



FOR LEASE

UNIT 200 - 1650 BERTRAM STREET
KELOWNA, BRITISH COLUMBIA

AAA DOWNTOWN OFFICE WITH PRIVATE PATIO



PROPERTY FEATURES



LOCATION

Prime downtown
Kelowna location steps
from amenities



LAYOUT

Private offices, meeting
areas & collaborative
workspace



FINISHES

Premium DIRT glass
walls & modular interiors



ACCESS

Elevator & walk-up
access



PATIO

Private second-floor
outdoor patio



PARKING

5 reserved stalls in
secure parkade

THE NUMBERS



SIZE

±4,000 SF



PRICE

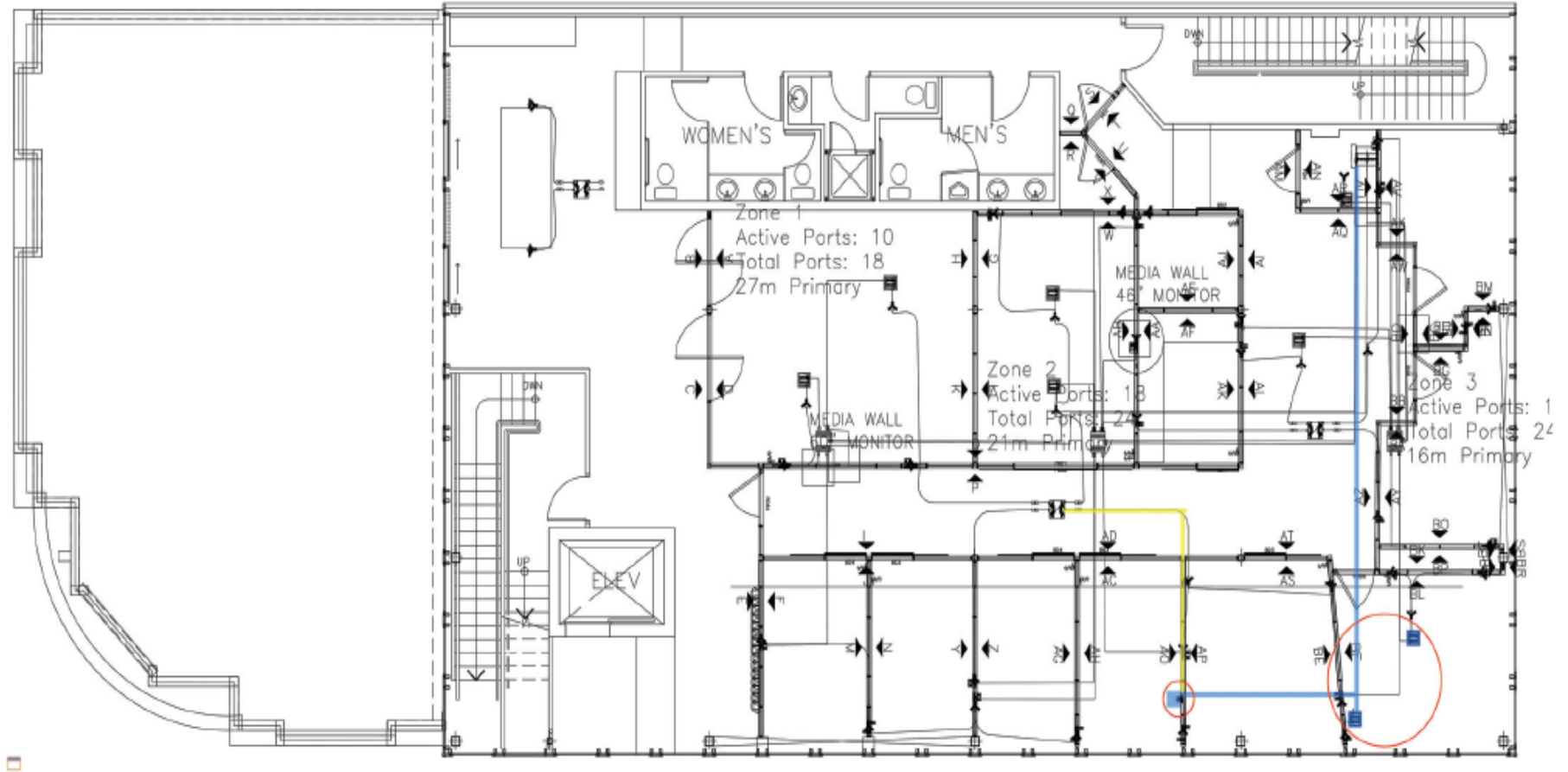
Net Rent: \$28.00/SF
Est. NNN: \$11.00/SF

Exceptional AAA office space in the heart of downtown Kelowna, offering approximately 4,000 SF of beautifully built-out workspace at 200-1650 Bertram Street.

High-end finishes, premium DIRT glass walls and modular interiors create a sophisticated and flexible layout featuring private offices, meeting and collaborative areas, a large updated kitchenette, and three washrooms, including one with a private shower. A private second-floor patio provides a standout outdoor amenity.

The premises also include five reserved stalls in the secured parkade and convenient elevator access. Ideally located steps from the new pedestrian overpass, Safeway, Starbucks and numerous downtown amenities, the space sits directly above the iconic Little Hobo. A rare opportunity combining premium finishes, private outdoor space, secured parking and an exceptional downtown location.

FLOOR PLAN

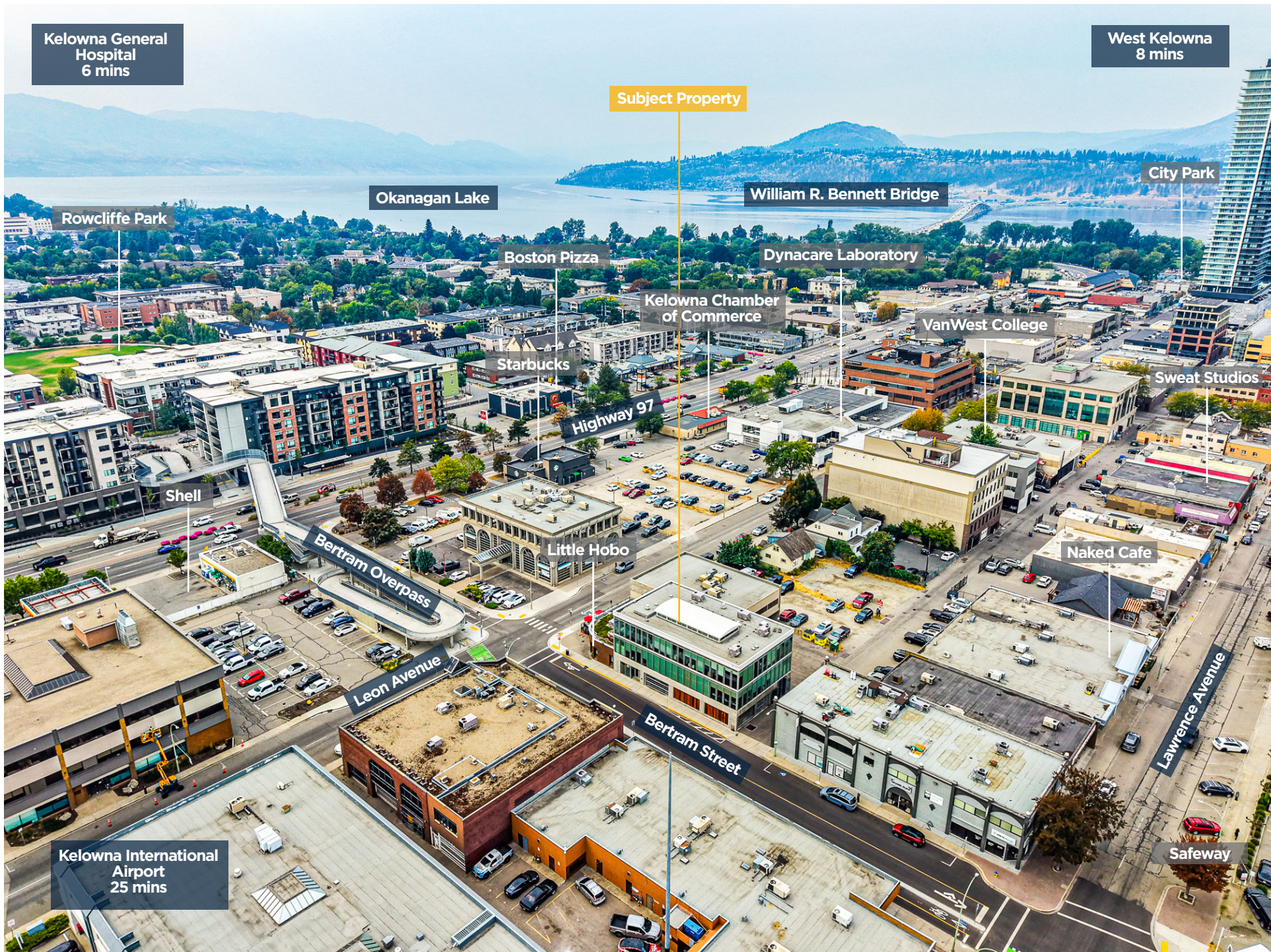




1650 BERTRAM STREET, KELOWNA, BC









Let's chat.

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