



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.





1674 BERTRAM STREET, KELOWNA, BC





City Park

Pushor Mitchell
LLP

Kelowna Chamber
of Commerce

Starbucks

Subject Property

Okanagan Lake

Waterfront
Boardwalk

The District on
Bernard

Naked Cafe

Shoppers Drug
Mart

Safeway

Little Hobo Soup &
Sandwich Shop

Lawrence Avenue

Leon Avenue

Bertram Street

Highway 97

Bertram Overpass

Select Convenience
Store



Let's chat.

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