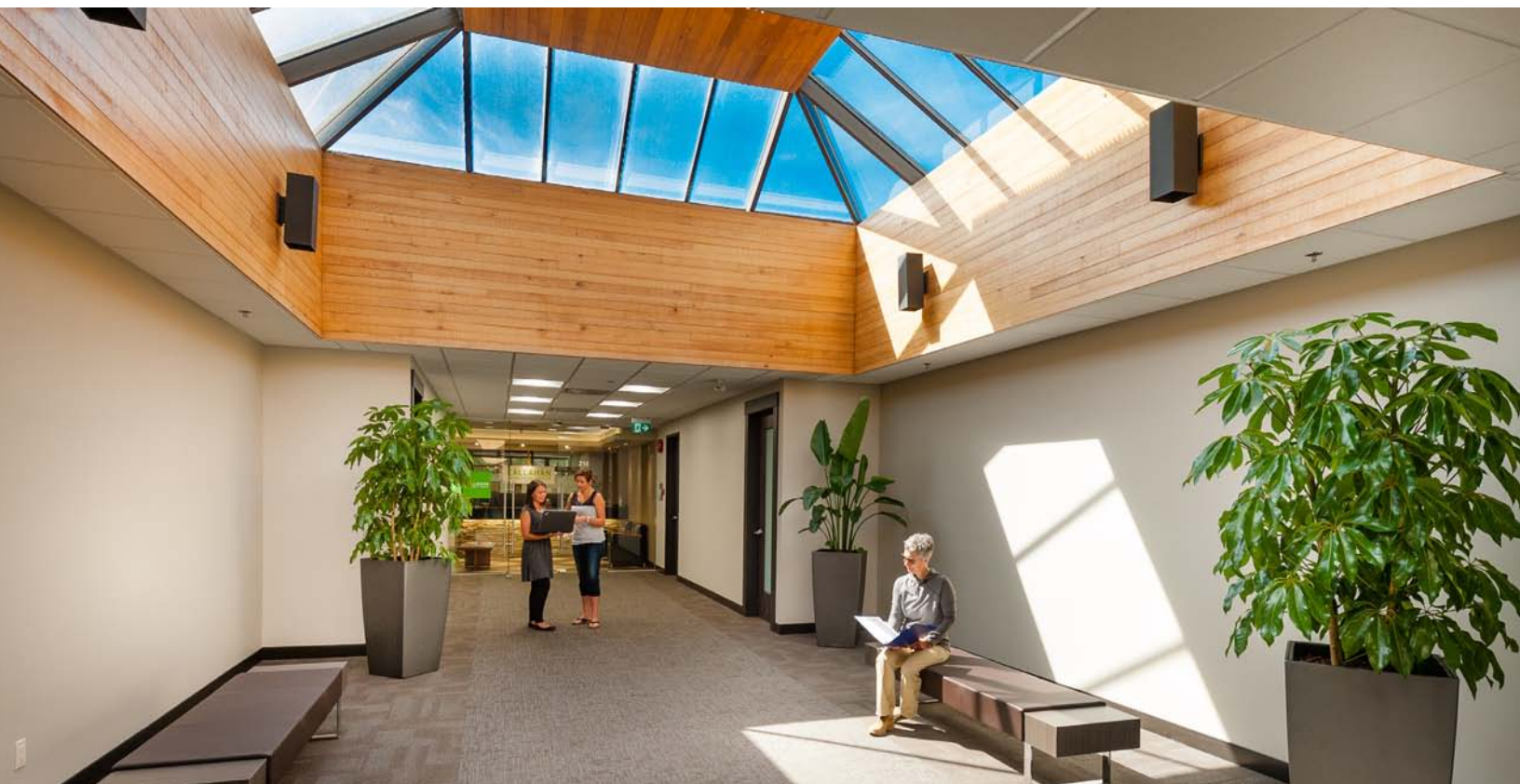




Richter Place | 1626 Richter Street, Kelowna, BC



CALLAHAN PROPERTY GROUP



Recently renovated office building with A-Class lobby and common areas, technology enabled and with strong parking attributes in ideal Downtown Kelowna location. Richter Place offers 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 +/- 993 sf to +/- 3,659 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

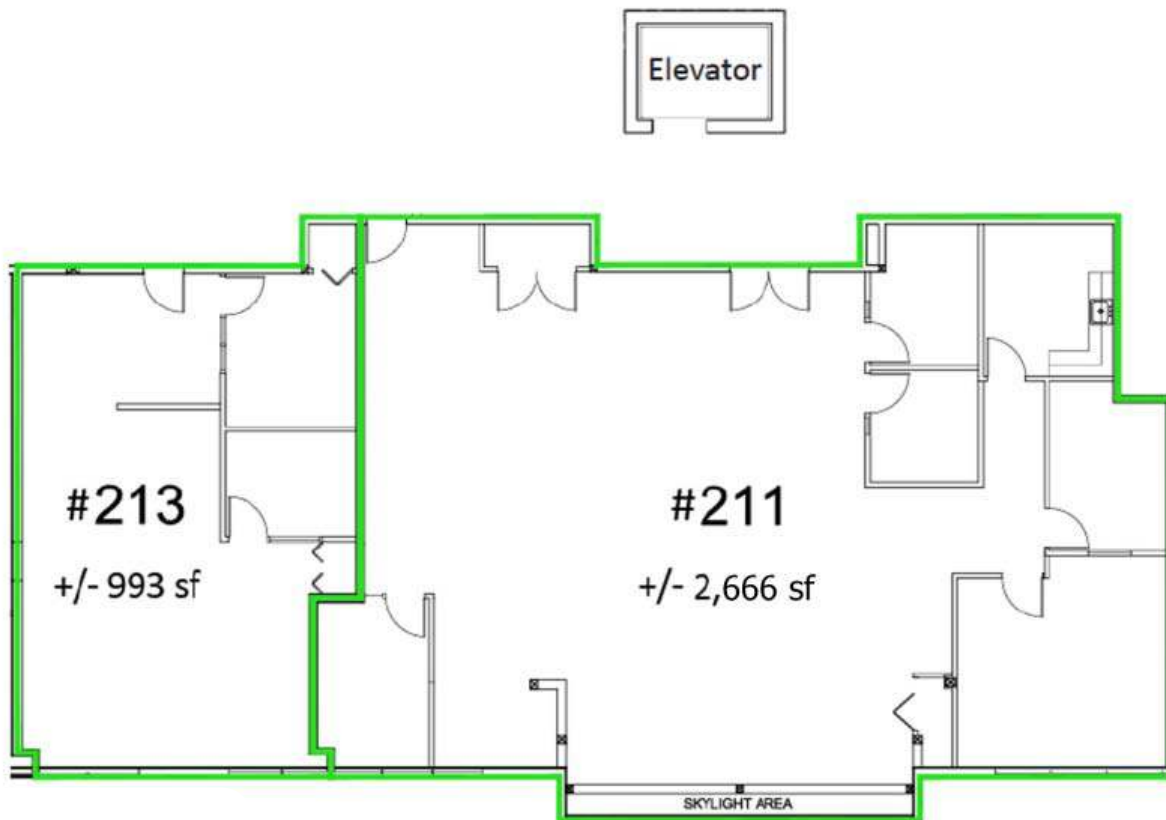


Secure building with 24/7 fob access



Fibre Optic high-speed internet

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



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The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Callahan Property Group.