

**4 - 537 BERNARD AVENUE, KELOWNA**  
**MOVE-IN READY SECOND FLOOR OFFICE SPACE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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**FOR LEASE**  
**4-537 BERNARD AVENUE, KELOWNA**

Move-in ready second floor office space on Bernard Avenue. This 431 sqft unit features an efficient layout with an open concept workspace, sink\*, and updated finishes. Located in a central, high-exposure location with signage opportunities along the Bernard Avenue corridor. Walking distance to all downtown amenities. Available immediately.

\*The sink was installed by a previous tenant, and the landlord makes no representations or warranties regarding its condition or continued functionality.





## SALIENT FACTS

SIZE	+/- 431 SQFT
PARKING	1 parking stall at \$70 per month
ZONING	UC1
GROSS RENT	\$1,325.00 + GST

## PROPERTY HIGHLIGHTS



**Second floor walk-up space**



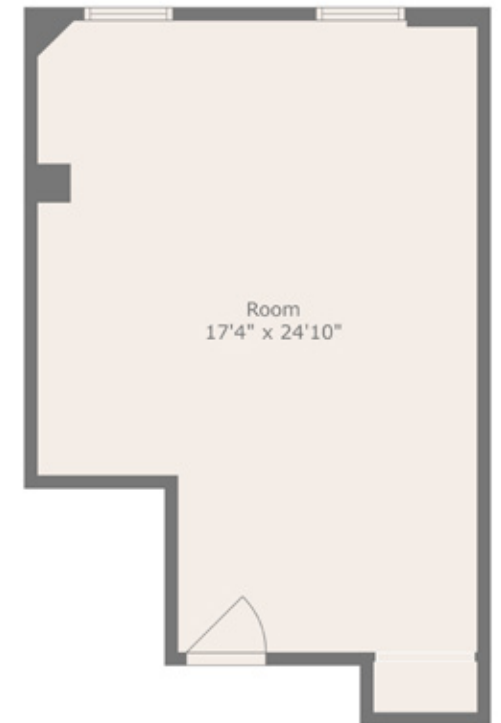
**Signage opportunity  
on Bernard Avenue**



**On-site parking available**

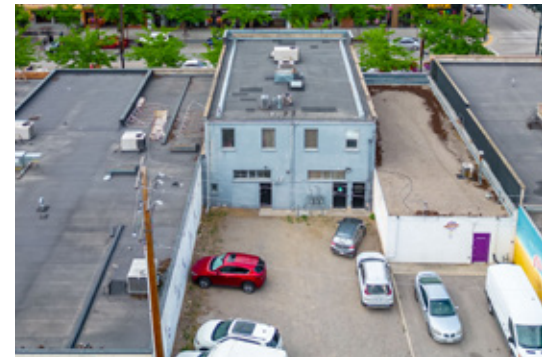


**Walk Score of 99**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





## LOCATION

Situated on the highly desirable Bernard Avenue, in the heart of Downtown Kelowna. Steps from the soon to be completed Bernard Block mixed-use development and an extensive list of downtown shops and restaurants.

## FOR MORE INFORMATION CONTACT

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