

**For Lease**



**For Lease –Prime Downtown Kelowna Retail Opportunity – 1,745 SF  
Kelowna, BC**

### **Building Features**

- On-site customer parking for added convenience
- Shared main-floor washrooms for staff and clients
- Well-maintained, professionally managed building

**Steve Harvey**

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# PROPERTY OVERVIEW



*Position your business in the core of Kelowna's downtown at The District on Bernard, one of the city's most active retail and office destinations. This 1,745 SF main-floor unit offers excellent visibility, strong pedestrian traffic, and a polished interior suited to a wide range of commercial uses.*

## Premises Highlights

- Functional layout including reception area, waiting area, kitchen, and four private rooms or offices
- Large storefront windows providing exceptional natural light and prominent signage exposure
- Contemporary finishes with a clean, modern aesthetic that is client-ready from day one

## Building Features

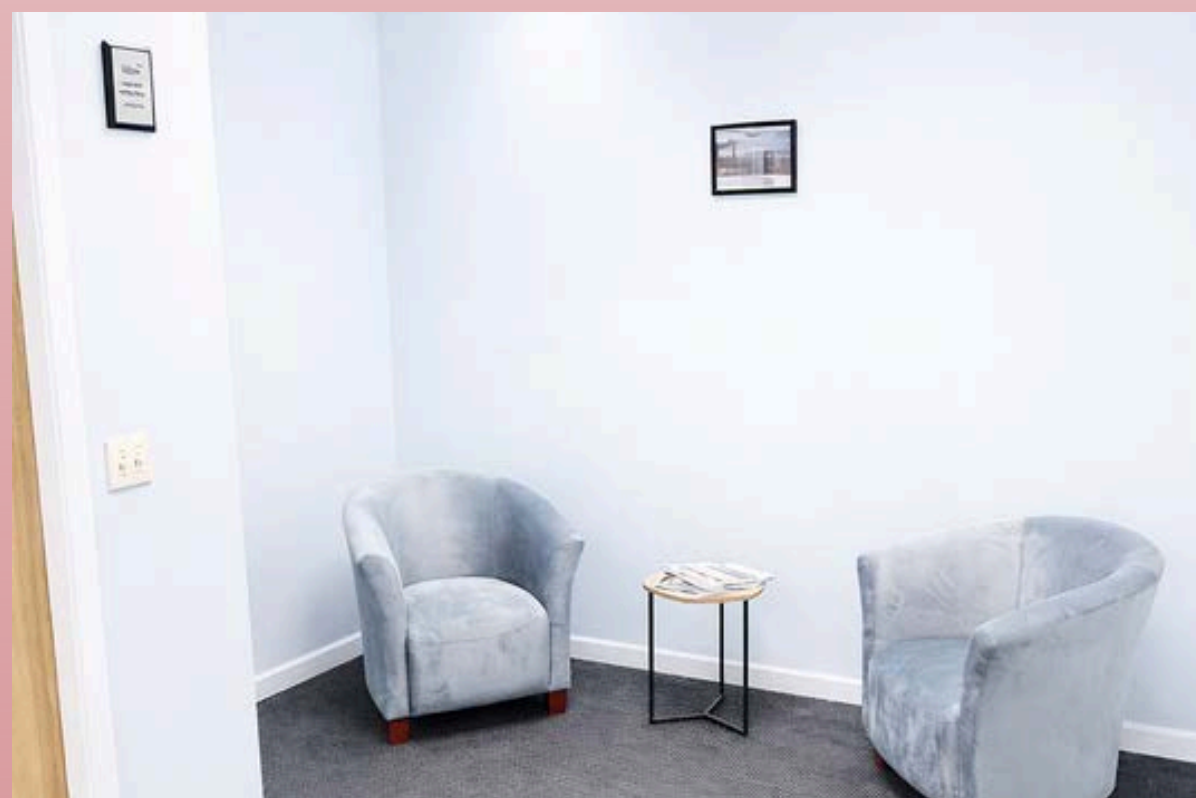
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Comprehensive NNN structure including utilities (electrical, heat, air conditioning, water), supporting predictable monthly occupancy costs.

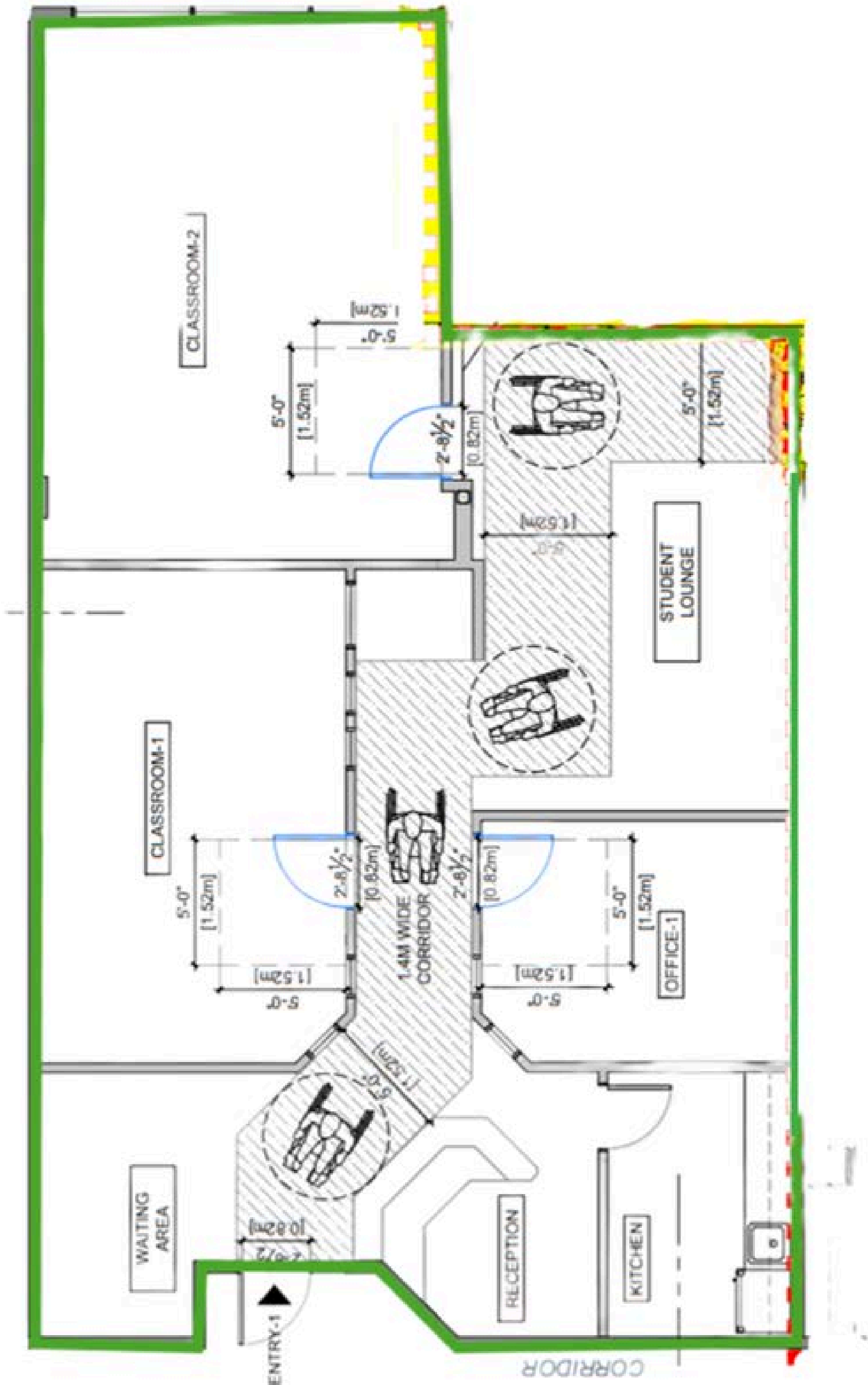
# LEASE SUMMARY

**1,745 SF**

|                         |            |
|-------------------------|------------|
| Monthly Rent            | \$5,560.88 |
| Base Rent               | \$18.00/SF |
| Triple Net Estimated At | \$18.42/SF |
| Available               | Now        |



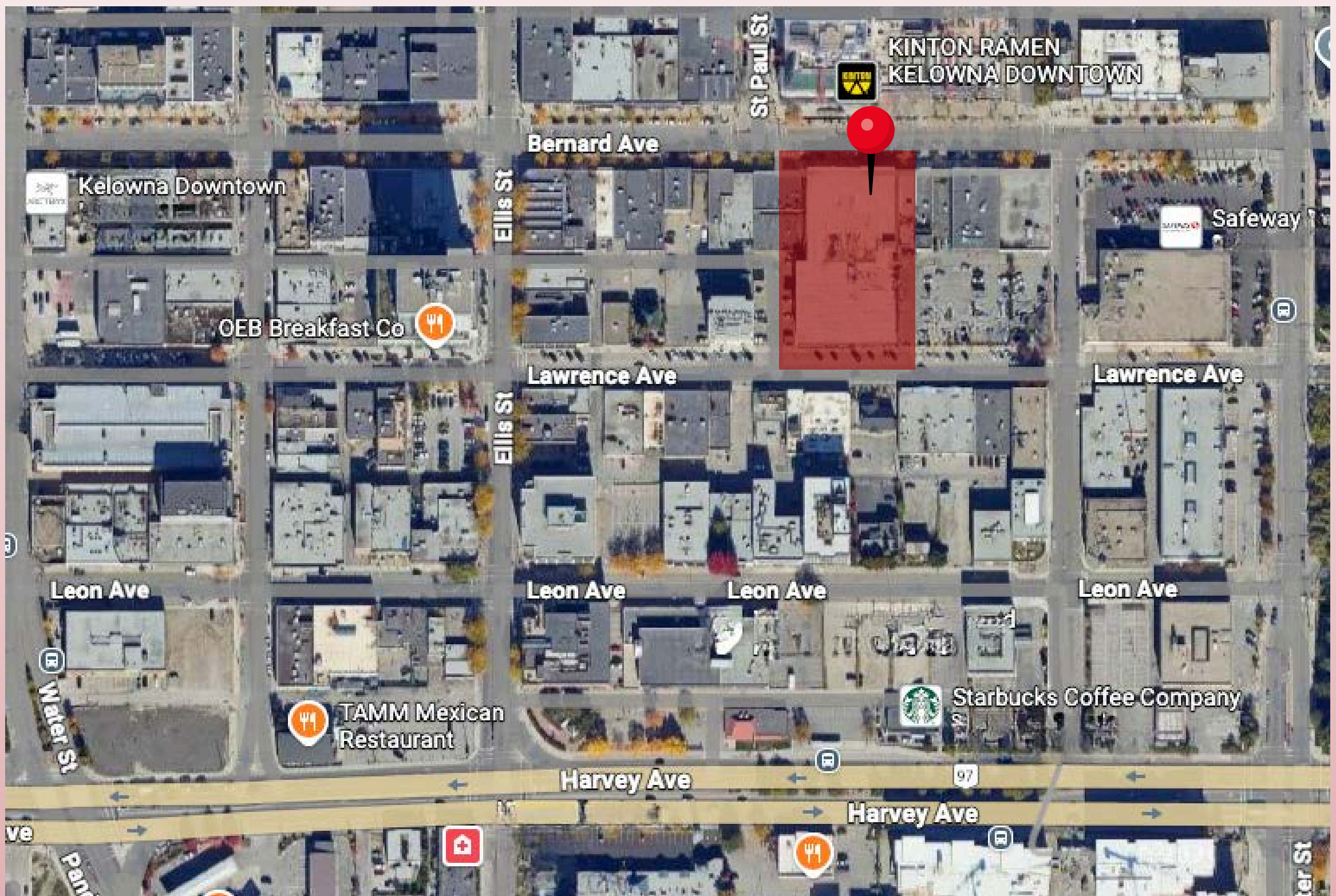
# Layout



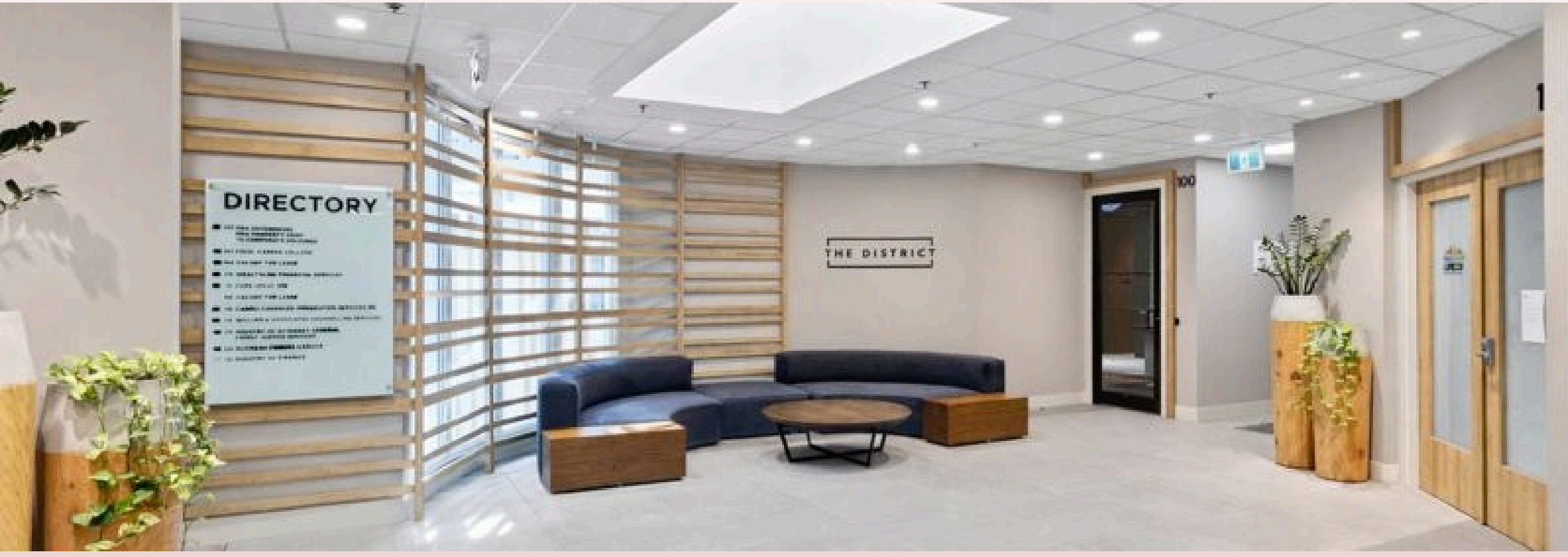
# LOCATION ADVANTAGES

- **Premier Bernard Avenue frontage** in the heart of Downtown Kelowna—excellent visibility and consistent pedestrian traffic.
- **Located at The District on Bernard**, a well-known multi-tenant destination that supports strong daily customer draw.
- **Convenient on-site customer parking**—a major competitive advantage in the downtown core.
- **Surrounded by established operators** (retail, services, food & beverage) that drive repeat visits and cross-traffic.
- **Steps to the waterfront, City Park & the lakeshore promenade**, capturing both local lifestyle traffic and seasonal tourism.
- **Walkable to offices, restaurants, hotels, and major downtown amenities**, ideal for appointment-based businesses and retail concepts.
- **Transit-accessible location** with nearby bus routes for staff and customers.
- **Downtown growth and increasing residential density** support long-term demand and a strong local customer base.

*This is a rare opportunity to secure a well-configured retail space in one of Kelowna's most visible and active downtown corridors.*



# Unit 103





# CONTACT

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## STEVE HARVEY

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