



## 591 Bernard Avenue 101 Kelowna British Columbia

Kelowna North

**\$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)

**Christopher Wills**

Venture Realty Corp.

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