



AVAILABLE FOR LEASE

**440 BERNARD AVENUE**  
KELOWNA, BRITISH COLUMBIA

PRIME STREET LEVEL RETAIL SPACE

*Photo has been digitally altered for demonstration purposes only.*



# PROPERTY FEATURES



## EXPOSURE

Premium retail space, ground floor with prime sign exposure



## MOVE-IN READY

Fully improved retail setup, open-concept floorplan



## LOCATION

Located in the heart of downtown Kelowna



## ZONING

UC1 - Downtown Urban Centre

# THE NUMBERS



## SIZE

Retail Area: +/- 1,800 SF  
Storage: +/- 965 SF



## PRICE

Base Retail Rent: \$20 SF  
Est. Adtl. Rent: \$11.47/SF  
Storage Area: Market Rates

Located in the heart of Kelowna's vibrant downtown core, this exceptional leasing opportunity offers up to 2,765 square feet of versatile space at Bernard Place, which includes approximately 1,800 square feet of newly built-out retail area facing busy Bernard Avenue. There also happens to be an additional 965 square feet of warehouse space available with a rear bay door that can be utilized and negotiated as a separate agreement.

The unit features modern finishes and a bright, contemporary design that complements the energy of its surroundings. Situated amidst some of Kelowna's most recognizable retailers, including lululemon, Fjallraven, and Arc'teryx, the property benefits from exceptional foot traffic and strong visibility, supported by ongoing downtown revitalization and nearby residential and commercial developments.

Just blocks from Okanagan Lake, and steps to restaurants, parks, and the cultural district, Bernard Place offers an unbeatable location for retailers seeking a high-profile downtown presence. Available for immediate possession.

# INTERIOR & EXTERIOR CONCEPTS

Bring your vision to life.

A beautifully updated, move-in ready space perfectly designed for retail in downtown Kelowna's vibrant core.



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## Let's chat.

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