



Landmark District's 50,000 ft² Purpose-Built Clinical Facility | *Coming 2029*

For Lease: Medical Building

1896 Dayton Street, Kelowna

Future Medical Building



A New Destination in Kelowna Wellness



The Landmark District introduces a new destination for excellence in health and wellness: **The Medical Building at 1896 Dayton Street.**

This boutique four-story concrete facility will be the region's premier clinical address. Purpose-built to surpass the constraints of traditional commercial space, the building offers an upscale environment tailored to medical precision, patient privacy, and professional standards.

A Proven Medical Destination

Your practice will be in good company alongside **Okanagan Health Surgical Centre**, which has secured the building's fourth floor. The presence of a specialized surgical practice serves as a substantive endorsement of the building's specialized infrastructure and its ability to meet the most rigorous medical standards.

Selecting a space here means moving into a facility already vetted and approved by the region's leading specialists. This is an opportunity to establish your practice within an environment of professional alignment and established prestige from the moment you open your doors.

Architectural Character

Refined. Modern. Welcoming. The exterior features a palette of textured materials and elegant, tall vertical windows that flood the building with natural light. The design prioritizes the human experience;

the ground floor is thoughtfully carved out from the street and sidewalk, providing "breathing room" for tenants and creating a seamless, friendly interface with the surrounding streetscape.

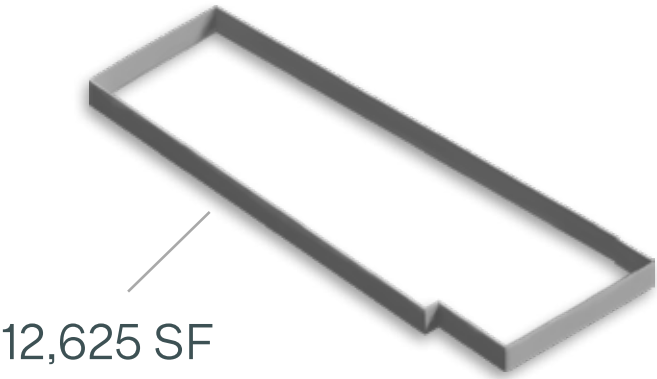


Medical Space Availability

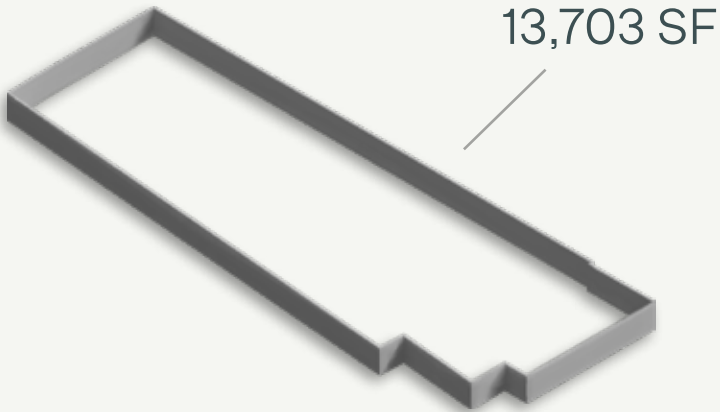
Total Building Size	50,000 sqft
Sizing Options	± 2,277 sqft to ± 13,700 sqft
Floorplans	Various demising options and configurations available. Contact listing agents.
Base Rent	Contact Listing Agents
Est. Additional Rent	\$12.00 per sqft
TI Allowance	Contact Listing Agents
Parking Ratio	2 stall per 1,000 sqft
Target Occupancy	2029

Fourth
Floor

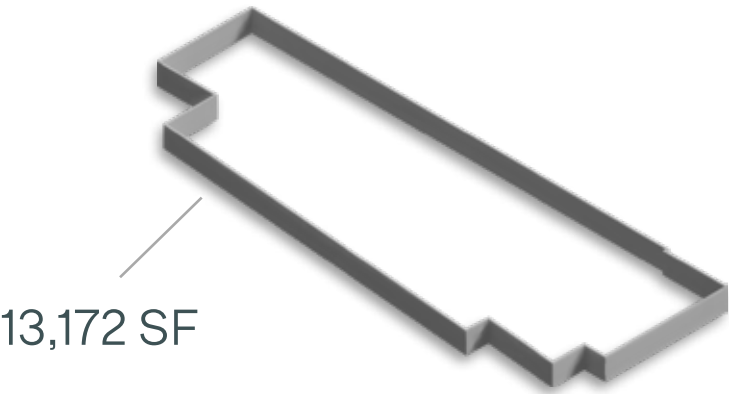
LEASED



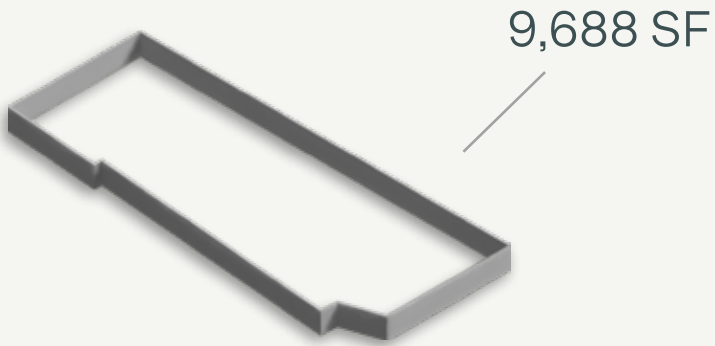
Third
Floor



Second
Floor



First
Floor



Demising Examples

Versatile Floor Plates

Spanning 9,300 - 13,700 square feet, these expansive layouts offer flexible demising options to suit diverse tenant requirements.

Legend

- 1

Lobby
- 2

Medical Gas
- 3

Shipping/Receiving
- 4

Garbage/Recycling
- 5

Electrical Room
- C

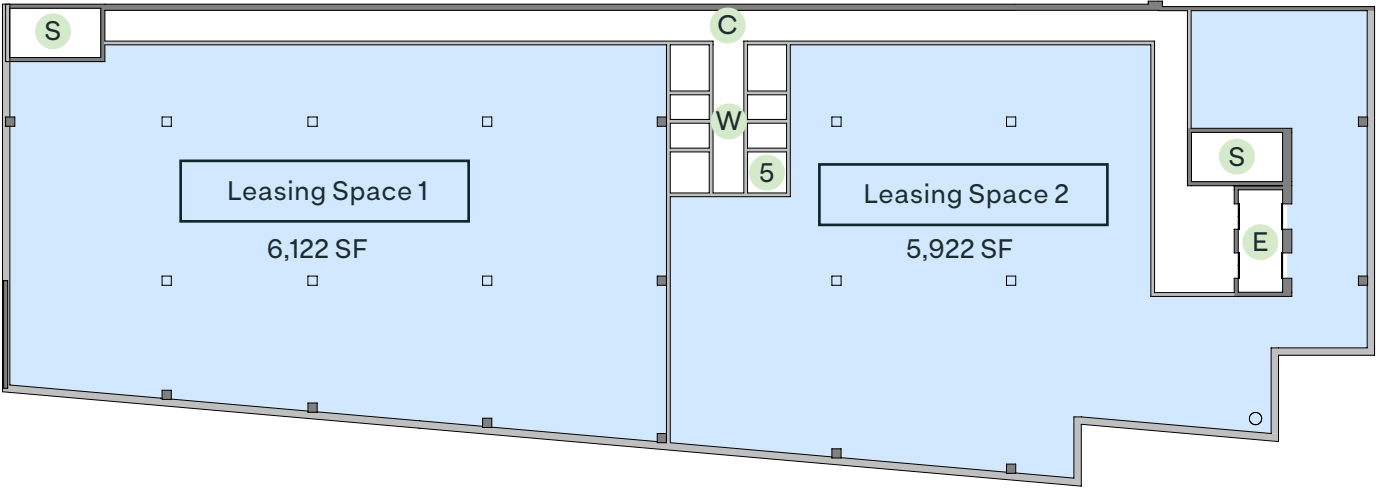
Corridor
- E

Elevator
- S

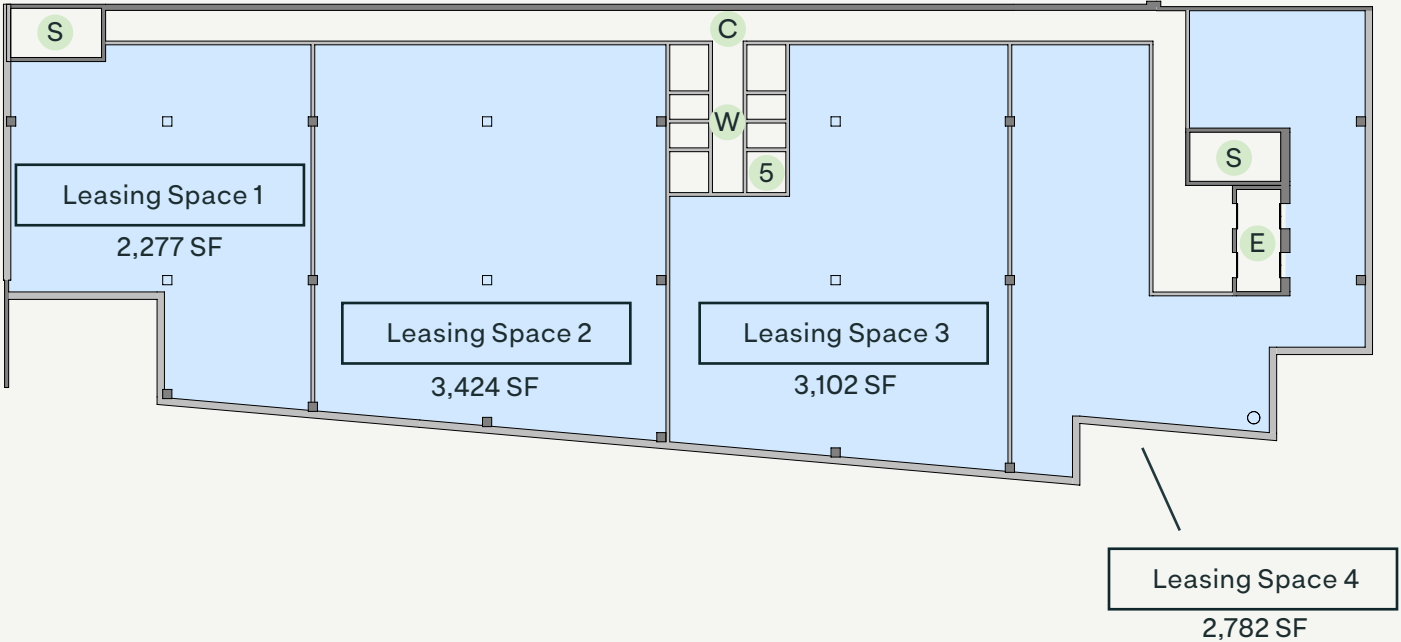
Stairs
- W

Washrooms

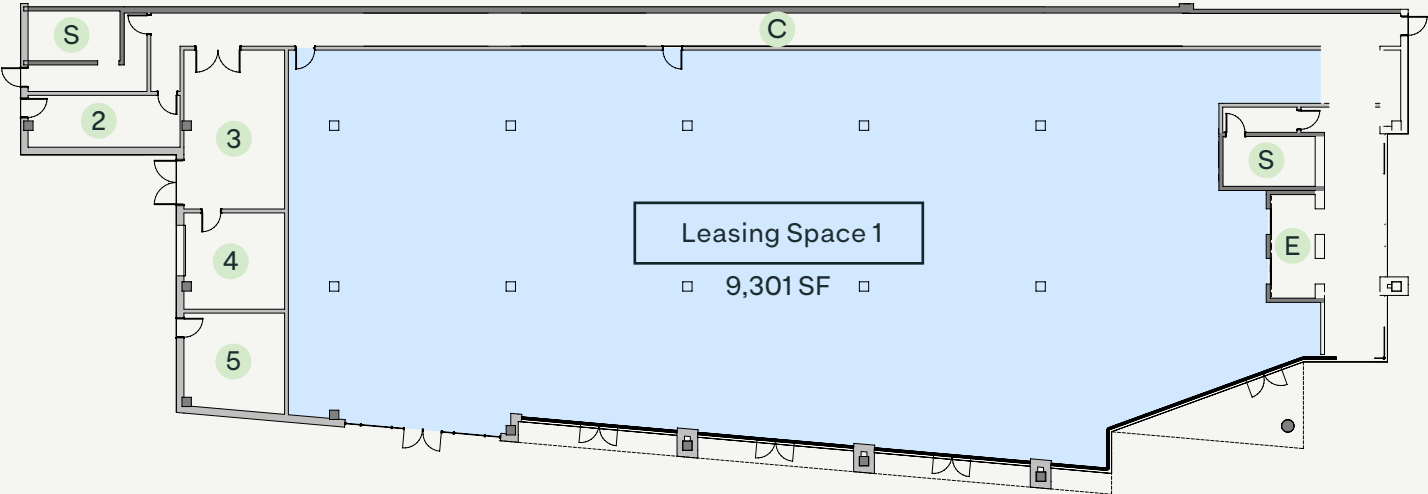
Third Floor



Second Floor



First Floor



District Map

A Dynamic City- Within-A-City

An Established Business & Lifestyle Hub

The Landmark District has over 1.3 million square feet of retail, restaurants, and office space spread over 15 acres.

The addition of specialized healthcare at 1896 Dayton Street provides practitioners and patients with a central, amenity-rich location.



Legend

- 1 Landmark 6 Courtyard
- 2 Tree of Hope Plaza
- 3 Pedestrian Overpass
- 4 Parkinson Recreation Centre
- P Landmark District Parking

The Destination for Locals

Food & Beverages

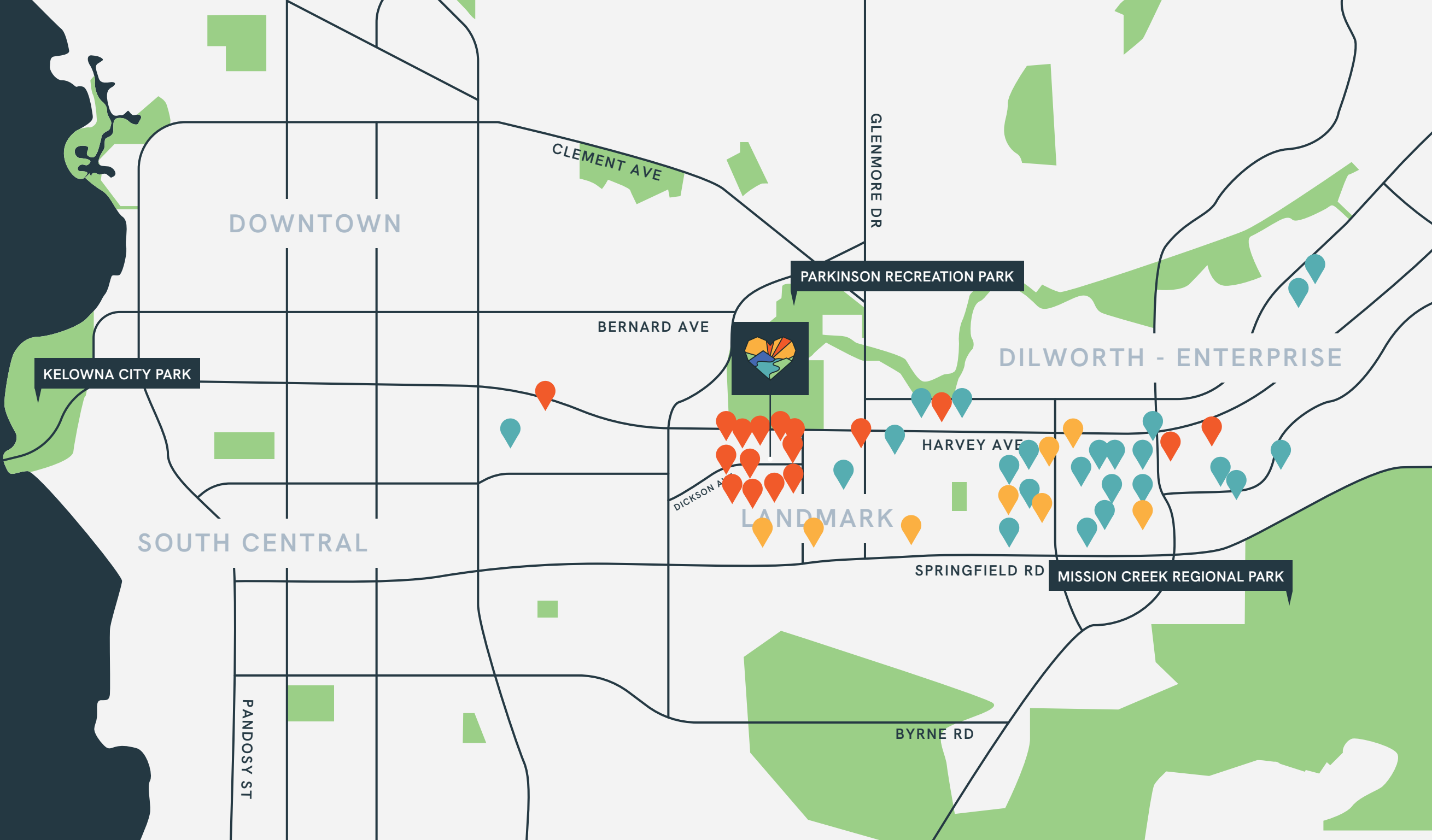
- BLKBOX: LANDMARK
- Bean Scene Coffee Works
- Bread co
- Buster’s Pizza & Donair
- Fiesta Del Sol
- Freshii
- Frankie We Salute You
- Press’d Sandwich Shop
- Quesada Burritos & Tacos
- Ramen Arashi Kelowna
- Habibi Tapas Grill
- Kasai Teppanyaki Steak & Sushi House
- The Sandwich Company
- Yellow Star Snack House
- The Old Spaghetti Factory
- Starbucks
- IHOP
- The Keg Steakhouse + Bar - Kelowna
- BCLIQUOR Kelowna Orchard Pk

Retail

- Peter’s Your Independent
 - Grocer Kelowna
 - RONA Kelowna
 - Save-On-Foods
 - Orchard Plaza
 - Shopping Centre
 - Winners
 - Shoppers Drug Mart
 - Mark’s
 - SEPHORA
 - Best Buy
 - Sport Chek
- Old Navy
 - MEC Kelowna
 - Dulux Paints
 - Choices Markets
 - London Drugs
 - The Shoe Company
 - Marshalls
 - Dollarama
 - Aritzia
 - Indigo
 - Hudson’s Bay
 - Costco Wholesale
 - The Home Depot
 - Michaels

Services

- Planet Fitness
- Cineplex Cinemas Orchard Plaza
- Canadian Western Bank
- Kal Tire
- ICBC Driver Licensing
- Planet Lazer
- CIBC Branch with ATM
- RBC Royal Bank



Demographics

153,385	256,944	383,000	\$85,000	60,000/day	34,365
Kelowna Total Population (2024)	Central Okanagan Population (2024)	Est. Central Okanagan Population 2046	Avg. Household Income in Kelowna	Highway 97 Traffic Count	Business Count in Central Okanagan

Technical Specifications

High-Performance Medical Suites

The 4th floor is engineered to **CSA Z8000 Standards**, providing the specialized infrastructure required for advanced medical functionality and long-term operational reliability.

operatory

2

operatory

3

operatory

4

operatory

5

operatory

6

Structural Capacity

Thicker-than-typical concrete slabs designed to support the increased live-load requirements of medical imaging and surgical equipment.

Clearances

16 ft slab-to-slab heights to accommodate complex mechanical distribution requirements while allowing for finished ceilings of 10–12 ft.

Elevators

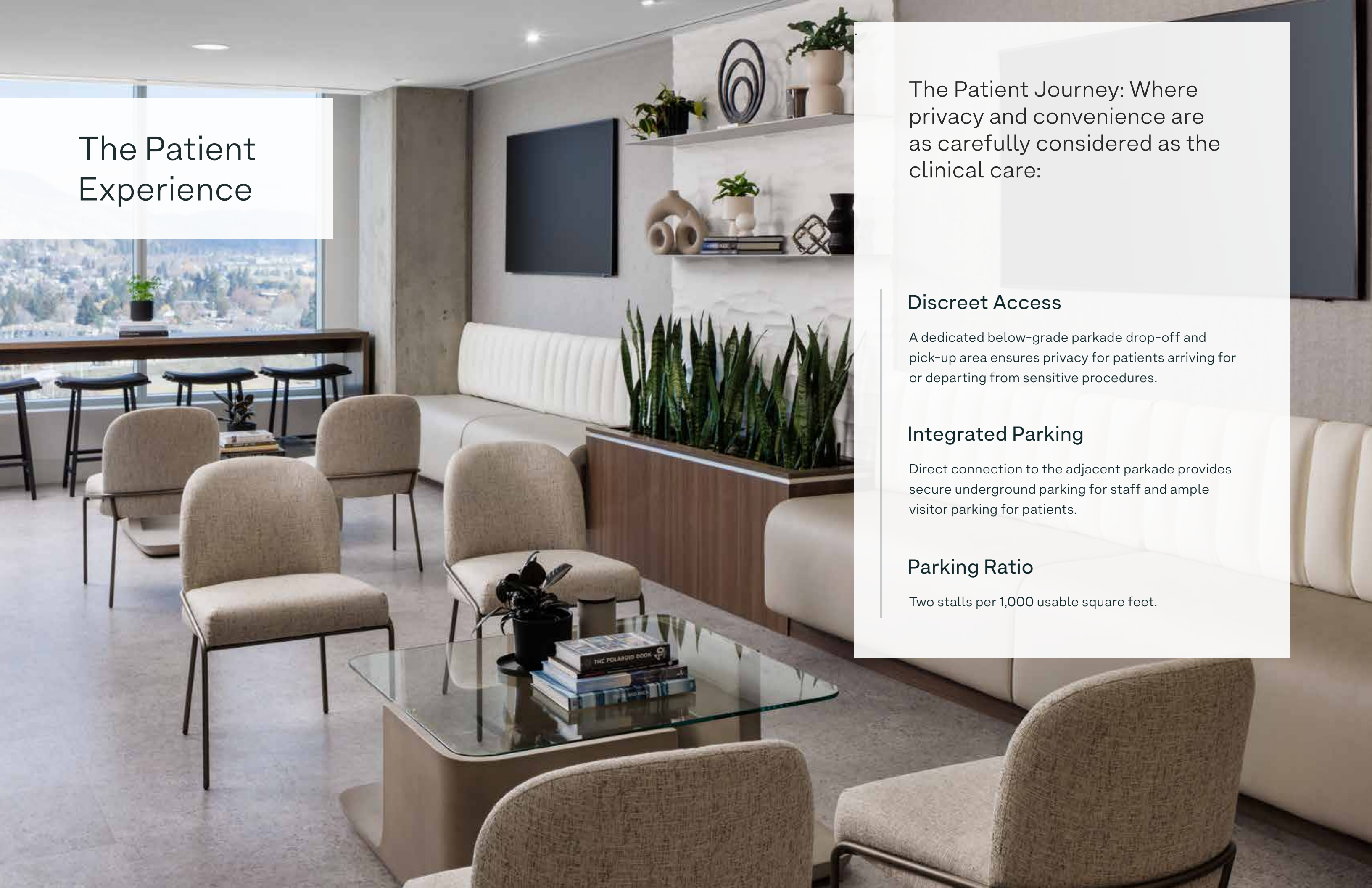
Dual elevators, including one standard passenger cab and one oversized cab specifically suited for stretchers and medical deliveries.

Mechanical & Power Readiness

- Upsized electrical transformer and distribution for future capacity requirements.
- Dedicated space allowance for tenant-provided backup generators.
- Provision for future shafts and louvers to support additional specialized ventilation.

Logistics

Two rear loading bays to support daily operations and specialized equipment deliveries.



The Patient Experience

The Patient Journey: Where privacy and convenience are as carefully considered as the clinical care:

Discreet Access

A dedicated below-grade parkade drop-off and pick-up area ensures privacy for patients arriving for or departing from sensitive procedures.

Integrated Parking

Direct connection to the adjacent parkade provides secure underground parking for staff and ample visitor parking for patients.

Parking Ratio

Two stalls per 1,000 usable square feet.

The Landmark District

Tenancy at 1896 Dayton Street includes full access to the Landmark District’s vibrant ecosystem.



The District Market

Home to over a dozen local restaurants, cafes, and essential services.

Wellness & Connection

Proximity to the Tree of Hope Plaza, fitness centers, and landscaped outdoor spaces.

Professional Community

A network of over 3,500 professionals in Kelowna’s most established business hub.

Immediate Access

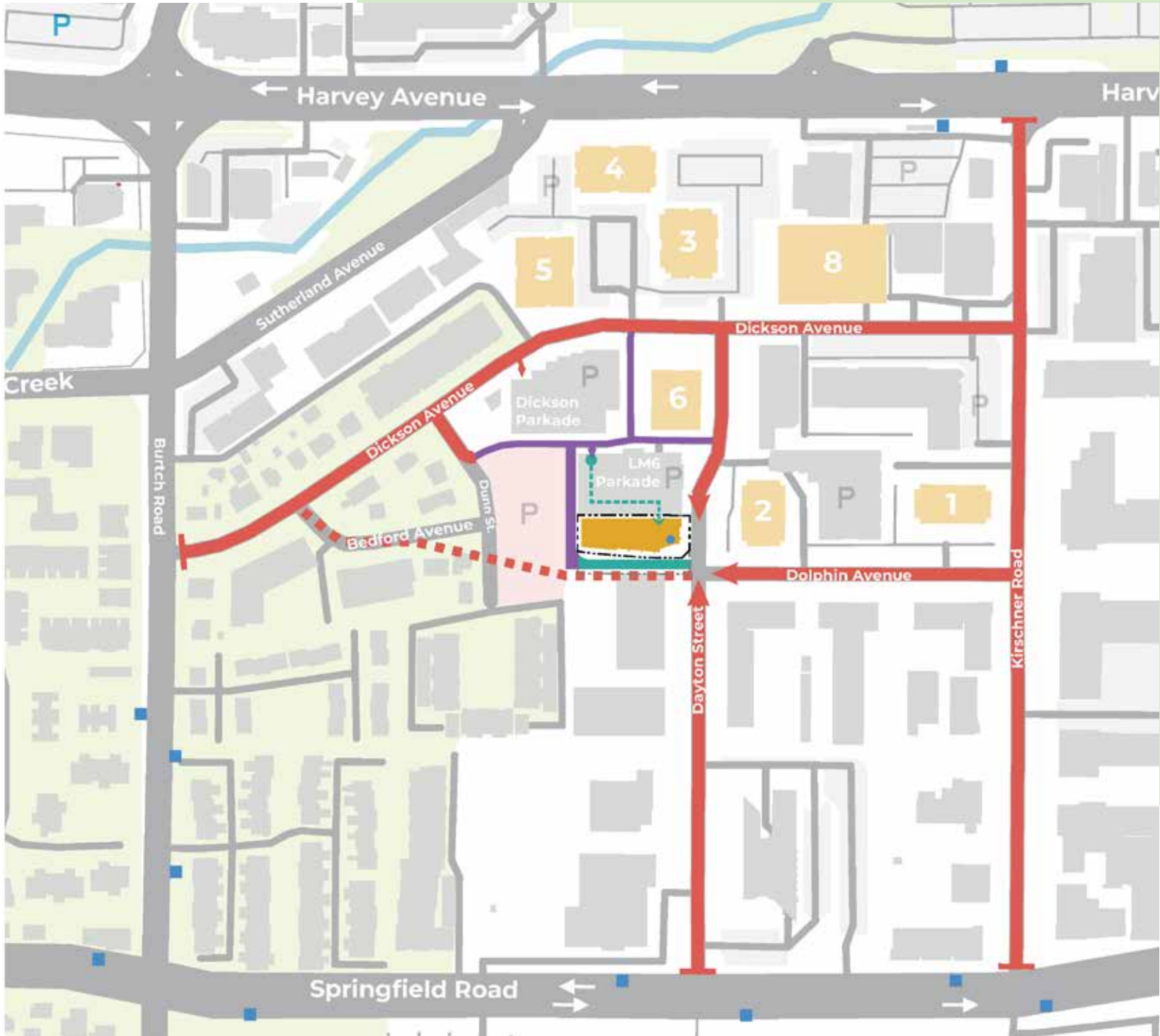
Situated just 15 minutes from Kelowna International Airport (YLW) via Highway 97.

Clinical Proximity

Only 7 minutes from Kelowna General Hospital (KGH).

The District Lifestyle

5 minutes from Downtown Kelowna’s waterfront and amenities.



Building Access and Parking

- Proposed Site
- Main Lobby
- laneway Mews
- Private Lane
- Parkade Access
- Connection to Proposed Parkade
- Sutherland Ave Extension
- Access
- Adjacent Parking Lot
- Existing Parking
- Transit Stops



Family Owned.
Community
Driven.

Owned & Operated by Stober Group

Since 1957, Stober Group has worked to be a force for good in the communities where we live and build. Over the past six decades, we have created 1.1 million square feet of commercial space and over 1,100 residential homes, and have touched the lives of millions through our local and global philanthropic efforts—all the while remaining deeply committed to our founding principles.

Our Guiding Principles

Stewardship

We've been given a responsibility to take care of our people, our communities and each other from the mindset of service.

Trust

Following through, doing what we say, and making the right decision over the easy one—this is building trust through integrity.

Innovation

In everything we do, we strive to do better. That means finding new ways to solve complex problems and adapt to changes in our community and the wider world.

Family

The spirit of family influences how we work together and drives our holistic vision of community.

Giving

Together, all of us can experience a better quality of life. Supporting our greater community gives us joy and gives our business its purpose.

Collaboration

Working together, removing barriers, and supporting creative solutions between disciplines is about nurturing relationships and the true spirit of teamwork.

Collaborative Community

The Team

WILLIAM | WRIGHT

[William Wright Commercial](#)

William Wright Commercial is a modern, full service commercial brokerage founded in 2013, offering more dedicated commercial real estate offices in BC than anyone else. Our intimate and in-depth knowledge of the province's best markets provides clients with the ability to make key decisions with frontline data and information, ensuring that even the most critical needs can be met with confidence. From landlord and tenant services to investment sales and project marketing, we strive to connect our clients to their goals and help them build their business, one transaction at a time.



[Cushman & Wakefield Vancouver](#)

Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financial services to owners and occupiers of office, retail, industrial and multi-residential properties around the globe.



[Stober Group](#)

Stober Group, rooted in Kelowna, BC since 1957, is a family-owned company. They are a fully integrated real estate development and property management organization with over 1.3 million square feet of commercial space and over 1,700 residential homes delivered across the Okanagan region. They develop, construct, and manage their own properties. Driven by a genuine passion for their hometown, Stober Group strives to bring projects of quality and innovation to build a better Kelowna.



Contact The Team

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