



Landmark DISTRICT 7

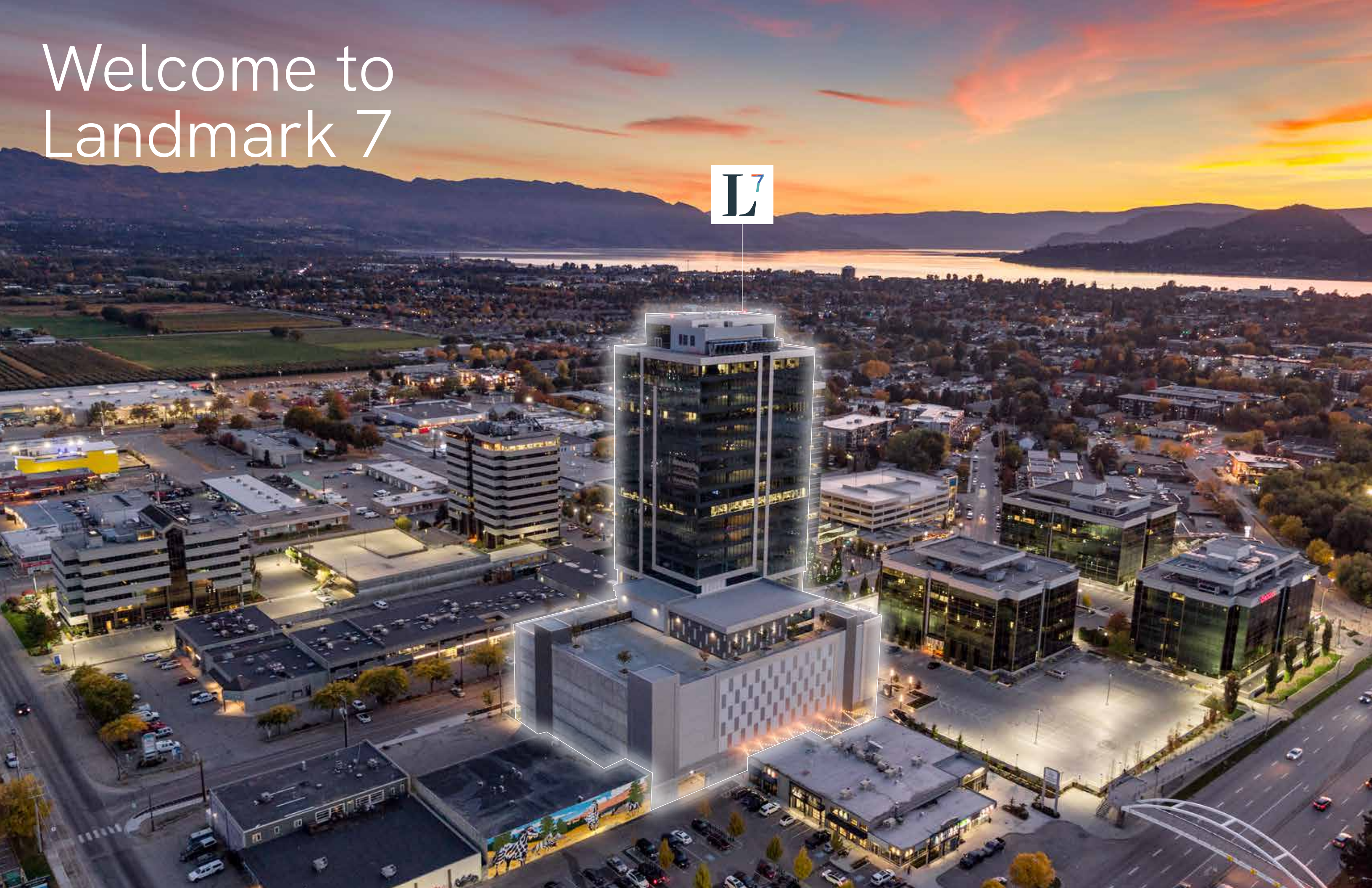


1700 Dickson Avenue, Kelowna

**FOR
LEASE**

Office Spaces at
Landmark 7

Welcome to Landmark 7





The Opportunity at Landmark 7

Landmark 7, the Landmark District's crown jewel, is a state-of-the-art, class-A office tower designed to support business growth and success in the region. This new 23-storey tower includes over 220,000 sqft of office, retail and amenity space.

The Landmark District has established itself as Kelowna's premier destination for business and innovation, combining exceptional amenities, modern office spaces, and a vibrant professional community.

It is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



Spacious Boardrooms

Choose from two fully-equipped, modern boardrooms at Landmark 7, designed to meet your business needs. Whether you're hosting a meeting, workshop, or presentation, our boardrooms offer the perfect professional with all the amenities you need.



Get Your Gym Membership

Stay active and energized with exclusive access to the state-of-the-art gym at Landmark 7. There is the ability to be a member at just Landmark 7 or you can opt for a combo membership at Landmark 6 as well.



Class Schedule & Booking

COMING SOON: A variety of fitness & yoga classes at the Landmark District gyms. Keep an eye out for the upcoming schedule and get ready to book your spot once classes are live.





LEVEL 23 LEASED
LEVEL 22 LEASED
LEVEL 21 LEASED
LEVEL 20 LEASED
LEVEL 19 AVAILABLE
LEVEL 18 AVAILABLE
LEVEL 17 AVAILABLE
LEVEL 16 AVAILABLE
LEVEL 15 LEASED
LEVEL 14 LEASED
LEVEL 13 LEASED
LEVEL 12 AVAILABLE
LEVEL 11 AVAILABLE
LEVEL 10 LEASED
LEVEL 9 AVAILABLE
LEVEL 8 AVAILABLE
LEVEL 7 LEASED
LEVEL 6 LEASED
LEVEL 5 LEASED
LEVEL 4 LEASED
LEVEL 3 AVAILABLE
RETAIL LEASED

11,797 SF

11,795 SF

3,027 SF

11,795 SF

11,805 SF

1,554 to 7,853 SF

2,122 SF

7,420 SF

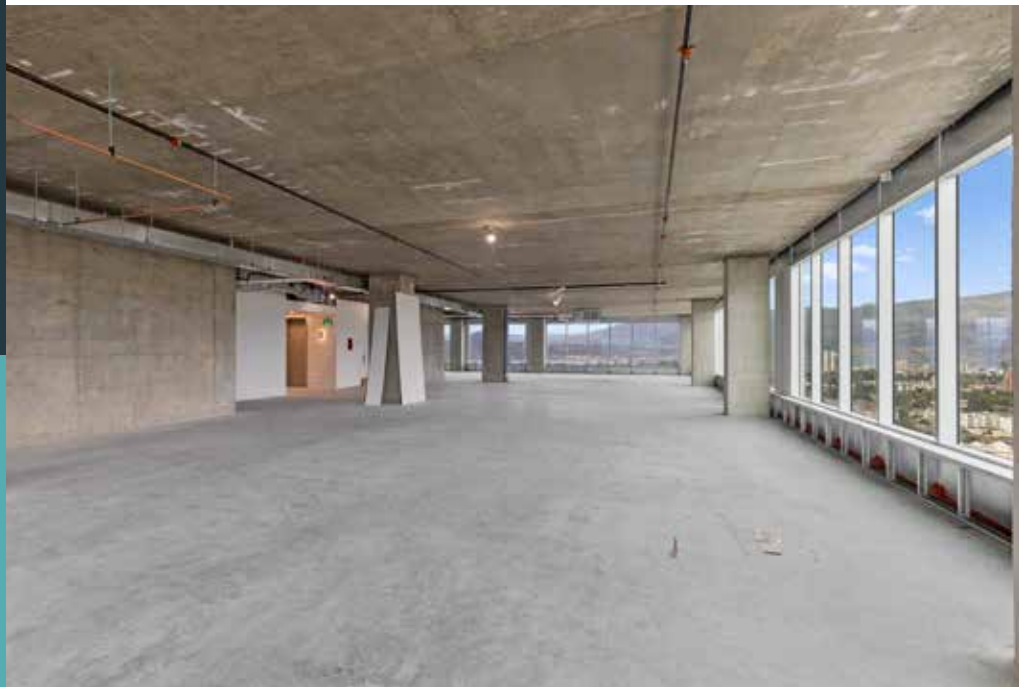
9,327 SF

LEVEL 2 PARKING & FITNESS CENTRE

LEASED

Office Availability

Total Building Size	± 224,000 sqft
Sizing Options	± 1,500 sqft to ± 26,000 sqft
Floorplans	Various demising options and configurations available. Contact listing agents.
Base Rent	Contact Listing Agents
Est. Additional Rent	\$11.47 per sqft (2026 est)
TI Allowance	Negotiable
Parking Ratio	2 stalls per 1,000 sqft included at no charge
Delivery Timeline	Available immediately



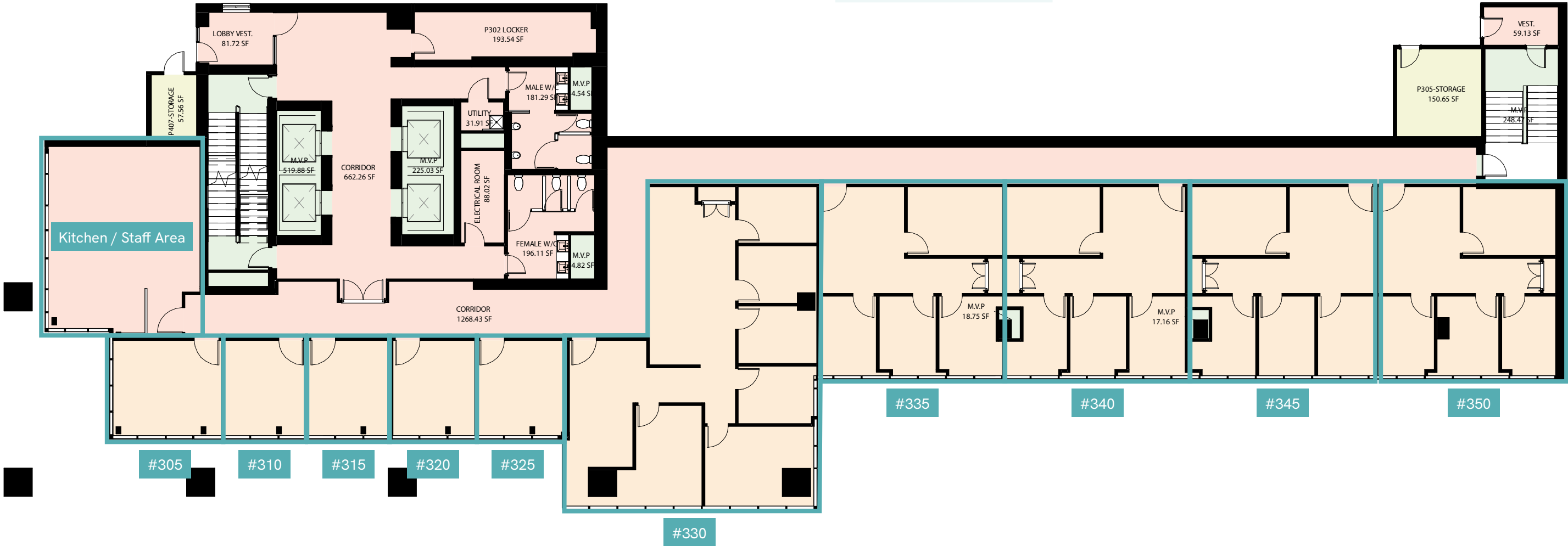
Mountain
views from
your office

Turnkey Office Spaces

Landmark 7 - 3rd Floor

Landmark 7 is excited to offer brand-new turnkey offices with a communal kitchen and staff area. For businesses seeking a “plug-and-play” solution, we offer move-in ready suites, allowing you to bypass lengthy transitions and focus on your operations from day one. These units have been thoughtfully designed, and the 3rd floor includes a communal kitchen and staff area. Flexibility is at the core of our leasing philosophy. We understand that the modern business landscape changes rapidly, which is why we offer these alternative leasing options and a diverse range of size configurations. Please contact the listing brokers for more information.

Unit	Unit Size (SF)
305	408
310	306
315	306
320	306
325	333
330	2,521
335	1,303
340	1,272
345	1,308
350	1,264



Note: this are NOT furnished office spaces.

Staff Room Renderings



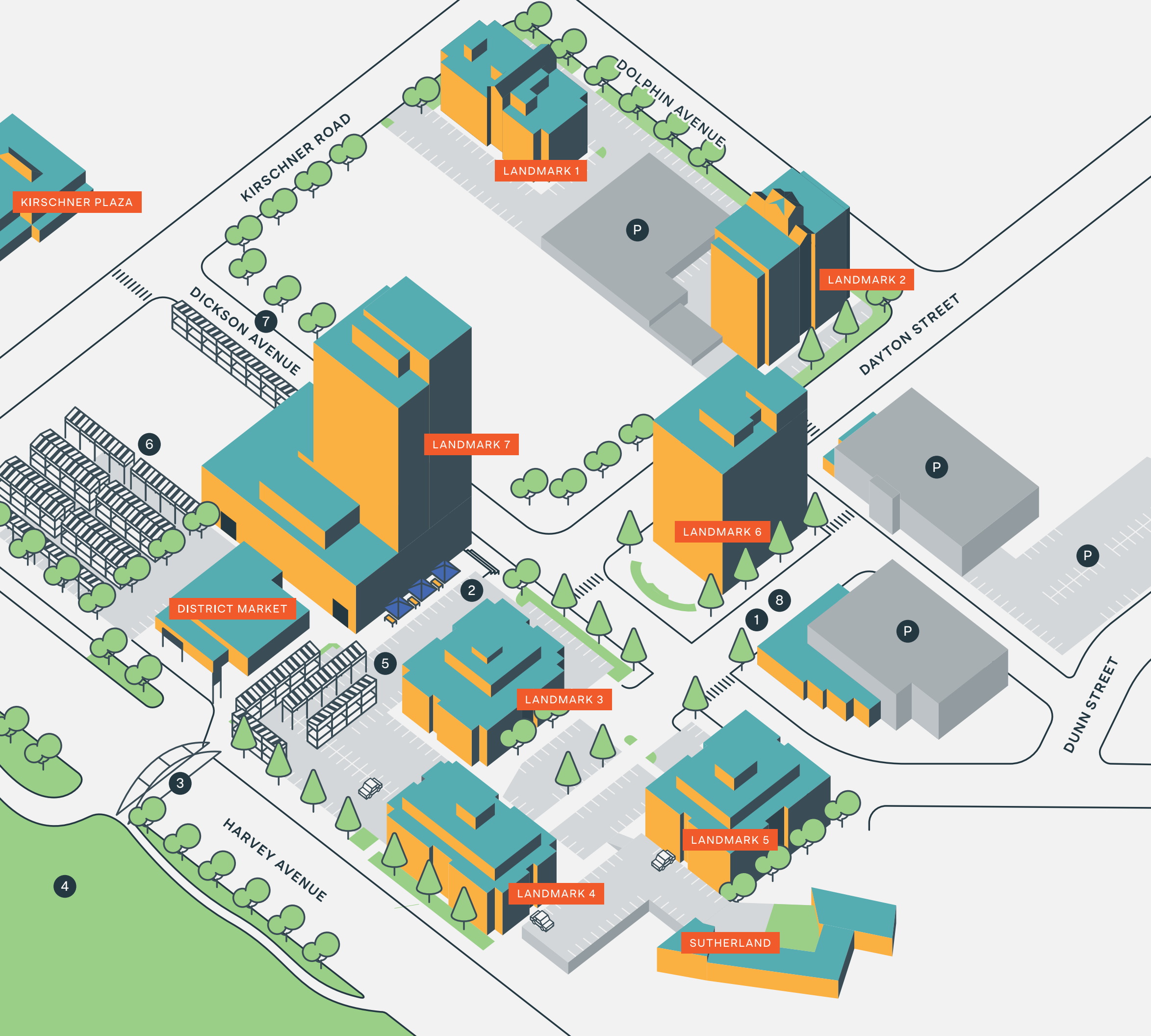


World-Class Workspaces in the Heart of Kelowna



A Growing Community to Explore

The Landmark District is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



Features

- 1 Landmark 6 Courtyard
- 2 Landmark District - Tree of Hope Plaza
- 3 Pedestrian Overpass
- 4 Parkinson Recreation Centre
- 5 Farmers' Market Zone 1
- 6 Farmers' Market Zone 2
- 7 Farmers' Market Zone 3
- 8 Farmers' Market Zone 4
- P Landmark District Parking

The Destination for Locals

Food & Beverages

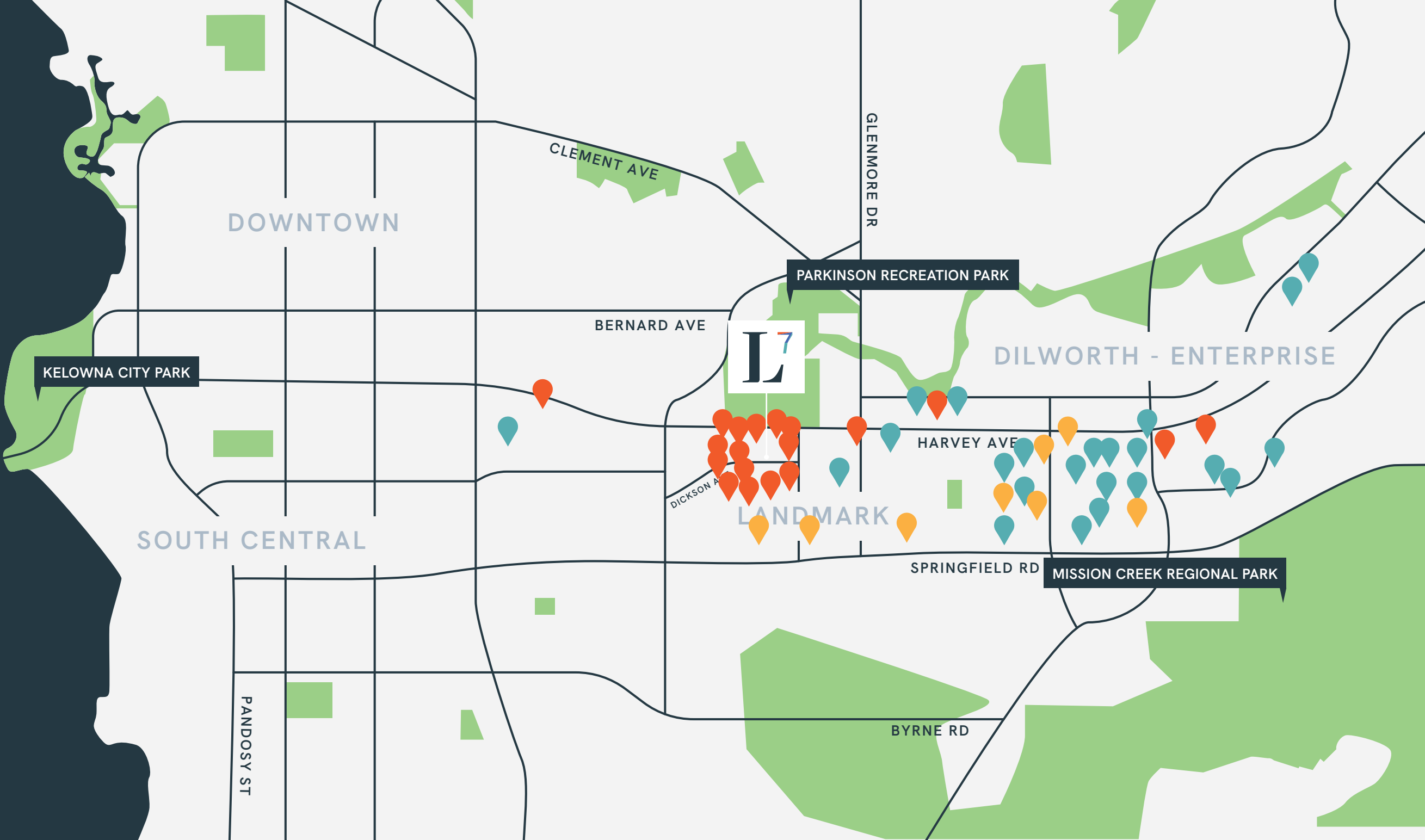
- BLKBOX: LANDMARK
- Bean Scene Coffee Works
- Bread co
- Buster’s Pizza & Donair
- Fiesta Del Sol
- Freshii
- Frankie We Salute You
- LVS Restaurant
- Mid-Town Station Kitchen + Drink
- Press’d Sandwich Shop
- Quesada Burritos & Tacos
- Ramen Arashi Kelowna
- Habibi Tapas Grill
- Kasai Teppanyaki Steak & 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

The Landmark District

Nestled in the heart of the city, the Landmark District is Kelowna’s foremost business and lifestyle hub. With swift access to Highway 97, we are just five minutes from both downtown Kelowna, and 20 minutes from Kelowna International Airport and the University of British Columbia’s Okanagan Campus. Office spaces in the Landmark District are designed to foster employee engagement, drive collaboration, and facilitate learning

and mentorship for high-performing teams. We offer a wide variety of office leasing plans and space configurations, ensuring the flexibility to meet your specific needs. Whether you’re looking for a more intimate workspace or an expansive environment spanning entire floors, we have the ideal solution for your business and team.



Wellington-Altus meeting areas, Landmark 7

Cutting-Edge Features

State-of the-Art Boardrooms

Host a meeting or event in one of our bookable meeting rooms, exclusively for tenant use.

Secure Bike + E-Bike Storage

Bike storage, complete with extra space for e-bikes, is monitored via video and FOB access for added security.

Innovative Technology

A dark fibre network, fast AGILE-driven elevators, and other leading-edge features maximize efficiency.

Experience the Stober Advantage

Create your ideal workspace with Stober Group Tenant Improvement Services—an exclusive offering tailored for tenants in the Landmark District.

Our exclusive service is dedicated to Landmark District tenants, prioritizing the well-being and prosperity of businesses in our district over profit-driven goals. With over 25 years of experience in building in the Okanagan, we have cultivated strategic relationships that allow us to offer highly competitive pricing. Our accelerated construction timelines are made possible by the strong relationships our trades have with the tenant improvement team, ensuring they are always on-site and prepared to efficiently complete the job.

Our knowledge and understanding of our Landmark District buildings sets us apart, providing a strong advantage to our tenants from the conceptual stages of design through to construction and occupancy. This, coupled with our long-term relationships in the development and construction industry, enables us to streamline behind-the-scenes activities such as trade selection, permitting, and customized design to meet the unique requirements of each building. We pride ourselves on maintaining a continuous connection throughout the tenant improvement process, accelerating all stages for optimal outcomes.



Wellington-Altus reception, Landmark 7

Advantages

Support

We build it, we maintain it. We are a part of your Landmark District community which means, long after the construction is complete, our designers and construction crew are on-site, ready to assist you.

Partnership

We are a family-owned business that values our tenant relationships. We want to make it as seamless as possible for you to update your space and grow your business.

Excellence

We hold our quality of workmanship to the highest standard. Our team of seasoned professionals have an extensive track record in delivering unparalleled results in a timely manner.



Well-Being and Convenience

Tree of Hope Plaza + 7th-Floor Lounge

Relax in our public plaza or Landmark 7's open-air lounge with unparalleled views.

Childcare Facilities

Childcare options for kids up to age five means a single commute for working families.

24-Hour On-Site Security

Our team provides peace of mind for the people who work and live in and around our district.

The Landmark District is more than just a place to work—it's a vibrant urban oasis that fosters community. We go beyond mere ambiance, helping to reshape corporate culture with amenities that nurture collaboration and belonging.

Best-in-Class Amenities

Two Fitness Centres

Convenient, tenant-exclusive fitness facilities make it easier to fit exercise into your day.

End-of-Trip Facilities

Showers and change areas offer space to refresh after your commute on bike or foot.



Designed to Inspire and Connect

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 1.1 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

WILLIAM | WRIGHT

Shelby Kostyshen

shelby.kostyshen@williamwright.ca
236.420.3558

Victoria Mitchell

victoria.mitchell@williamwright.ca
236.420.3558

Jeff Hancock*

jeff.hancock@williamwright.ca
236.420.3558

**Max Zessel***

max.zessel@ca.cushwake.com
604.640.5824

Cody Buchamer*

cody.buchamer@cushwake.com
604.608.5999

Roger Leggatt*

roger.leggatt@ca.cushwake.com
604.640.5882

*PERSONAL REAL ESTATE CORPORATION

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.