



513/515 Bernard Avenue Kelowna British Columbia

Kelowna North

\$17



Establish your presence on iconic Bernard Avenue in the heart of downtown Kelowna. This rare opportunity offers approximately 6,000 SF of ground floor retail/office space with outstanding frontage and visibility along one of the city's most dynamic commercial corridors. Currently configured for office use, the premises include approximately 19 private offices, two large boardrooms, a spacious open reception area, and accessible washrooms, providing a functional, turnkey layout for professional users. A second-floor component adds further versatility with three additional offices and access to a rooftop balcony -- a unique feature that enhances both client engagement and team environment. The building façade has been recently upgraded with an attractive culture brick design, delivering strong curb appeal and a refreshed street presence. While ideally suited for office, the layout also offers the potential to be reconfigured for alternative uses, including retail, subject to approvals. Combined with low net rents and low additional rents, this represents a strategic downtown opportunity where scale, flexibility, and value converge. (id:6769)

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