

#200 - 478 BERNARD AVENUE, KELOWNA
TURN KEY OFFICE SPACE WITH FURNITURE

**FOR
LEASE**



WILLIAM | WRIGHT

JEFF BROWN
jeff.brown@williamwright.ca
236.420.3558

VICTORIA MITCHELL
victoria.mitchell@williamwright.ca
236.420.3558





[VIEW VIRTUAL TOUR](#)

OVERVIEW

Highly desirable office space in a recently refurbished building. This Property offers a high profile location, walking distance to the lake and boardwalk, and close proximity to numerous downtown amenities. The ± 3,290 sqft turnkey space consists of 7 private large offices, a boardroom, file storage and kitchenette.

Neighbouring tenants include Scotiabank, government services, Redpoint Law and William Wright Commercial Real Estate Services. Ideal for professional, financial, or medical services. Incentives and office furniture available for qualified Tenants.



Fully Refurbished Building



High Profile Bernard Avenue Location



Surrounded By Restaurants + Retail Shops + Amenities



Walk Score of 99

SALIENT FACTS

SIZE

+/- 3,290 SQFT

ZONING

UC1

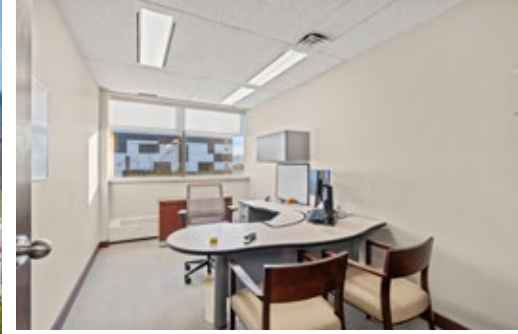
BASIC RENT

\$18.00/FT

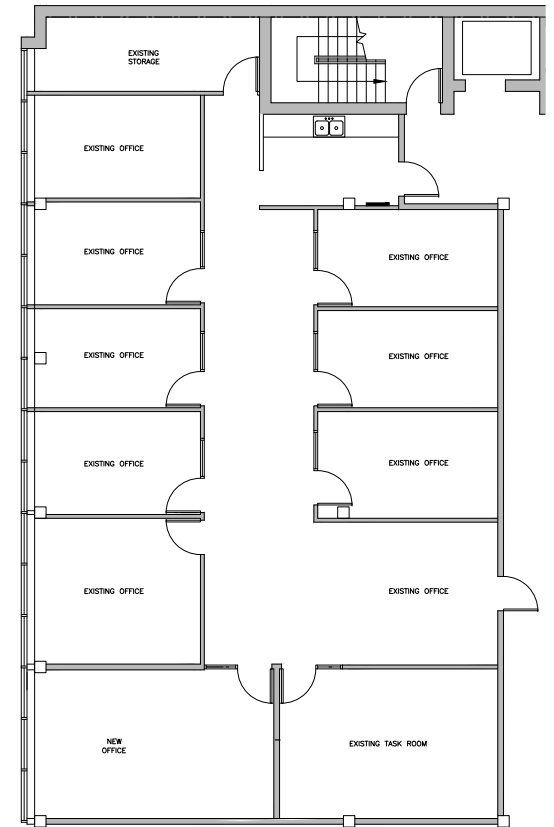
ADDITIONAL RENT

\$14.62/FT + management fees

Sizes are approximate and based on architectural measurements.



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





DOWNTOWN KELOWNA

Situated on the highly desirable Bernard Avenue in the heart of Downtown Kelowna. With a Walk Score of 99, this building sees a daytime population of over 15,000 people, which is set to increase with the completion of Water St by the Park, and the new UBCO downtown campus. The building is located less than a block from Queensway bus loop and Memorial Parkade and three blocks from Okanagan Lake.

CONTACT LISTING AGENTS

JEFF BROWN

jeff.brown@williamwright.ca

VICTORIA MITCHELL

victoria.mitchell@williamwright.ca

236.420.3558



**DAYTIME
POPULATION**
1km: ± 15,000
3km: ± 52,000