



AVAILABLE FOR LEASE

**384 BERNARD AVENUE**  
KELOWNA, BRITISH COLUMBIA

CORNER OFFICE/RETAIL UNIT IN DOWNTOWN KELOWNA





# PROPERTY FEATURES



## LOCATION

Situated in the heart of downtown Kelowna



## BANKING

Equipped with two appointed vaults



## EXPOSURE

Ground floor with prime street-level visibility



## UTILITIES

Powerful 600-amp service ready to meet demanding electrical needs

# THE NUMBERS



## SIZE

Approx. 6,209 SF



## PRICE

Base Rent: \$34/SF  
Est. NNN: \$8.61/SF

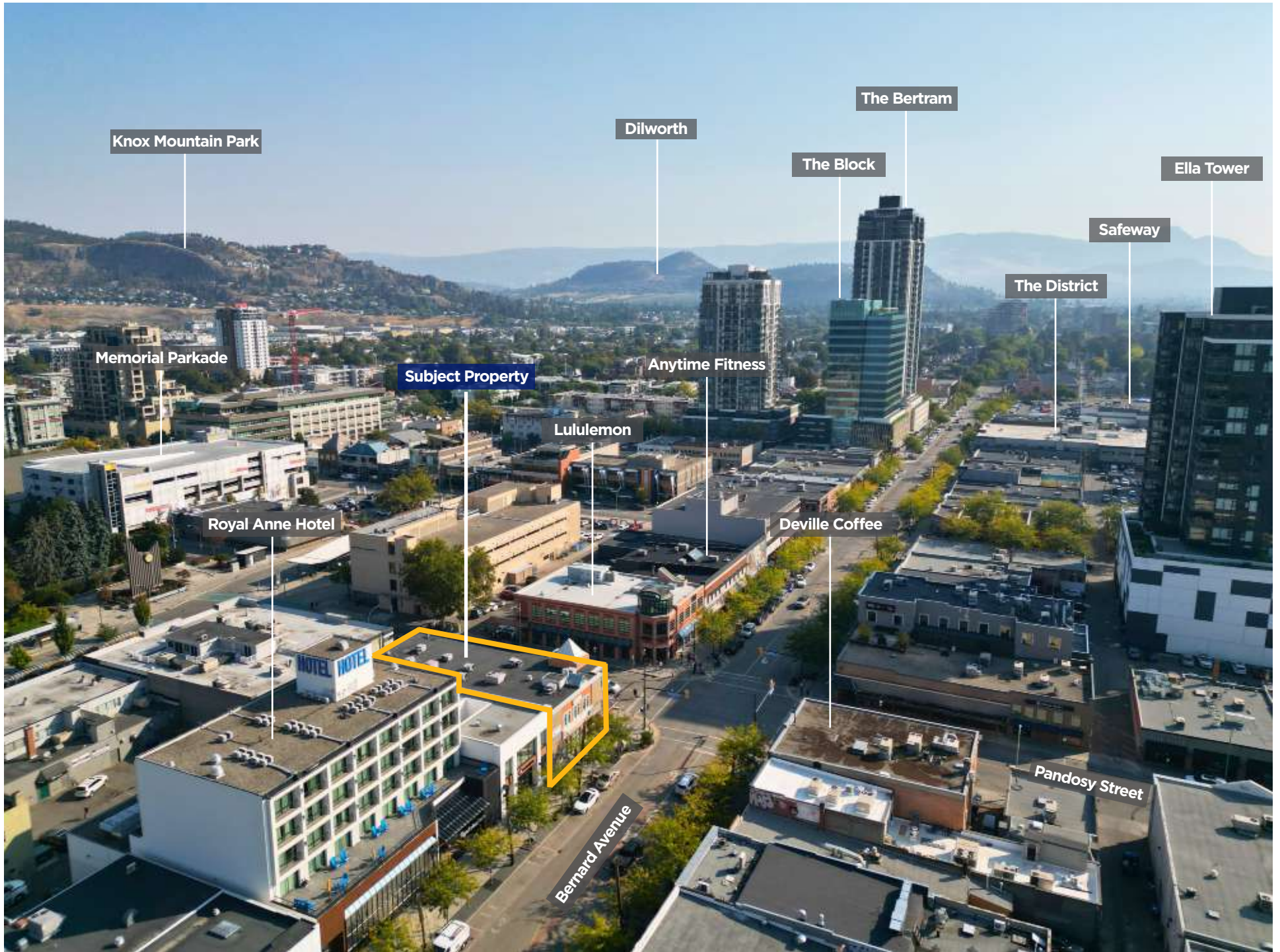
Situated at the corner of Bernard Avenue and Pandosy Street, 384 Bernard offers unmatched exposure in the heart of downtown Kelowna. Surrounded by top retailers like Lululemon and Arc'teryx and only steps from the iconic Kelowna Sails and City Beach, this versatile space is designed to elevate retail, financial, or professional service businesses. With a bright reception, seven glass-front offices, a spacious boardroom, kitchen and washrooms, plus robust 600-amp power, the property blends functionality with high-profile visibility. Tenants also have the rare opportunity to secure the entire 13,475 SF building, complete with elevator access, making 384 Bernard a landmark address for growth and success.





## Proposed Layout | Second Floor







# Let's chat.

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