



384 Bernard Avenue Kelowna British Columbia

\$34

Prime retail/office space available on Bernard Avenue, just steps from Lululemon, Arc'teryx, and the iconic Kelowna Sails. This high-profile corner location at Pandosy Street and Bernard Avenue offers exceptional exposure in the heart of downtown Kelowna. 384 Bernard is ideally suited for a variety of uses including retail, financial, or professional service tenants. The current layout features a spacious open reception, seven glass-front offices (three with windows along Pandosy), a large boardroom, two vaults, and a practical floorplan with drawings available. Additional improvements include a kitchen with dishwasher, accessible washroom, two double-stalled bathrooms, and robust 600-amp power service. While parking is not provided, the central location delivers unbeatable walkability and visibility in one of Kelowna's most dynamic corridors. There is also an opportunity to lease the entire building—approximately 13,475 sf over two floors with elevator access (subject to vacant possession). Contact the listing agents for further details. (id:6769)

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