

#200 - 478 BERNARD AVENUE, KELOWNA
OFFICE SPACE AT FULLY REFURBISHED BUILDING

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

Highly desirable office space in a recently refurbished building. This Property offers a high profile location, and close proximity to downtown amenities. The ± 2,965 sqft space consists of 7 private offices, a boardroom, file storage and a kitchenette. With a Walk Score of 99, this building sees a daytime population of over 15,000 people, set to increase as several downtown residential development projects near completion. One block from Queensway bus loop and Memorial Parkade. Current Tenants include Scotiabank, government services, Redpoint Law and William Wright Commercial Real Estate Services. Ideal for professional, financial, or medical services. Incentives available for qualified Tenants.



Fully Refurbished Building



Surrounded By Restaurants +
Retail Shops + Amenities



High Profile Bernard Avenue
Location



Walk Score of 99

SALIENT FACTS

SIZE

+- 2,965 SQFT

ZONING

UC1

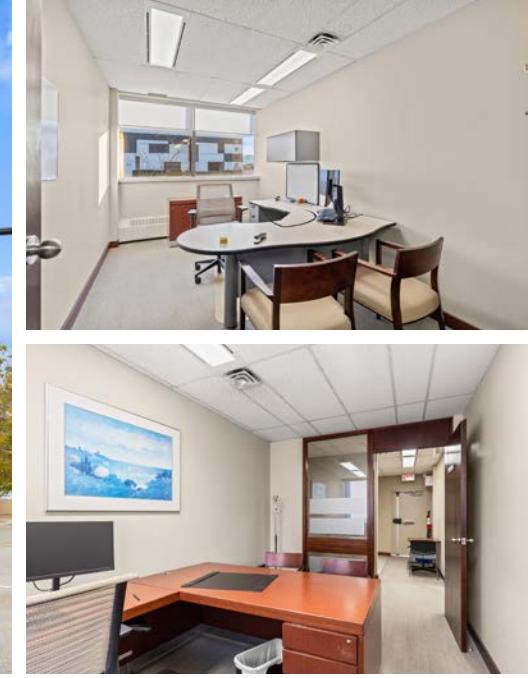
BASIC RENT

\$18.00/FT

ADDITIONAL RENT

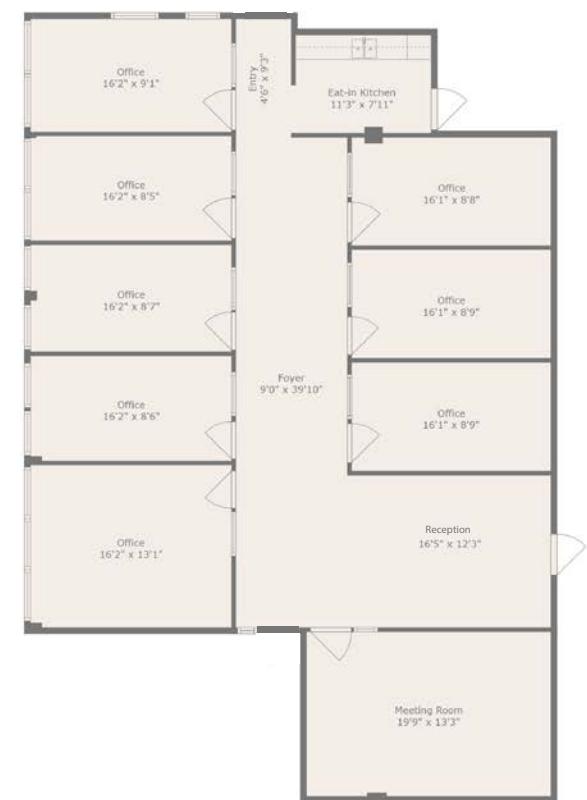
\$13.93/FT + management fees

Sizes are approximate and based on architectural measurements.



INCLUDES

7 private offices,
a boardroom, file
storage and a
kitchenette





LOCATION

Situated on the highly desirable Bernard Avenue in the heart of Downtown Kelowna. Steps from the soon to be completed retail centre Bernard Place, The Block which is a mixed-use development under construction, and an extensive list of downtown shops and restaurants. Less than two blocks from Okanagan Lake and the Marina.

DAYTIME POPULATION

1km: ± 15,000 3km: ± 52,000

FOR MORE INFORMATION CONTACT

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