



# 565 Bernard Avenue 25 Kelowna British Columbia

\$25

THE DISTRICT ON BERNARD Unit 25 is a corner unit facing Lawrence Ave, offering excellent signage opportunities & a fully glazed mall frontage for maximum visibility and natural light. Featuring a welcoming front entry with a built-in reception desk, seating area, three private office/treatment rooms, and abundant built-in storage & display shelving at 1939 SF and has a separate entrance to Lawrence avenue. The spacious rear room offers floor-to-ceiling windows along Lawrence Ave, plus additional rear access. Offering in-suite washer & dryer, two change rooms with showers, dual sinks, bathrooms, lockers, and a filtered water station. Previously a personal training and fitness studio, this unit offers versatile open space ready for your business needs. Located within The District on Bernard, an exceptional opportunity located at 565 Bernard Avenue, downtown Kelowna. This modern retail and office complex offers the only of its kind opportunity in one of Kelowna's most vibrant areas. Featuring increased vehicular & pedestrian traffic, dedicated on-site customer parking, and a diverse mix of tenants allowing for seamless additions to The District on Bernard community. UTILITIES: Flat rate for all utilities of approximately \$1.44/SF annually (\$0.12/SF monthly). AVAILABLE IMMEDIATELY (id:6769)

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