



## 565 Bernard Avenue 30 Kelowna British Columbia

\$25

FOR LEASE: Prime Corner Unit 565 Bernard Ave Unit 30 at The District on Bernard offers a premium corner location with unbeatable exposure on Lawrence Avenue, perfectly situated on the mall's convenient free-parking side. This versatile 1,786 sq. ft. space is designed to maximize business potential, featuring excellent signage opportunities and a fully glazed frontage that floods the unit with natural light, creating a welcoming atmosphere. Key Features:

- oStrategic Location: Corner unit with high visibility on Lawrence Avenue, attracting consistent foot traffic.
- oSpacious Layout: The unit includes 7 private treatment rooms, open main open area, 1 office, a lunch/storage room, and a welcoming front entry with a built-in reception desk and seating area.
- oWashroom Facilities: The unit includes a private washroom, with additional washrooms conveniently located inside the mall for customer and staff use.
- oDual Access: Benefit from two access points: a direct entrance from Lawrence Avenue and a separate mall door access directly into the unit, ensuring ease of access for both staff and customers.
- oIdeal for Various Uses: Perfectly suited for medical, wellness, professional services, or retail businesses, thanks to its flexible layout.
- oExclusive Parking: Includes 2 reserved parking stalls for staff, with ample free parking available for customers. (id:6769)

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