



436 Bernard Avenue 1-3 Kelowna British Columbia

\$18

Up to 6,300 SF of newly renovated professional office space is available in the Bernard Place commercial building located in downtown Kelowna. Situated on the 400 block of Bernard Avenue, this spacious second floor's standout feature is the beautifully designed common area with four washrooms, perfect for use as a reception area for a single tenant. Units can also be leased individually. Abundant natural light flows in from the skylight and large windows throughout. With prominent frontage on Bernard Avenue, your business will enjoy excellent visibility and convenience. Various sizes and configurations are available and ready for tenant improvements, allowing for flexibility to create your ideal office setup. This prime location is central to business, shopping, and cultural districts, and is just steps away from the highly anticipated Bernard Block and boardwalk. Incentives are available for qualified tenants. CAM includes gas, water and janitorial services.

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