



## 339 Bernard Avenue 203 Kelowna British Columbia

\$1,700

Elevate your business presence with this unique 625 sq. ft. second floor office space in the heart of downtown Kelowna. Situated in a renovated character building, this unit offers a distinctive New York loft-style aesthetic, featuring high ceilings and striking exposed wood beams that create a bright, open, and inspiring work environment. The efficient layout includes an in-suite washroom and kitchenette, providing both convenience and functionality for day-to-day operations. Offered on a gross lease basis, the rate includes all operating costs, as well as gas and electricity—allowing for straightforward and predictable occupancy costs. Just steps from the waterfront and surrounded by a vibrant mix of retail shops, restaurants, and key downtown amenities, this location offers exceptional walkability and lifestyle appeal. With continued growth, new developments, and increasing density in the downtown core, the value of establishing your business in this area cannot be overstated. An ideal opportunity for professionals, creatives, or startups seeking a stylish, character-rich workspace in one of Kelowna's most dynamic locations. (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty



Royal

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