



For Lease

202 - 1626 RICHTER STREET, KELOWNA, BC



± 937 sq. ft. modern office with parking in downtown Kelowna



Second-floor office available in professional Class A building **downtown Kelowna**. Unit 202 is a **± 937 sq. ft.** bright space featuring a reception, offices and an open work area. Richter Place features **up-to-date amenities** such as fiberoptic internet, shower facilities, and more. Steps away from the financial core, coffee shops, local eateries, lakeside parks, the courthouse, arts and entertainment, and more. One **block from Highway 97** and directly accessible by public transport.

Opportunity Highlights

Richter Place is a professional Class A building in **downtown Kelowna** with an up-to-date and spacious interior, and offers convenient lifestyle features such as **bike racks** and **showers**. The striking skylights provide an abundance of **natural light** and the building offers **free on-site parking** for customers and visitors. Unit 202 is located on the second floor accessible by wide stairs and a wheelchair-friendly upgraded **elevator**.



Convenient and ample free customer parking



Lifestyle features including bike racks & showers



Secure building with 24/7 fob access

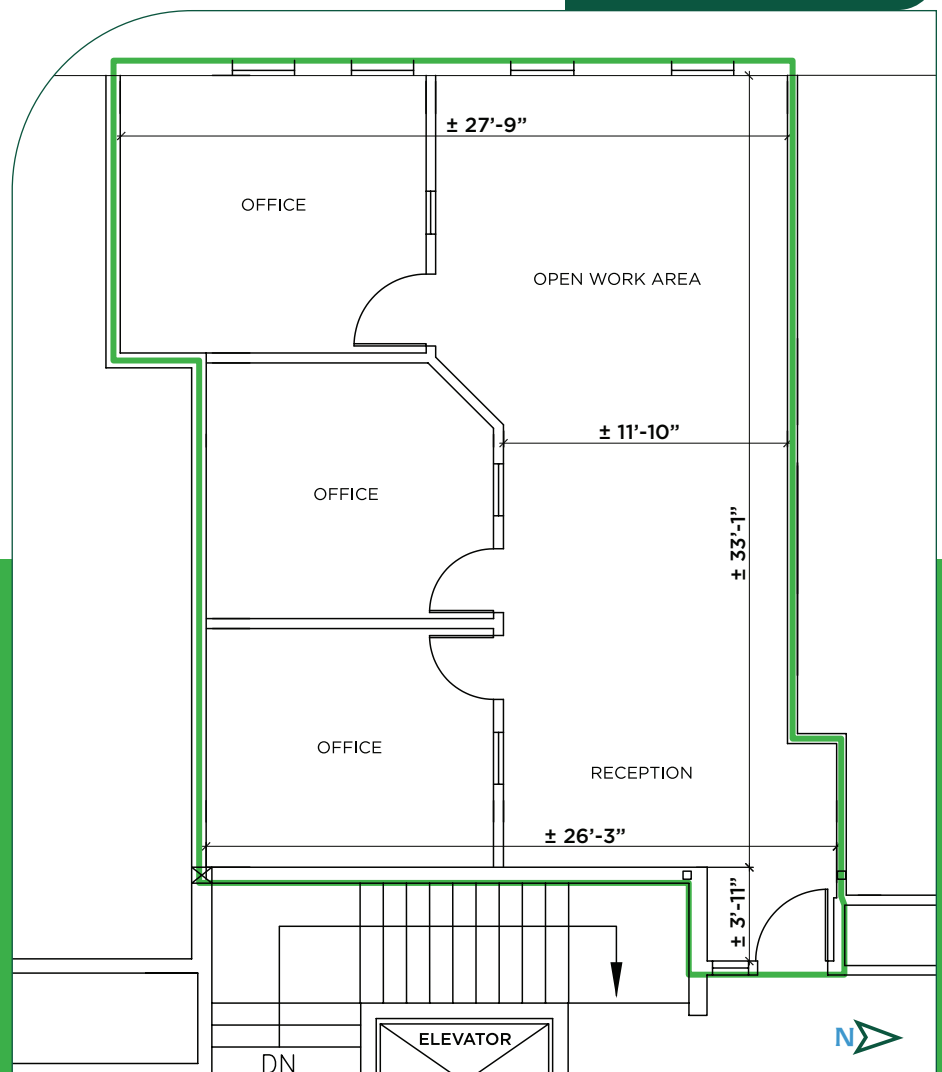


Upgraded elevator with wheelchair accessibility



High-speed fiber optic internet

FLOOR PLAN



Area Highlights

Richter Place is ideally situated in **downtown Kelowna**, on the corner of Richter Street and Lawrence Avenue, **one block from Highway 97**. Just steps away from coffee shops, banks, fitness facilities, pharmacies, groceries, 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.



Ideal downtown Kelowna location



Connected to public transit network, accessible from all of Kelowna and West Kelowna



One block from Highway 97



Steps from downtown shops, eateries, coffee shops, services & entertainment



Walk Score® of 92 / 100

Daily errands do not require a car. Major amenities are within walking distance.

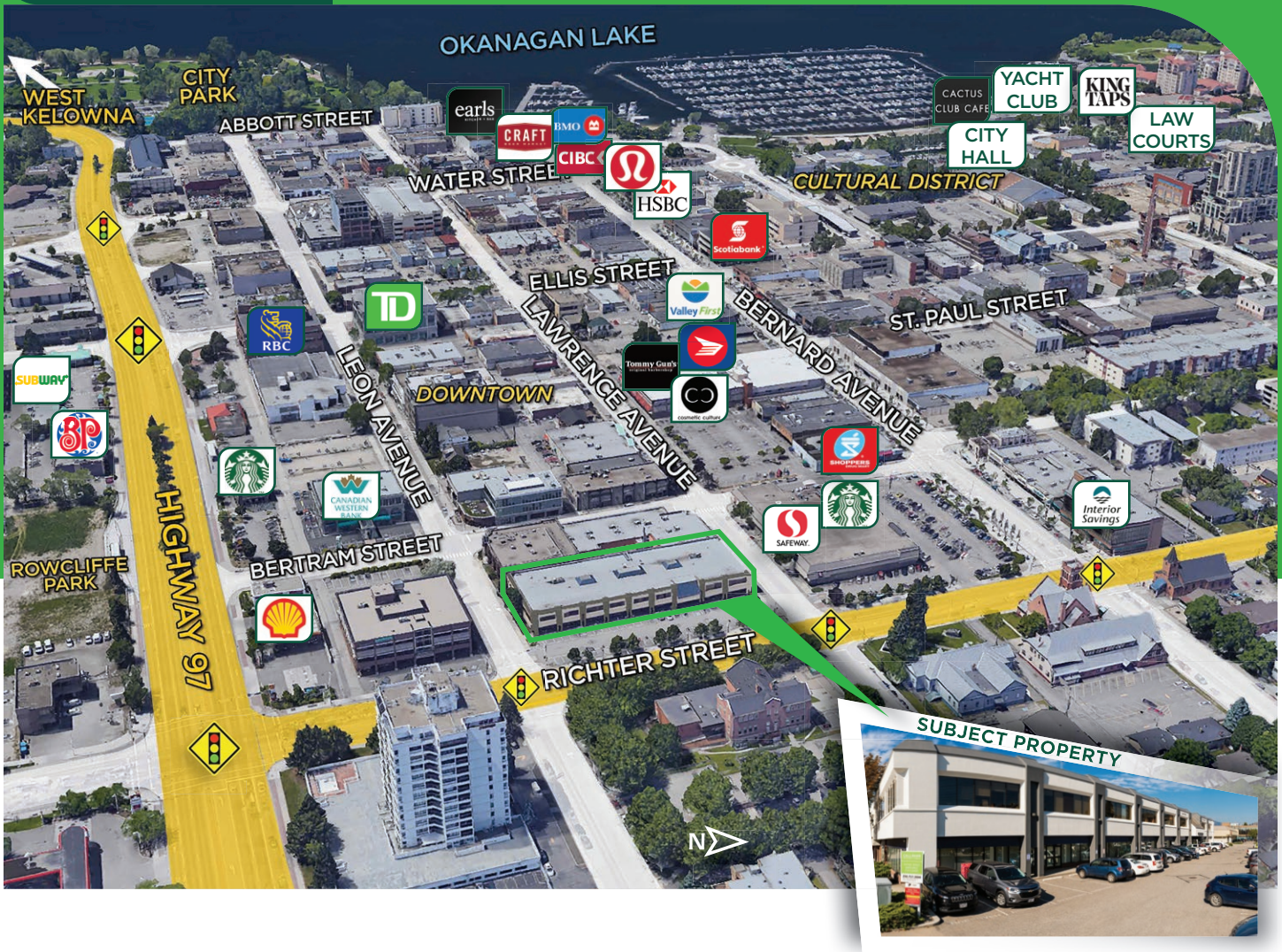


Bike Score® of 92 / 100

Bike racks are at the building and situated in the area. Biking corridors on Ethel Street & Clement Ave and bike lanes on Richter Street.



LOCATION



ABOUT US

For over 60 years, Callahan Property Group has been a leader in developing, leasing and managing **commercial real estate** in the Okanagan. As a full-service real estate enterprise, our deeply rooted expertise offers our tenants a **long-term partner** passionate about creating **great spaces that inspire success**. Whether it's **retail, office, or industrial**, Callahan Property Group believes a **high-quality** sustainable space has the power to **elevate our tenant's business**.

Get in touch

CALL OR EMAIL TODAY

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