



FOR LEASE: 3RD FLOOR  
**1674 BERTRAM STREET**  
KELOWNA, BRITISH COLUMBIA  
MODERN DOWNTOWN OFFICE OPPORTUNITY



# PROPERTY FEATURES



## LOCATION

Quiet downtown setting near Starbucks & Highway 97



## LAYOUT

Multiple demisable unit options



## INTERIORS

Modern finishes with strong natural light throughout



## PARKING

Plenty available; approx. 3-4 stalls per 1000 SF

# THE NUMBERS



## SITE SIZE

Multiple configurations available; see table below



## PRICE

Base Rent: See table below  
Est. NNN: \$14.27/SF

| UNIT # | TOTAL SF | NET RENT   |
|--------|----------|------------|
| 300    | ± 3,880  | \$17.00/SF |
| 301    | ± 1,160  | \$17.00/SF |
| 302    | ± 2,720  | \$17.00/SF |

Position your business in a bright, modern office environment just minutes from Kelowna's downtown core and Highway 97 and the Bertram overpass. The 3rd floor at 1674 Bertram offers flexible demising options to accommodate a range of professional users.

Units feature abundant natural light, contemporary finishes, and efficient layouts, all within a quieter pocket of downtown. With on-site parking and proximity to Starbucks and major arterial routes, this location delivers both accessibility and value.



1674 BERTRAM STREET, KELOWNA, BC

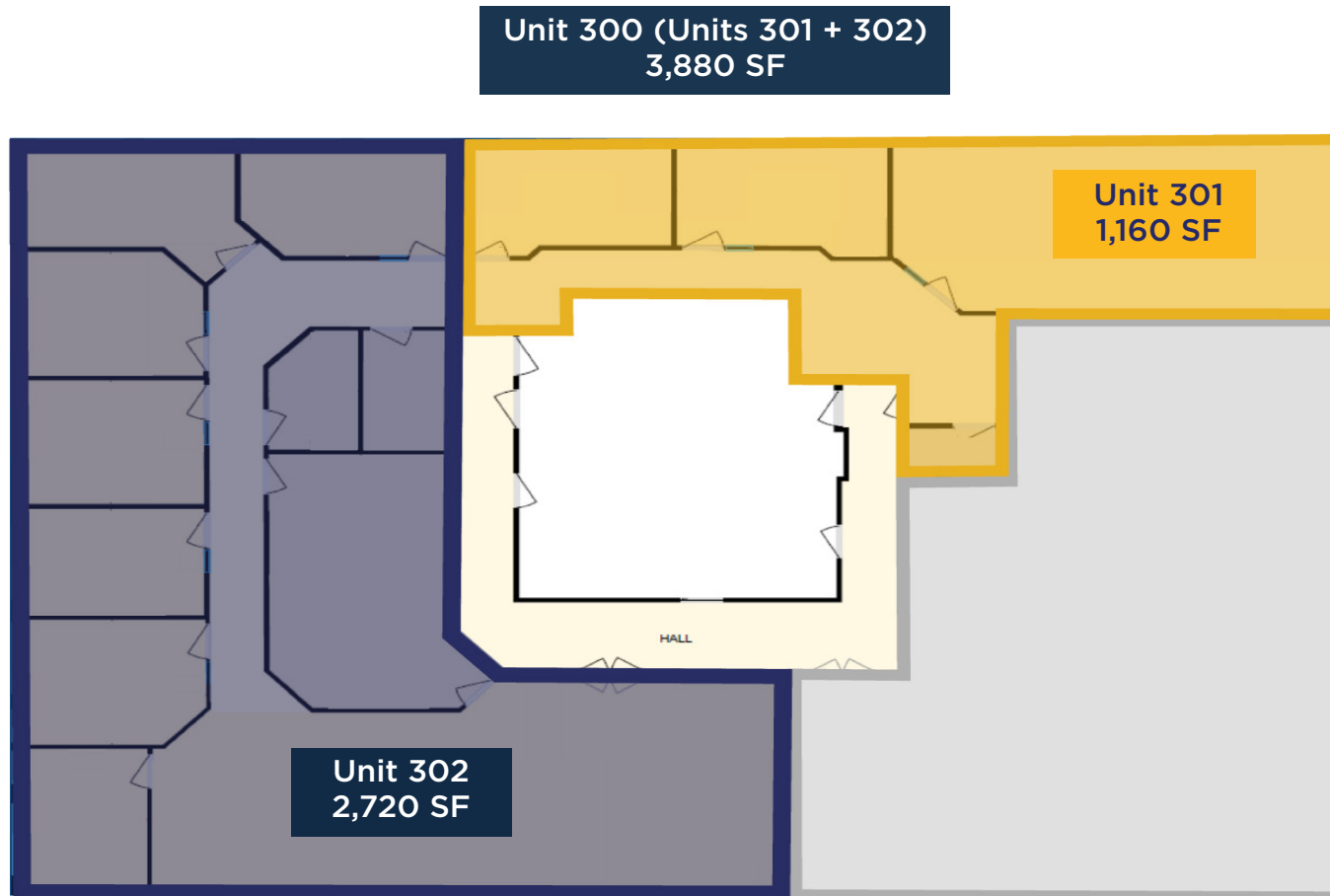




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# FLOOR PLAN



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| 302    | ± 2,720  | \$17.00/SF |





## Let's chat.

### LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

lee.levering@venturecommercial.ca  
250.258.9430

### KYLE MAYNER

kyle.mayner@venturecommercial.ca  
250.808.7195

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