



FOR LEASE: 1ST & 3RD FLOORS

1674 BERTRAM STREET

KELOWNA, BRITISH COLUMBIA

MODERN DOWNTOWN OFFICE OPPORTUNITIES



PROPERTY FEATURES



LOCATION

Quiet downtown setting near Starbucks & Highway 97



LAYOUT

Multiple demisable unit options



INTERIORS

Modern finishes with strong natural light throughout



PARKING

Convenient on-site parking

THE NUMBERS



SITE SIZE

±1,160 SF - ±5,560 SF
Multiple configurations available



PRICE

Base Rent: See table below
Est. NNN: \$14.27/SF

UNIT #	TOTAL SF	NET RENT
100 (Includes Retail)	± 5,560	\$25.00/SF
101 (Retail)	± 1,178	\$27.00/SF
300	± 3,880	\$17.00/SF
301	± 1,160	\$17.00/SF
302	± 2,720	\$17.00/SF

Position your business in a bright, modern office environment just minutes from Kelowna's downtown core and Highway 97 and the Bertram overpass. Floors 1 and 3 at 1674 Bertram offer flexible demising options to accommodate a range of professional users.

Units feature abundant natural light, contemporary finishes, and efficient layouts, all within a quieter pocket of downtown. With on-site parking and proximity to Starbucks and major arterial routes, this location delivers both accessibility and value.

FIRST FLOOR

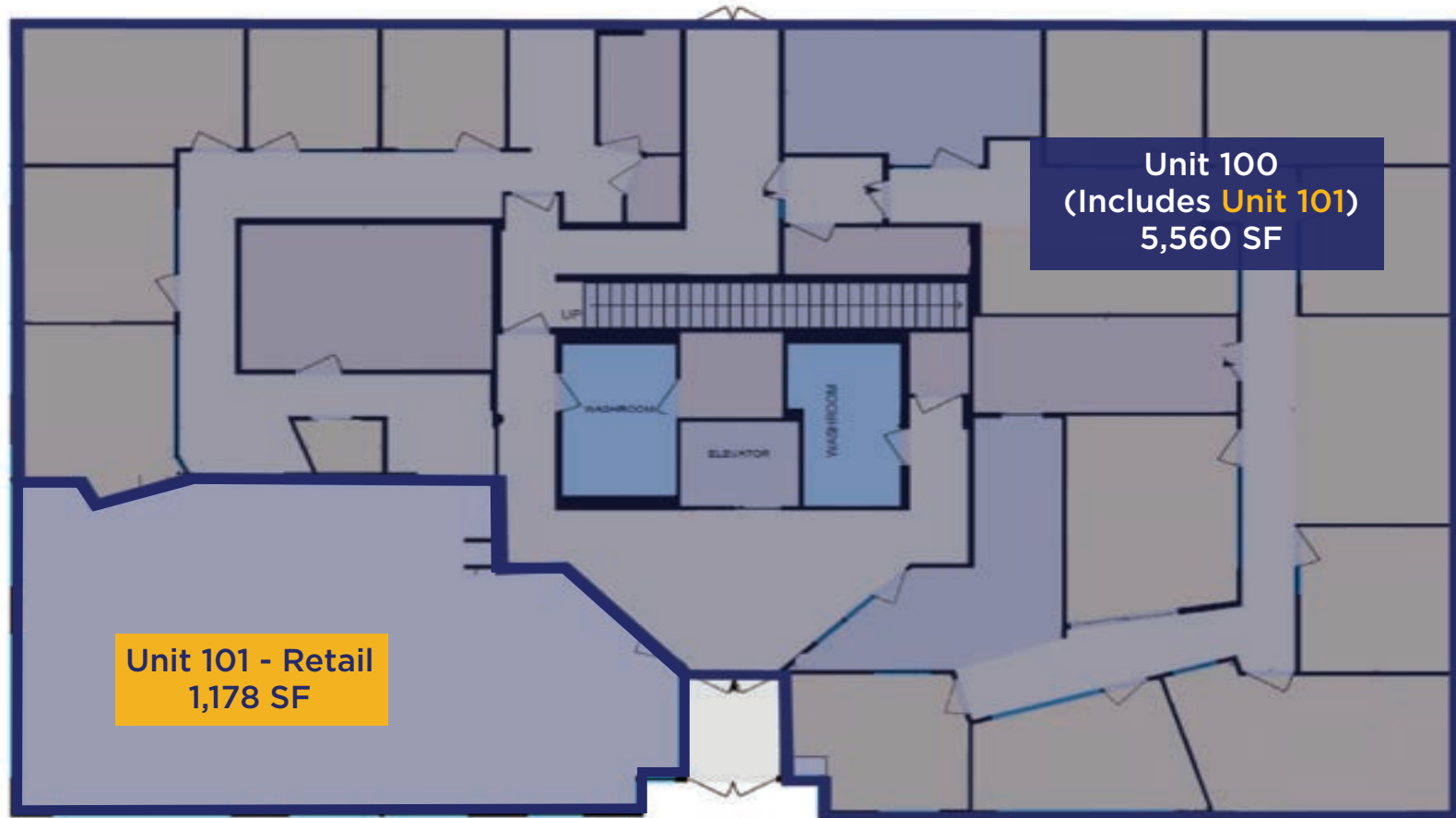


THIRD FLOOR

1674 BERTRAM STREET, KELOWNA, BC

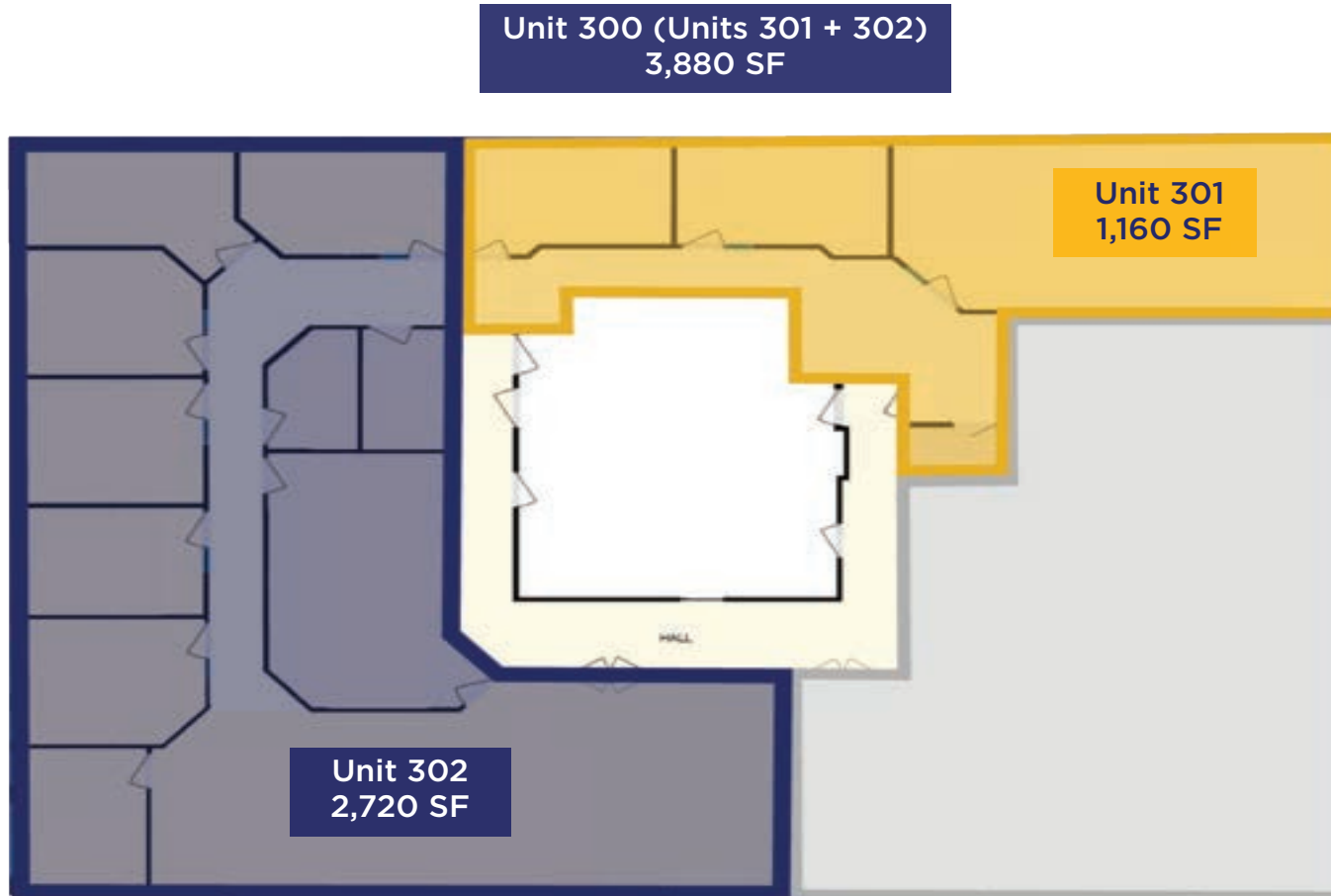


FLOOR PLAN - FIRST FLOOR



UNIT #	TOTAL SF	NET RENT
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301	± 1,160	\$17.00/SF
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FLOOR PLAN - THIRD FLOOR



UNIT #	TOTAL SF	NET RENT
100 (+101)	± 5,560	\$25.00/SF
101	± 1,178	\$27.00/SF
300	± 3,880	\$17.00/SF
301	± 1,160	\$17.00/SF
302	± 2,720	\$17.00/SF





Let's chat.

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