



## 384 Bernard Avenue Kelowna British Columbia

\$34

Position your business in the heart of downtown Kelowna with this prime retail/office opportunity at 384 Bernard Avenue. Located on the prominent corner of Pandosy Street and Bernard Avenue, this high-exposure space sits just steps from Lululemon, Arc'teryx, and the iconic Kelowna Sails--placing you in one of the city's most vibrant and busiest corridors. The space offers a versatile layout well-suited for retail, financial, or professional service users. It features a welcoming open reception area, seven glass-front offices (including three with windows along Pandosy Street), a spacious boardroom, two vaults, and an efficient floorplan with drawings available. Additional improvements include a staff kitchen with dishwasher, an accessible washroom, two double-stall bathrooms, and 600-amp power service to support a range of operational needs. While on-site parking is not provided, the location offers exceptional walkability and unmatched visibility in a sought-after downtown setting. There is also an opportunity to lease the entire building--approximately 13,475 SF across two floors with elevator access (subject to vacant possession). Contact the listing agents for more information. (id:6769)

Listing Presented By:



Originally Listed by:  
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