



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






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.


 +/-2,544 sf office unit available for lease! Demisable options of +/-1,000 sf and +/-1,500 sf


 **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**

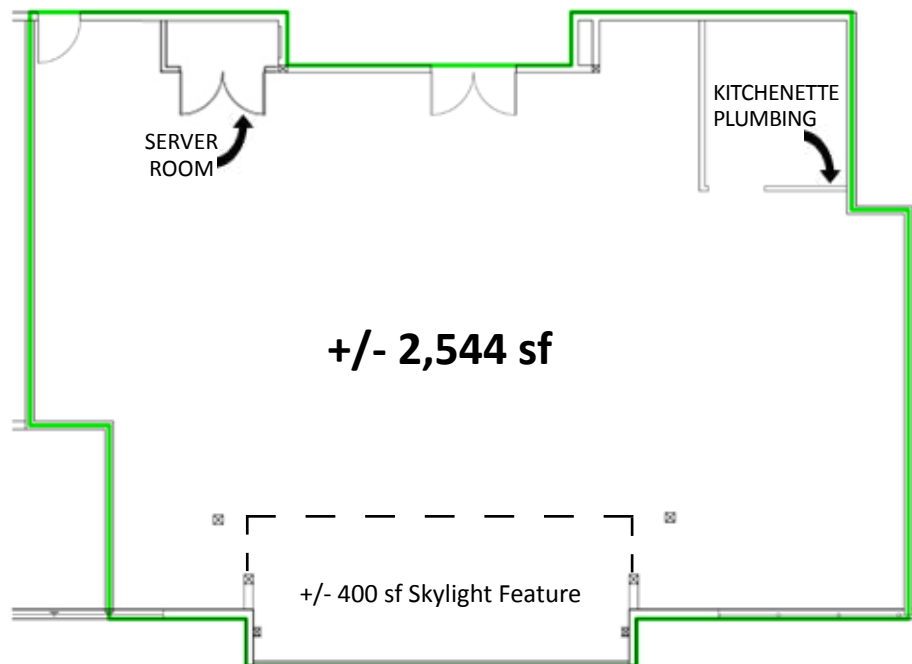
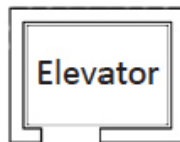
 **Lifestyle features** including bike racks and showers. Close to Active Transport Network (Biking and walking corridors on Ethel Street & Clement Street) and YMCA. Walk Score of 95/100: everything is accessible nearby without a vehicle

 **Elevator exposure**

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

 **Fibre Optic high-speed internet**

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Abundant natural
light!

+/- 2,544 sf

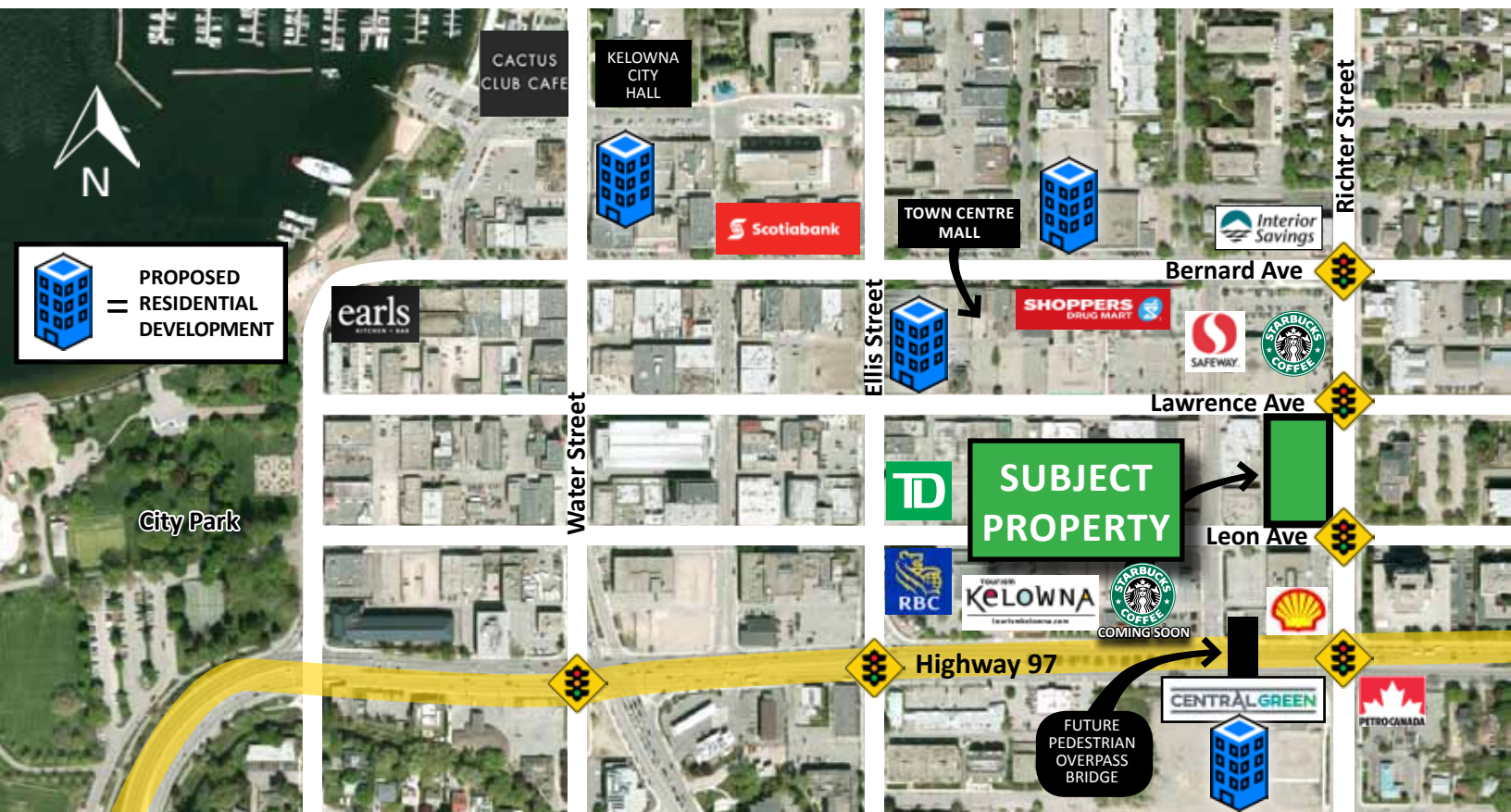
+/- 400 sf Skylight Feature

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



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