



**PROFESSIONAL TOP FLOOR
OFFICE SPACE FOR LEASE
DOWNTOWN KELOWNA**

1674 BERTRAM STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



OVERVIEW

Opportunity to lease up to 5910 square feet of top floor office space in a high-profile professional office building downtown Kelowna. This full floor premises features functional/quality improvements, as well as floor to ceiling windows and views around the entire perimeter. The building also has the rare offering of exterior signage, with exposure to both downtown and Highway 97. Spaces from 2,000 square feet can be made available, with 15 on site parking stalls available for the entire floor.

[CLICK HERE
TO VIEW
THE VIRTUAL TOUR](#)

PROPERTY DETAILS



MUNICIPAL ADDRESS

300 - 1674 Bertram Street,
Kelowna BC



ZONED

UC1 - Downtown Urban Centre



SQUARE FEET

Up to 5910 SF



PRICE / BASE RENT

\$19.50



TRIPLE NET

\$15 (including utilities)



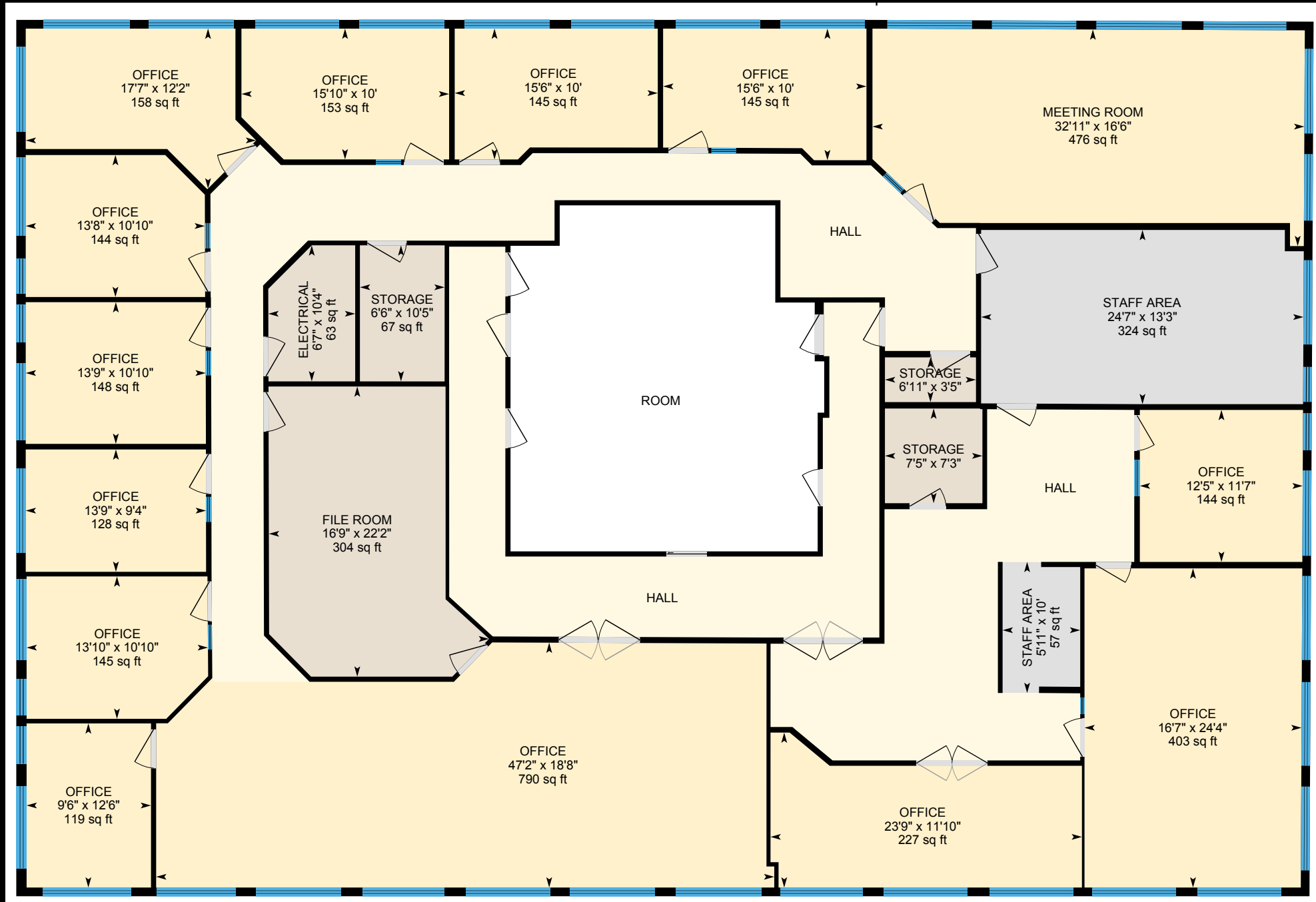
POSSESSION

Available Fall 2023





FLOOR PLAN



LOCATION OVERVIEW

Located in the heart of Downtown Kelowna and within walking distance to shopping, restaurants, and other professional services. Convenient access and egress from Harvey Avenue (Highway 97 North).



**SUBJECT
PROPERTY**

HIGHWAY 97

BERTRAM ST

LEON AVE

CONTACT

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).