

FOR LEASE | 701 - 460 DOYLE AVENUE

ONE OF A KIND ROOF TOP RESTAURANT SPACE



UNIT 701 - 460 DOYLE AVENUE | KELOWNA, BC

Extremely rare opportunity to lease a fully operational rooftop restaurant in the centre of Downtown Kelowna.

This 1,055 SF stand alone rooftop restaurant includes a ±3,400 SF finished patio offering 360 breathtaking views of Okanagan Lake, parks, city skyline and mountains.

Chris Wills
Personal Real Estate Corporation
Associate Vice President
250 870 1330
chris.wills@colliers.com



1,055 SF

Stand Alone Restaurant

Stunning 360 degree Okanagan views in the heart of Downtown Kelowna

OPPORTUNITY | 1,055 SF of stand alone rooftop restaurant space with additional ±3,400 SF finished patio. Complete with landscaping, fireplaces and views.

Fully improved and ready for tenants' creative concept.

Click [here](#) to take a virtual tour of the space.



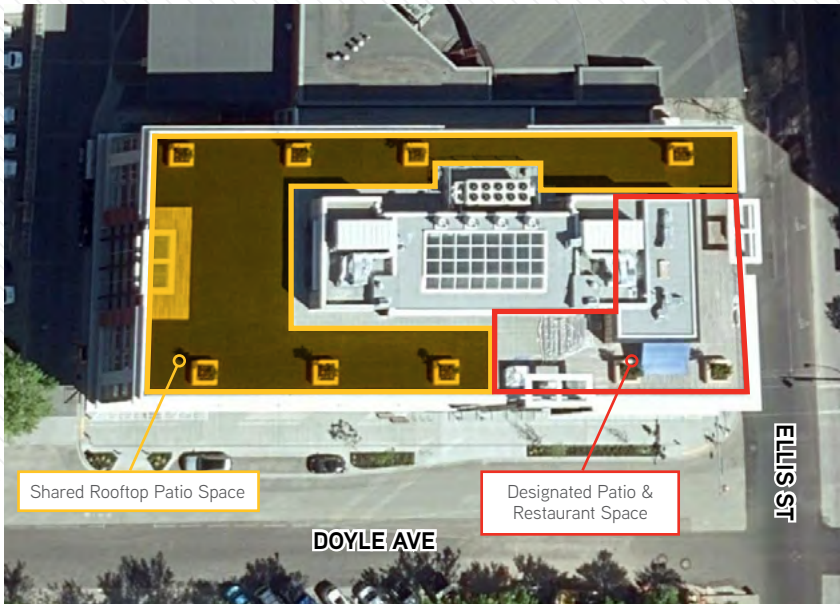
RESTAURANT FEATURES

- High End Finishes
- Kitchen Facilities
- Rooftop Patio
- Elevator
- Private Function Opportunity
- Bike Storage
- Common Men's/Women's Bathroom Facilities

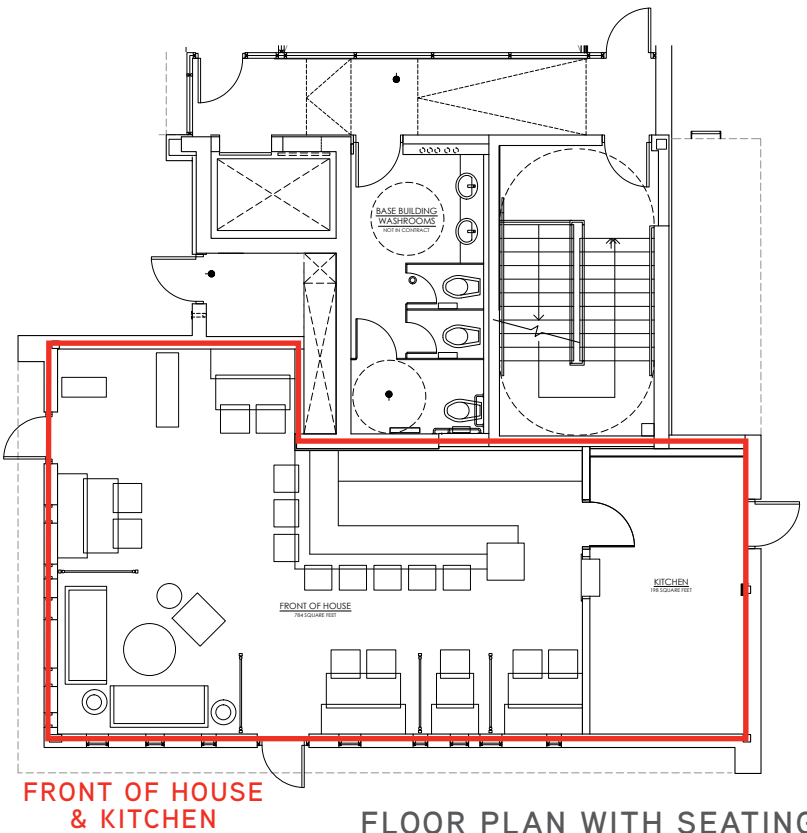
THE INNOVATION CENTRE | DOWNTOWN KELOWNA

Opened in 2017, the Innovation Centre is the Okanagan's hub of technology, entrepreneurship and creativity. Located on the corner of Ellis and Doyle in the heart of Kelowna's Cultural District, the building is home to a number of tenants including Spaces Work Environment, Glow Juicery, Gather Restaurant, Blendz Coffee, Accelerate Okanagan, Okanagan College, BDC, Interior Savings, Valley First, Hatch Interior Design, Banana Tag, Pela and Crew Marketing. Design, functionality and environmental sustainability were all driving influences during the creative process that became the Innovation Centre. Key features in the building include: a **communal Atrium**, **community wall**, **Innovation Theatre** (99 seats and 20-foot screen), **Living Plant Wall** (home to over 3,000 plants) and a large Atrium Skylight providing **incredible natural light** throughout the building's common areas.

Available	±784 SF Front of House ±198 SF Kitchen ±3,400 SF Patio
Location	The Innovation Centre, corner of Doyle & Ellis
Fixtures	Furniture, equipment and trade fixtures available for negotiation
Net Rent	\$32.00 (1,055 SF premises)
Additional Rent	\$9.58 (utilities included)
Patio Rent	\$16.00 net (seasonal months only)



RESTAURANT & PATIO SPACE



BUILDING HIGHLIGHTS

- The Okanagan's hub of technology, entrepreneurship and creativity
- Influenced by the state of the art designs of the Google, Apple and Pixar campuses
- Built to encourage unplanned encounters and creative collaboration



WALK SCORE

96



BIKE SCORE

99



Colliers International
Suite 304 – 546 Leon Avenue
Kelowna, BC V1Y 6J6 | Canada
+1 250 763 2300
collierscanada.com

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