



**Richter Place I #207 — 1626 Richter Street, Kelowna, BC**



# CALLAHAN PROPERTY GROUP



Recently renovated to “A” Class Office standards, Richter Place is technology enabled, offers tenant showers and strong parking attributes in an ideal Downtown Kelowna location. Secure 24/7 access with modern lifestyle features and minutes from multiple large residential developments coming soon representing over 1,500 residential units.



**Office size options of +/-1,000 sf, +/-1,500 sf, and +/-2,544 sf available!**



**Ideal Downtown Kelowna location**

- One block off Highway 97 – Well connected to all areas of the central Okanagan
- Walking distance to notable City facilities, including City Park, City Hall, Yacht Club and the Cultural District
- Minutes from multiple large residential developments coming soon including Central Green, ELLA and Brooklyn at Bernard Block. There are currently over 1,500 residential units under construction Downtown within a 3km radius of Richter Place
- Surrounded by all major amenities and well connected, not only to the neighbourhood, but to the entire city via a rapid transit bus stop, and a future pedestrian overpass bridge to Central Green
- Easy access at the entrance to the Downtown Financial Core



**Parking** – Convenient and ample free customer parking, above average tenant parking availability



**Recently renovated A-Class lobby and common areas**



**Lifestyle features** including bike racks and showers. Close to Active Transport Network (Biking and walking corridors on Ethel Street & Clement Street) and YMCA. Walk Score of 95/100: everything is accessible nearby without a vehicle



**Elevator exposure**



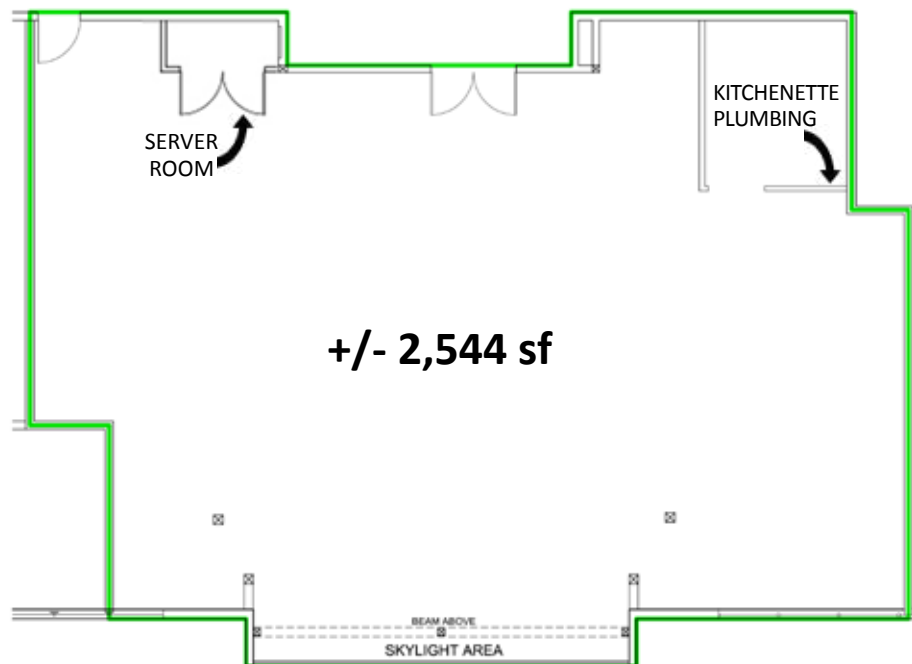
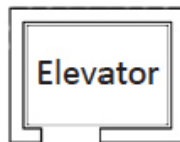
**Secure building with 24/7 fob access**



**Fibre Optic high-speed internet**



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**CENTRAL GREEN**  
500 RESIDENTIAL UNITS UNDER CONSTRUCTION  
FUTURE HWY 97 PEDESTRIAN OVERPASS BRIDGE LOCATED HERE



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