

#200 & #207 - 478 BERNARD AVENUE, KELOWNA
TURN KEY OFFICE SPACE WITH FURNITURE

**FOR
LEASE**



WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558





OVERVIEW

Positioned at one of the busiest intersections in Downtown Kelowna, the building offers a high profile location with close proximity to all downtown amenities. With a Walk Score of 99, this building sees a daytime population of over 15,000 people, set to increase as several downtown residential development projects near completion. One block from Queensway bus loop and Memorial Parkade. Current Tenants include Scotiabank, government services, Redpoint Law and William Wright Commercial Real Estate Services. Ideally suited for professional, financial, or medical services.



Fully Refurbished Building



High Profile Bernard Avenue Location



Surrounded By Restaurants + Retail Shops + Amenities



Walk Score of 99

UNIT 200 DETAILS

SIZE

+/- 3,290 SQFT

ZONING

UC1

INTRODUCTORY BASE RENT*

\$12/SF IN YEAR 1*

ADDITIONAL RENT

\$14.53/SF

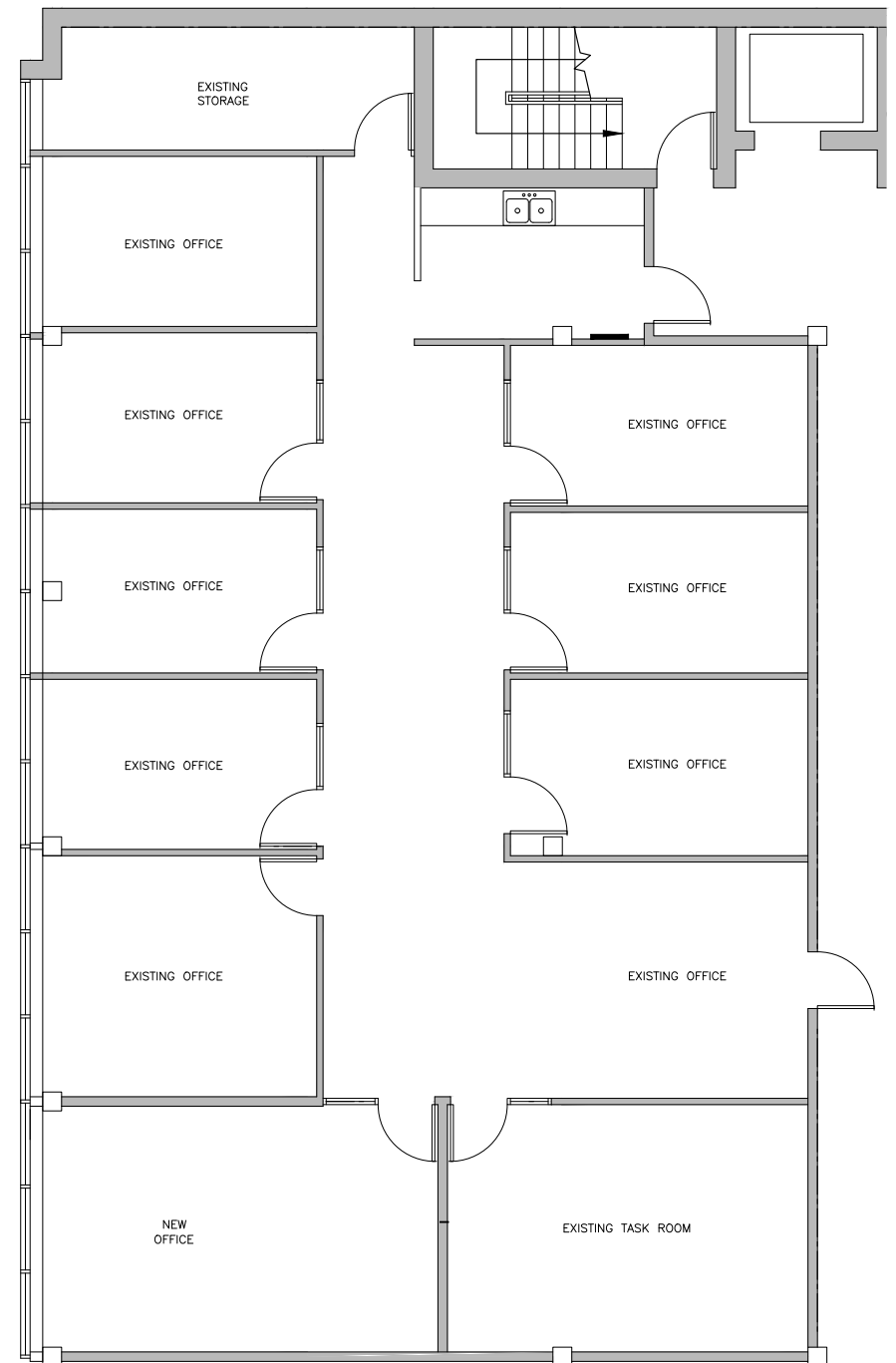
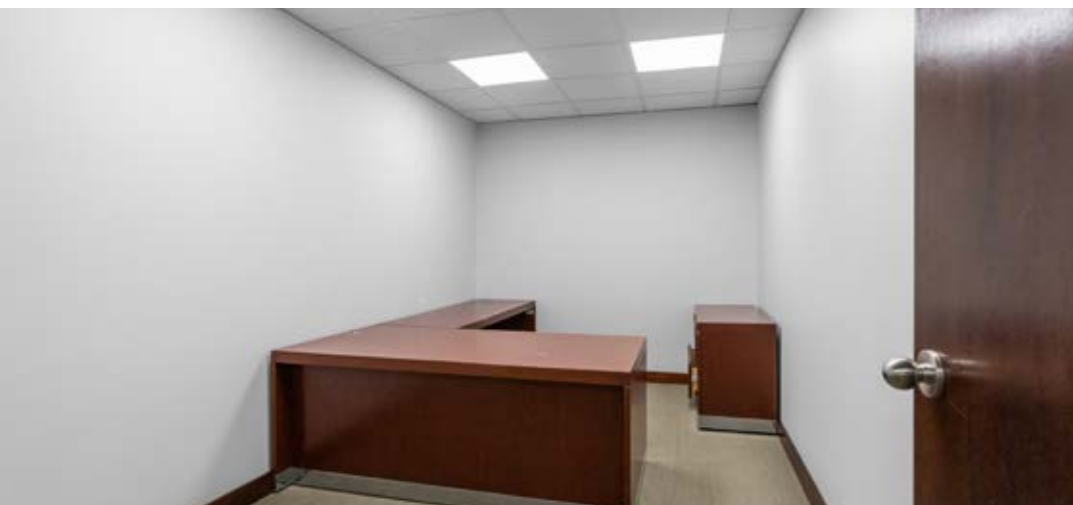
Introductory pricing applicable during the first 12 months of the lease only. Available for qualified tenants on leases of 5 years or longer.



INCLUDES
7 private offices,
a boardroom, file
storage and a
kitchenette



UNIT 200



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

UNIT 207 DETAILS

SIZE

+/- 1,935 SQFT

ZONING

UC1

INTRODUCTORY BASE RENT*

\$12/SF IN YEAR 1*

ADDITIONAL RENT

\$14.53/SF

Introductory pricing applicable during the first 12 months of the lease only. Available for qualified tenants on leases of 5 years or longer.



INCLUDES
6 private offices,
a boardroom,
reception area, and
a kitchenette



UNIT
207



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



DOWNTOWN KELOWNA

Situated on the highly desirable Bernard Avenue in the heart of Downtown Kelowna. With a Walk Score of 99, this building sees a daytime population of over 15,000 people, which is set to increase with the completion of Water St by the Park, and the new UBCO downtown campus. The building is located less than a block from Queensway bus loop and Memorial Parkade and three blocks from Okanagan Lake.

CONTACT LISTING AGENTS

JEFF BROWN

jeff.brown@williamwright.ca

VICTORIA MITCHELL

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**DAYTIME
POPULATION**
1km: ± 15,000
3km: ± 52,000

