



FOR LEASE: 2ND FLOOR

200-1674 BERTRAM STREET

KELOWNA, BRITISH COLUMBIA

MODERN DOWNTOWN OFFICE OPPORTUNITY



PROPERTY FEATURES



LOCATION

Quiet downtown setting near Starbucks & Highway 97



LAYOUT

±4,258 SF contiguous office space



INTERIORS

Modern finishes with strong natural light throughout



PARKING

Convenient on-site parking

THE NUMBERS



SITE SIZE

±4,258 SF



PRICE

Base Rent: \$17.00/SF
Est. NNN: \$14.27/SF

The second floor offers ±4,258 SF of professional office space featuring bright interiors, abundant natural light, and a functional reception layout. Well suited for professional services, the space provides a strong downtown presence with convenient access to Highway 97, the Bertram overpass, and surrounding amenities.

This represents a rare opportunity to secure an entire floor within a well-positioned downtown building, delivering both operational efficiency and long-term flexibility.









Let's chat.

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