



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



## LAYOUT

Potential for demising to suit tenant needs



## UTILITIES

Powerful 600-amp service to meet demanding electrical needs



## EXPOSURE

Ground floor with prime street-level visibility

# 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.

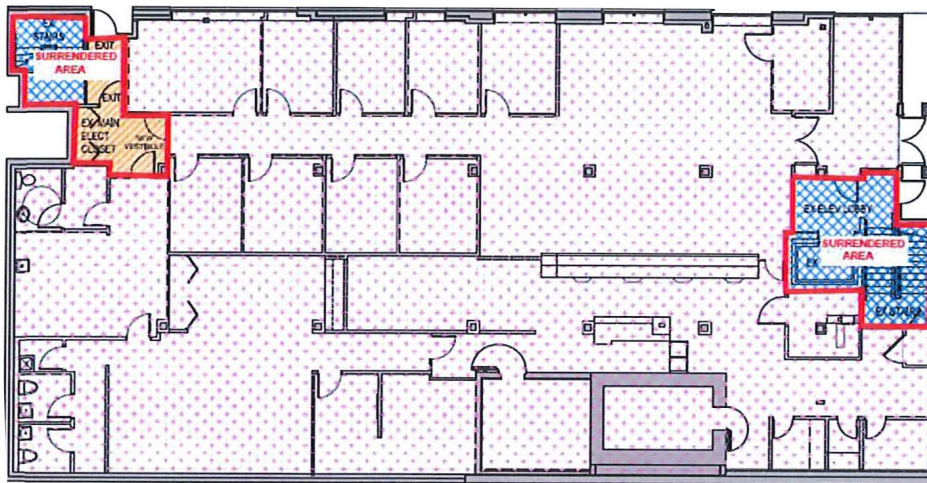
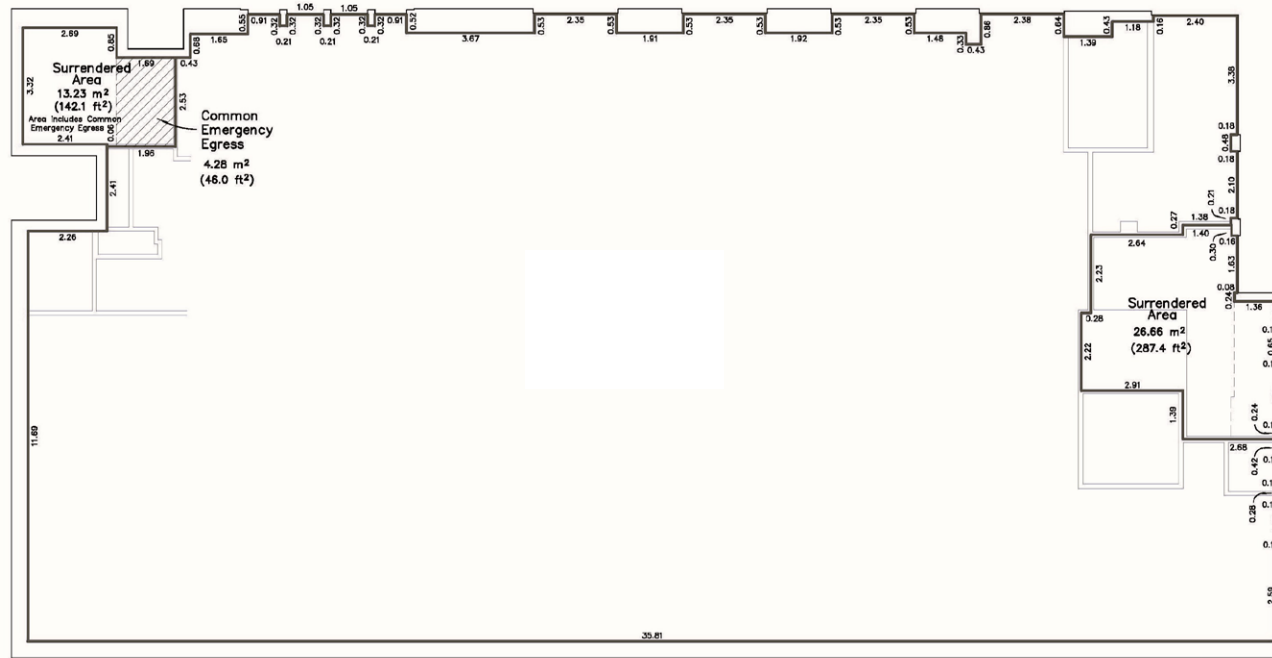
The current configuration features a bright reception area, seven glass-front offices, a spacious boardroom, kitchen, washrooms, and robust 600-amp power service, providing a highly functional workspace for professional users. The flexible layout also offers excellent potential for demising or reconfiguration to accommodate a variety of tenant requirements.

Tenants also have the rare opportunity to secure the entire 13,475 SF building, complete with elevator access, making 384 Bernard a landmark downtown address for growth and success.



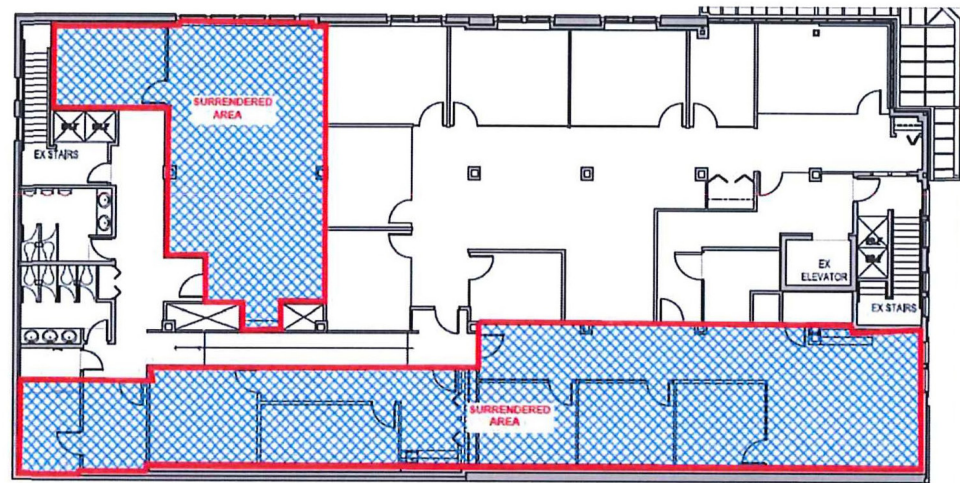
# FLOOR PLANS

## Lease Area I Ground Floor



## Proposed Layout I Ground Floor

LEGEND  
 AREA TO RETURN ~ 314.8 m<sup>2</sup> (3384.0 ft<sup>2</sup>)  
 AREA TO RETURN ~ 141 m<sup>2</sup> (1518.0 ft<sup>2</sup>) (COMMON AREAS/STAIRS/ELEVATOR)  
 AREA TO RETURN ~ 8.12 m<sup>2</sup> (87.2 ft<sup>2</sup>)



## Proposed Layout I Second Floor

LEGEND  
 AREA TO RETURN ~ 3.719 m<sup>2</sup> (40.0 ft<sup>2</sup>)  
 AREA PREVIOUSLY RETURNED ~ 1.009 m<sup>2</sup> (10.8 ft<sup>2</sup>)



# BERNARD AVENUE AT A GLANCE

Bernard Avenue is Kelowna's historic commercial spine and today its most active waterfront retail corridor. The western waterfront block connects City Park, the marina, and the lakefront promenade to downtown's retail core.

## FOOT TRAFFIC & DEMAND DRIVERS



### HISTORY

Kelowna's original commercial corridor dating to the late 1800s



### PEDESTRIAN CORE

Located within Bernard's primary pedestrian zone



### WATERFRONT ACCESS

Direct connection to City Park & lakefront promenade



### RESIDENTIAL DENSITY

One Water | Bertram | Ella | Waterscapes  
3,000+ new downtown residential units



### DEMOGRAPHICS

145K+ city population | \$84K+ median income

#### Sources:

Statistics Canada (2021 Census);

Tourism Kelowna (2024/2025 Report to the Community);

City of Kelowna (2024-2025 Meet Me on Bernard Program & Development Data)



Bernard Avenue, early 1909. Source: Kelowna Public Archives.



Bernard Avenue, 2026.



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*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.*

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*With decades of experience and a forward-thinking entrepreneurial spirit, the team manages the full cycle of real estate development, from transforming raw land into thriving communities to managing industrial, office and retail properties.*

*Proud to live where they work, the McIntosh team contributes meaningfully to the region through industry involvement and support for local organizations. More than a company, McIntosh Properties is a trusted community partner driven by character, connection and a shared vision for the future.*

**For leasing inquiries, contact:**

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