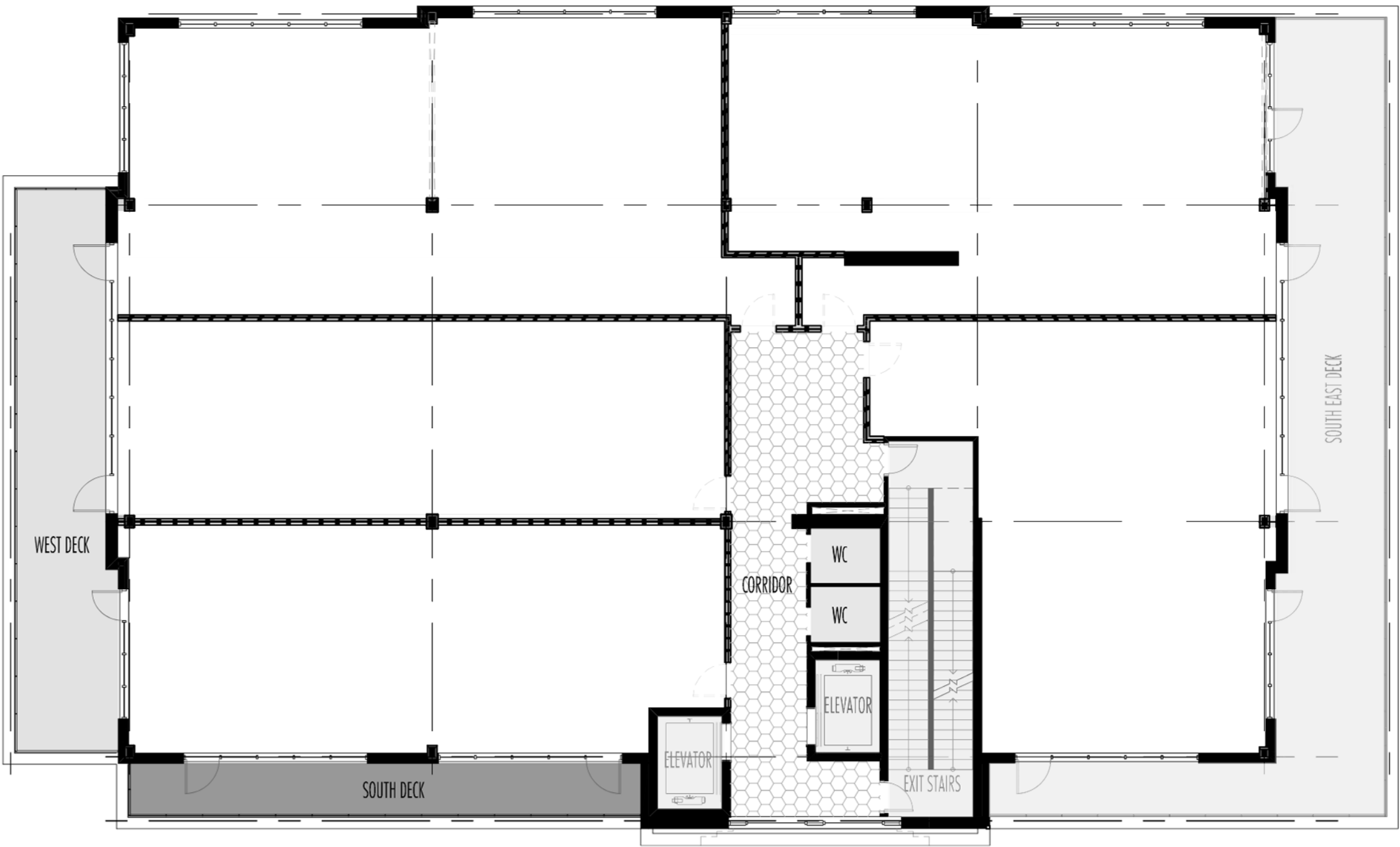


550 Osprey Avenue



Floor Plan

3rd Floor
Useable Area: 7,097 SF
Rentable Area: 7,709 SF



550 Osprey Avenue

3rd Floor Photos

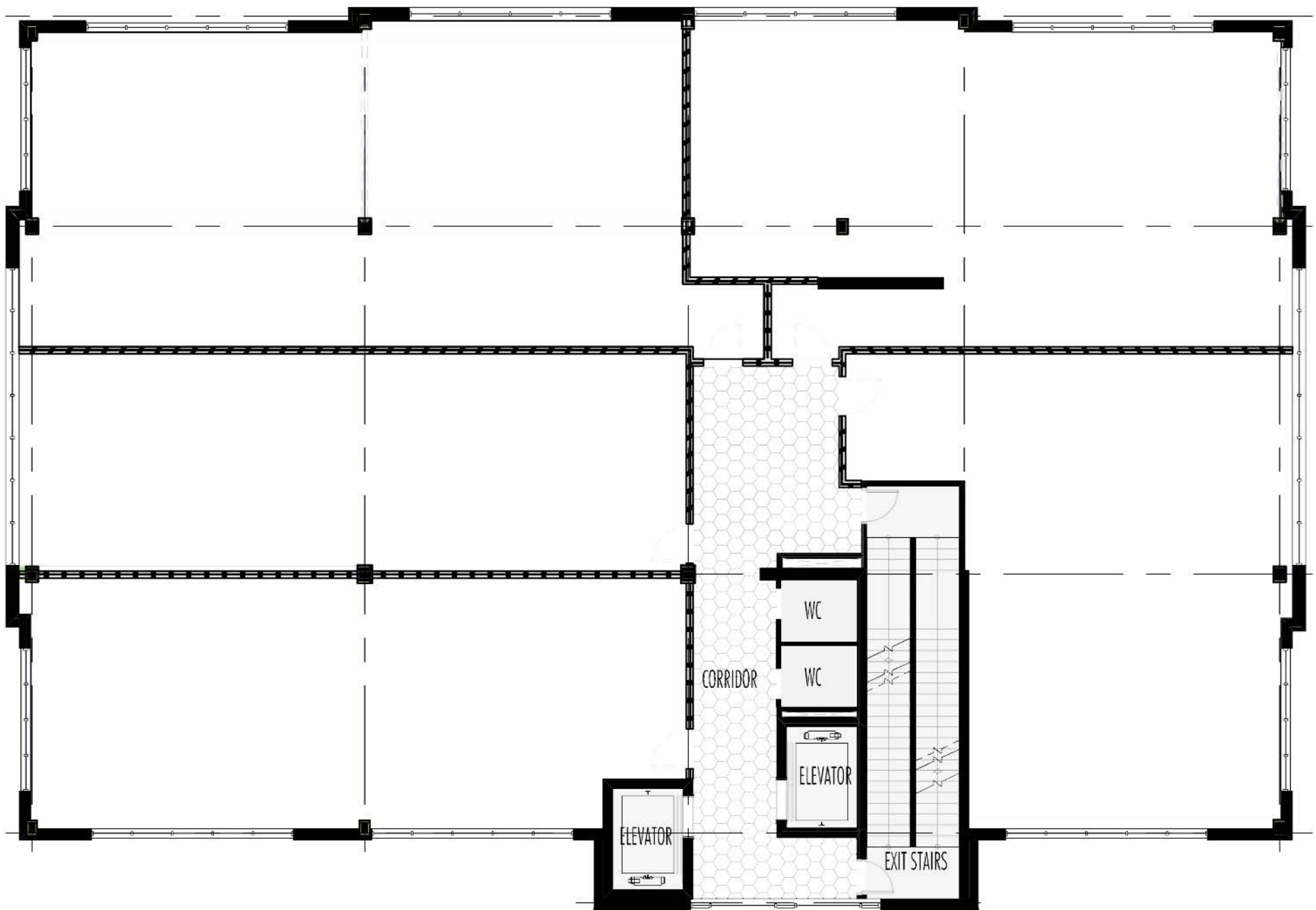


550 Osprey Avenue



Floor Plan

4th Floor
Useable Area: 7,149 SF
Rentable Area: 7,765 SF



550 Osprey Avenue

4th Floor Photos



550 Osprey Avenue



A bright future for your business is right here.



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