



# 1517 Water Street 200 Kelowna British Columbia

\$19

Located at Water Street and Bernard Avenue, this second-floor space offers an expansive open floor plan suited to a variety of uses, including professional office, boutique fitness, training facilities, and wellness operators. The building has recently undergone a significant exterior renovation and is anchored on the retail level by flagship retailer Arc'teryx and a local favourite, Fancy's Deli. With an upgraded facade and prominent Bernard Avenue frontage, the property delivers excellent signage exposure and high pedestrian and vehicular activity within the vibrant "Meet Me on Bernard" pedestrian zone. This +/- 5,262 sq.ft second-floor space features exposed timber beams, expansive windows that bring in natural light, and secure fob-controlled access via both elevator and stairwell. Delivered in shell condition, it offers maximum flexibility to accommodate a fully tailored tenant build-out. Demising and inducement options are available for qualified tenants. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.