

525 BERNARD AVENUE, KELOWNA
PROMINENT RETAIL SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

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**525 BERNARD AVENUE, KELOWNA
FOR LEASE: STREET LEVEL
RETAIL SPACE IN DOWNTOWN**

Rare opportunity to lease street level retail space along Downtown Kelowna's main street, Bernard Avenue. The Property offers a high profile location and excellent signage exposure. The ± 1,950 sqft unit has an open layout with a long sales/retail countertop with accessible bathrooms, triple sink and storage, that can be configured to fit a variety of uses. This unit directly across from the Bernard Block office tower, the Bertram, Brooklyn residential tours, and directly South of the UBCO Downtown Tower site providing excellent proximity and access to year round clientele. With a Walk Score of 99, this storefront sees a daytime population of over 15,000 people during peak periods.



High profile Bernard Avenue location



Surrounded by new office and residential developments



Excellent signage opportunity



Large bay windows and high ceilings



SALIENT FACTS

SIZE

± 1,950 SQFT

ZONING

UC1

BASIC RENT

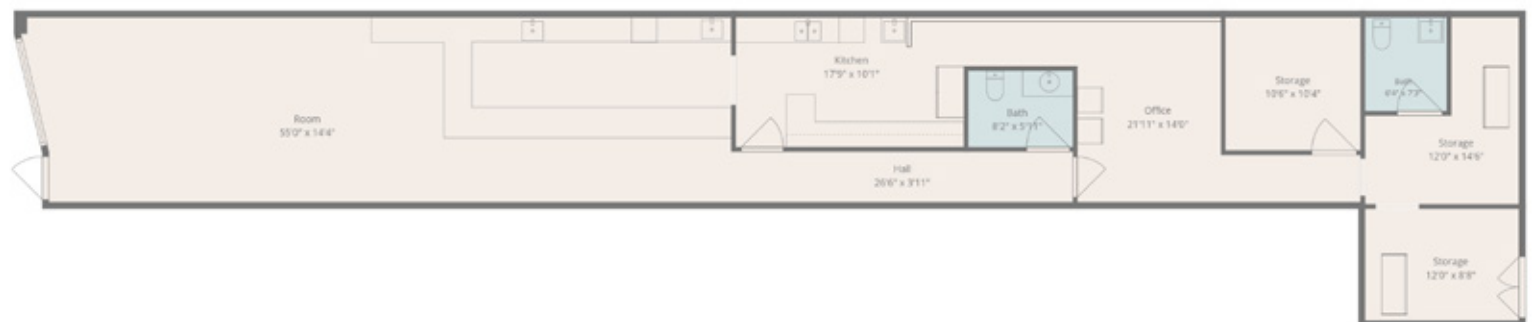
\$27.00/SF

ADDITIONAL RENT

\$10.00/SF

MONTHLY RENT

\$6,012.50/month plus
GST and utilities



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



IN THE HEART OF DOWNTOWN KELOWNA

Perfectly positioned on the highly desirable south side of Bernard Avenue, this property puts your business just steps from the scenic Okanagan Lake waterfront. Surrounded by vibrant local dining hubs and major municipal transit lines, it serves as an easily accessible, premium destination ensuring continuous commercial vitality.

FOR MORE INFORMATION CONTACT

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