



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

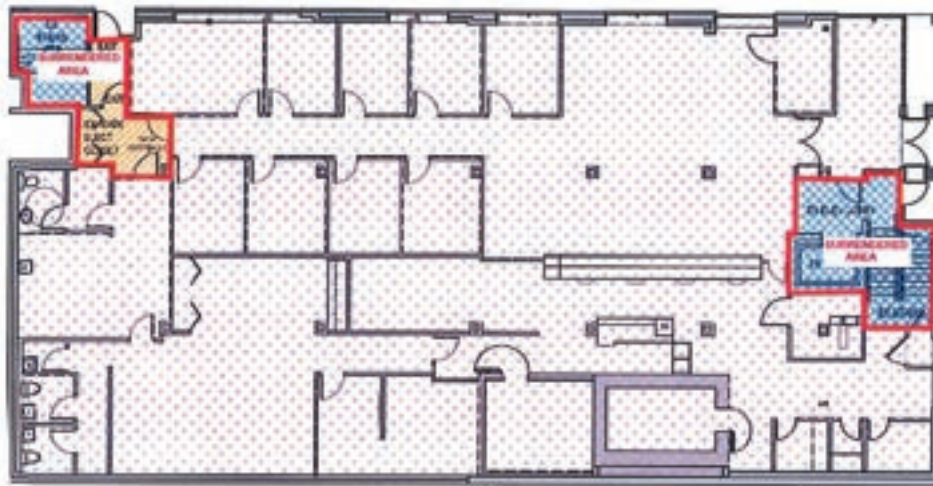
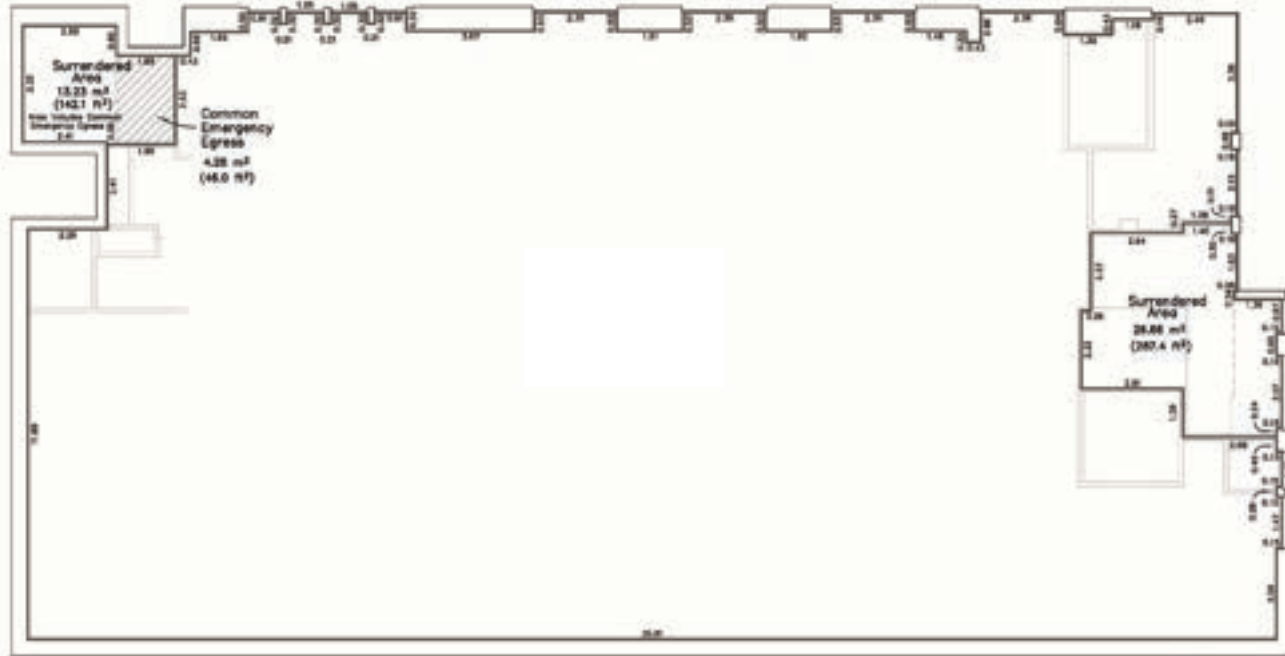
Base Rent: \$34/SF
Est. NNN: \$8.11/SF

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.

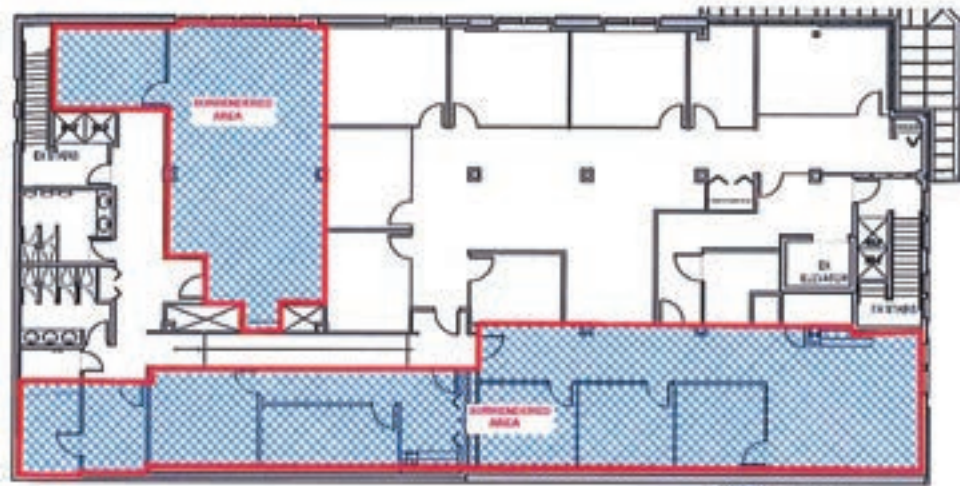


FLOOR PLANS

Lease Area I Ground Floor



Proposed Layout I Ground Floor



Proposed Layout I Second Floor



Knox Mountain Park

Dilworth

The Bertram

Ella Tower

Memorial Parkade

The Block

Safeway

Subject Property

Anytime Fitness

The District

Lululemon

Royal Anne Hotel

Deville Coffee

Pandosy Street

Bernard Avenue



Let's chat.

CHRIS WILLS

PERSONAL REAL ESTATE CORPORATION

chris.wills@venturecommercial.ca
250.870.1330

STEPHANIE WASDEN

stephanie.wasden@venturecommercial.ca
250.859.1199

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of one of the largest commercial real estate brokerages in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).