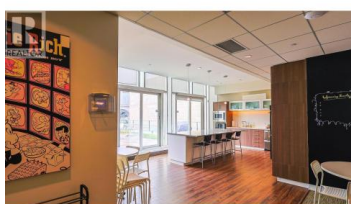




1650 Bertram Street 200 Kelowna British Columbia

Kelowna North

\$28



Exceptional AAA office space available in the heart of downtown Kelowna, offering approximately 4,000 SF of beautifully built-out, modern office space at 200-1650 Bertram Street. High-end finishes, premium DIRT glass walls and modular architectural interiors create a sophisticated workspace with exceptional layout flexibility, complemented by a private second-floor patio and secured underground parking. This is a rare opportunity to secure office space of this calibre in the downtown core. The thoughtfully designed space features a mix of private offices, meeting and collaborative areas, a large updated kitchenette, and three washrooms, including one with a private shower. The dedicated patio provides an impressive outdoor extension of the workplace and a standout amenity that is difficult to replicate in the downtown office market. The premises include five reserved stalls in the secured underground parkade, along with convenient elevator access. Ideally positioned just steps from the new pedestrian overpass, Safeway, Starbucks and a wide range of downtown amenities, the location offers exceptional convenience and connectivity. The space also sits directly above the iconic Little Hobo, one of Kelowna's longtime local favourites. Combining a premium build-out, private outdoor space, secured parking and an unbeatable downtown location, this is a truly standout office opportunity...



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