



FOR LEASE

UNITS 2 & 3 - 436 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA

OFFICE/MIXED-USE UNITS AVAILABLE FOR LEASE



PROPERTY FEATURES



LOCATION

Prime Bernard Avenue location in the heart of downtown Kelowna



BUILDING

Recently renovated common areas with enhanced building security



LAYOUT

Large perimeter windows and a central skylight



AMENITIES

Elevator access and four modern shared washrooms

THE NUMBERS



SIZE

Unit 2: ±2,131 SF

Unit 3: ±1,885 SF

Units 2&3: ±4,015 SF



PRICE

Base Rent: \$18.00/SF

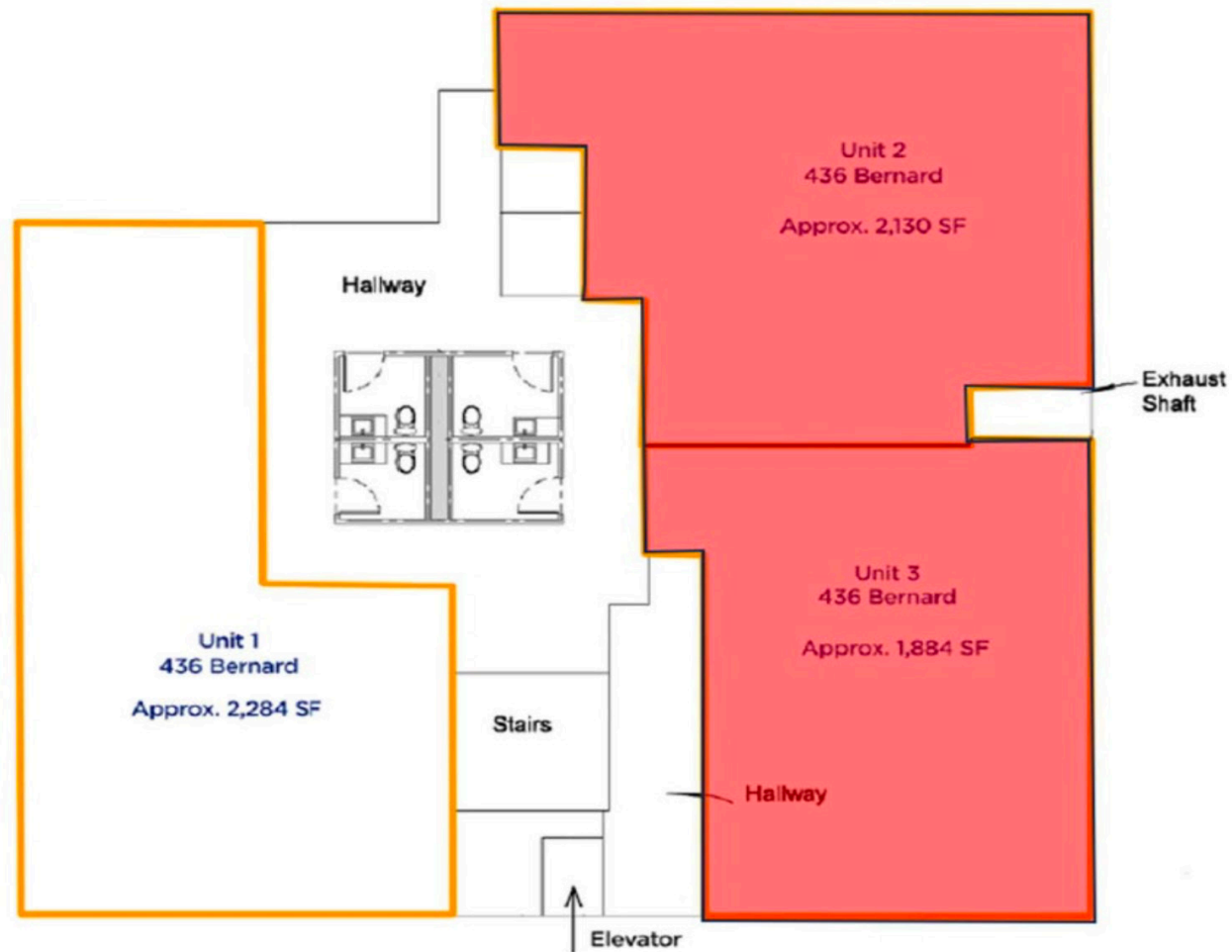
Est. NNN: \$11.56/SF

Position your business in Kelowna's premier retail and commercial corridor. Located on the second floor of the recently renovated Bernard Place building, this ±4,015 SF opportunity features a professionally renovated common area, four (4) modern shared washrooms, enhanced building security, convenient elevator access, and abundant natural light from large windows and a prominent peaked skylight.

The open-concept layout is well suited to a variety of office, wellness, educational, and service-based uses and can be leased in its entirety or demised into two smaller units to accommodate a range of tenant requirements.

Situated in the heart of Downtown Kelowna on Bernard Avenue, just steps from leading national and local retailers including Lululemon, Arc'teryx, Deville Coffee, Mosaic, Frock & Fellow, Fjallraven, and a wide variety of restaurants, shops, and professional services. Available immediately.

FLOOR PLAN



THE SPACES

UNIT #	TOTAL SF	BASE RENT	EST. NNN
2	± 2,131	\$18.00/SF	\$11.56/SF
3	± 1,885	\$18.00/SF	\$11.56/SF
2 & 3	± 4,015	\$18.00/SF	\$11.56/SF



UNIT 2



UNIT 3





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 the 200-300 block of "Meet Me on Bernard"
-  **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.



Let's chat.

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