

1626 Richter Street
Kelowna, BC

NEWLY RENOVATED DOWNTOWN OFFICE WITH PARKING

**UNIT 207
RICHTER PLACE**









Prime office space with parking available in downtown Kelowna. Recently renovated, featuring up to date lifestyle amenities. A professional A-class office building wired for fibre optic. Steps away from the financial core, many coffee shops, local eateries, and more. One block from Highway 97 and connected to public transit network. Minutes away from walking paths along Okanagan Lake.



PROPERTY HIGHLIGHTS

BUILDING FEATURES

Richter Place has been recently renovated to A-class office standards. This office building exhibits an up to date and spacious interior. Notable skylights provide an abundance of natural light.

-  Recently renovated **A-class lobby** and common areas
-  Frontage **signage** opportunity on high traffic intersection
-  Ideal location in **downtown** Kelowna
-  Convenient and ample free customer parking, and above average available tenant **parking**
-  **Secure building** with 24/7 fob access
-  Wired for **Fibre Optic** high-speed internet
-  Upgraded **elevator** with wheelchair accessibility
-  **Lifestyle features** including bike racks and showers



FLOOR PLAN

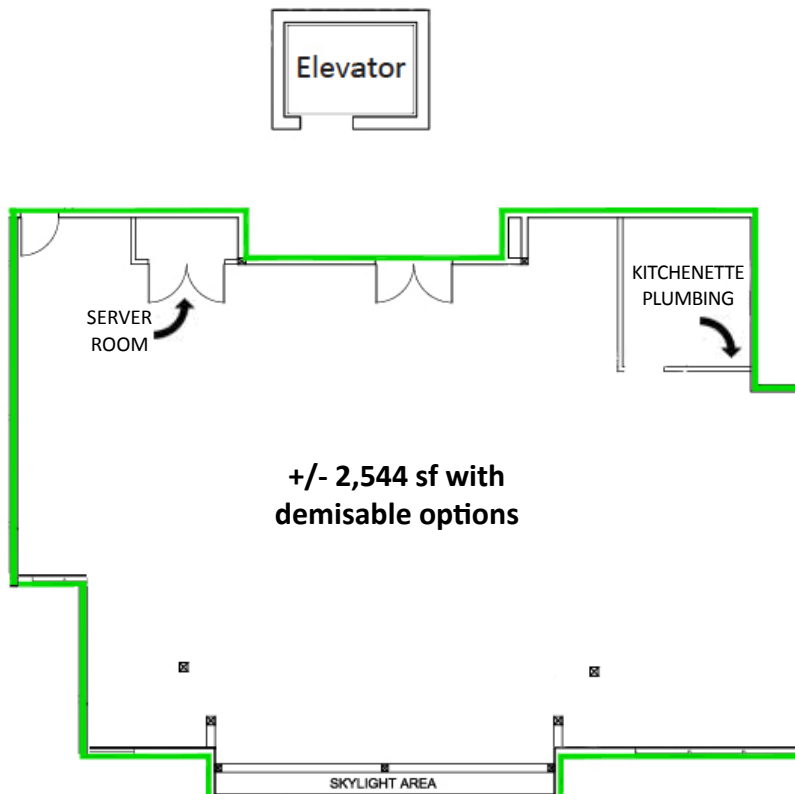
UNIT 207

The striking skylight is a unique feature for this office in Richter Place, and provides an abundance of natural light. Unit 207 is located on the second floor accessible by wide stairs and a wheelchair friendly upgraded elevator.

- ✓ Second floor unit
- ✓ ± 2,544 sf open floor plan
- ✓ Demisable options
- ✓ Upgraded LED-technology colour/temperature adjustable to preference (ie. natural light, warm)
- ✓ Lunch room with kitchenette plumbing









THE SKYLIGHT IS A UNIQUE FEATURE IN UNIT 207



AREA HIGHLIGHTS

THE LOCATION

Richter Place is ideally situated in downtown Kelowna, on the corner of Richter and Lawrence Street. Just steps away from coffee shops, banks, fitness facilities, pharmacy, groceries, local eateries, and more. Minutes from Okanagan Lake and walking paths. Easy access to Kelowna's financial core, and walking distance to notable city facilities, including City Hall, City Park, Law Courts, and the Cultural District. One block away from Highway 97 and on Kelowna's public transit routes.

-  **Downtown Kelowna**
-  **Bike Score of 71 / 100**
 Biking corridors on Ethel & Clement Street. Biking lanes on Richter. Bike racks situated across the area
-  **Walk Score of 95 / 100**
 Everything is accessible nearby without a vehicle
-  Connected to **public transit** network makes it easily accessible from all of Kelowna and West Kelowna
-  One block from **Highway 97**
-  **Major amenities** within walking distance, including banks, eateries, coffeeshops, fitness, groceries, and more

