



## 565 Bernard Avenue 104 Kelowna British Columbia

\$15

THE DISTRICT ON BERNARD Unit 104, located on the second floor just outside the elevator, offers a versatile office space featuring four private offices, two storage rooms, and an open layout at 1812 SF with 2 parking stalls. With a front entrance and desk, this unit offers a functional workspace ideal for a variety of business needs. Tenant improvement allowance available for flooring upgrade. Located within The District on Bernard, an exceptional opportunity located at 565 Bernard Avenue, downtown Kelowna. This modern retail and office complex offers the only of its kind opportunity in one of Kelowna's most vibrant areas. Featuring increased vehicular & pedestrian traffic, dedicated on-site customer parking, and a diverse mix of tenants allowing for seamless additions to The District on Bernard community. UTILITIES: Flat rate for all utilities of approximately \$1.44/SF annually (\$0.12/SF monthly). AVAILABLE IMMEDIATELY (id:6769)

Listing Presented By:



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Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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