

**202D - 269 BERNARD AVENUE, KELOWNA**

**OFFICES LOCATED STEPS AWAY TO THE LAKE AND BOARDWALK**

**FOR  
LEASE**



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## 269 BERNARD AVENUE



269 Bernard Avenue is a desirable downtown character building with office units 202C and 202D as recently renovated and move-in ready with hardwood flooring throughout. Gross lease rate includes all utilities. Located less than one block from the lake and nearby to several amenities including several retail shops and restaurants.

### UNIT 202D

- 553 sqft of open office space
- 4 piece bathroom
- 2 offices
- Kitchenette
- in-suite washroom





## UNIT 202D

### SIZE

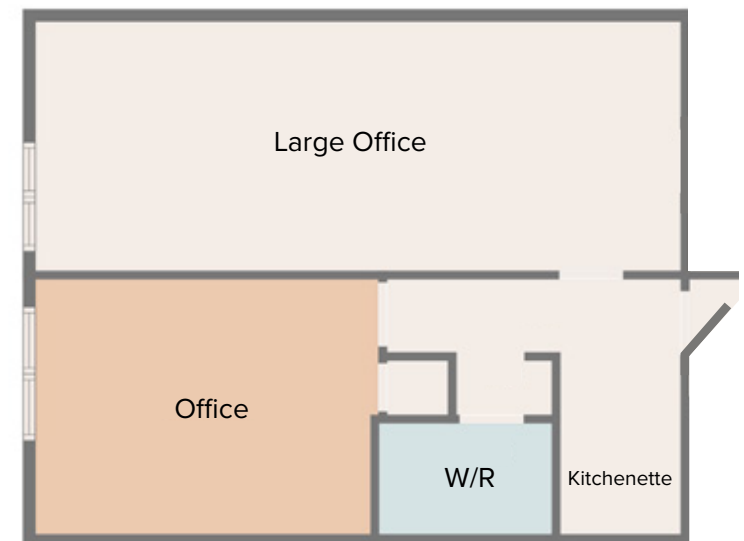
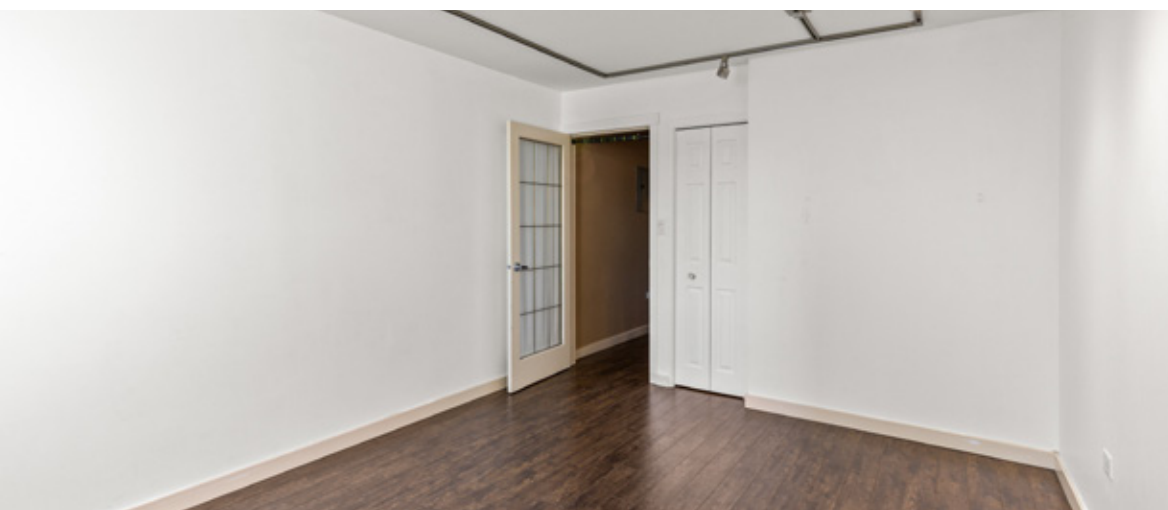
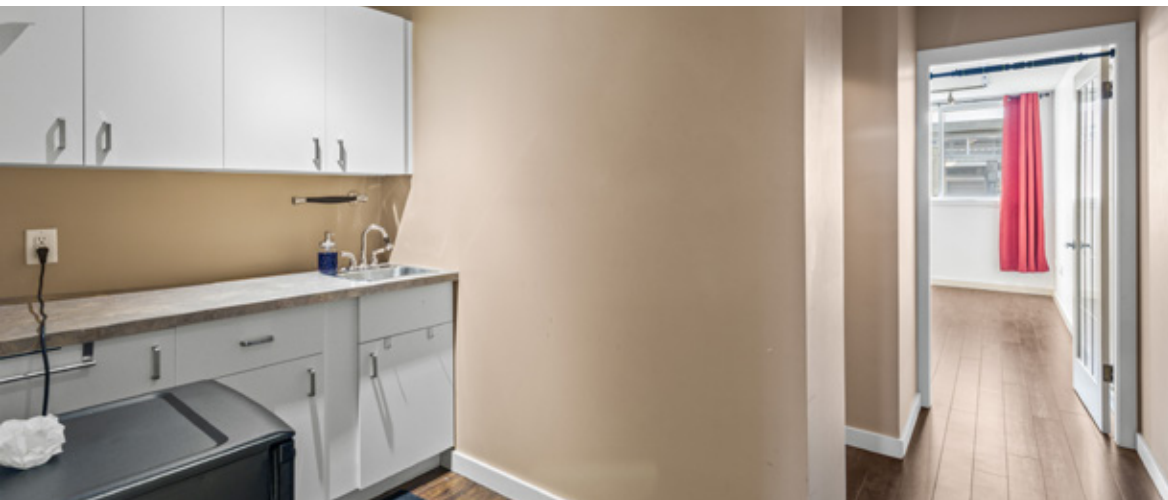
+/- 553 SQFT

### ZONING

UC1

### GROSS RENT

\$1,495 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





## LOCATION

Located on the 200 Block of Bernard, steps away from the lake and downtown amenities. Bernard Avenue frontage with easy access from Highway 97.

## FOR MORE INFORMATION CONTACT

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