



591 Bernard Avenue 101 Kelowna British Columbia

\$26

Venture Commercial is growing into our new home! We're pleased to present the opportunity to sublease approx. 2,267 SF office space in the heart of downtown Kelowna. This well-appointed ground floor office features 9 individual offices, a spacious reception area, boardroom, kitchenette with dishwasher, dedicated storage/printer room, and two private bathrooms. With abundant natural light and an open central area, the layout offers a perfect balance of functionality and atmosphere for any growing business, collaborative team, or professional service firm. This unit also benefits from excellent street front exposure facing Bernard Ave, directly across the street from the Block AAA Office Building. Select existing furniture is available at an additional cost. No onsite parking available. This space is open for sublease until January 30th, 2027 or could possibly have a longer term negotiated. Take advantage of low downtown NNN's estimated at \$8.54 PSF which includes all utilities. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<https://venturecommercial.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.