



1517 Water Street 202 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)

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