



OPPORTUNITY TO LEASE A FULL GROUND LEVEL FLOOR PLATE

100-1674 BERTRAM ST, KELOWNA BC

MEGHAN CORTESE

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OVERVIEW

Opportunity to lease a full ground level floor plate in a high-profile professional office building in downtown Kelowna. Featuring 5,167 square feet of rentable area, this full floor premises is currently occupied by a bank and includes functional/quality improvements throughout, reception area, open work space, kitchenette, enclosed offices, dedicated boardroom and file/copy room. The building also has the rare offering of exterior signage, with exposure to both downtown and Highway 97. Demising options available, 15+ on site parking stalls available for the entire floor.

This leasing opportunity is uniquely positioned to benefit from the ongoing \$12 million Bertram pedestrian overpass project. This transformative initiative will establish a vital link between the southside residential neighborhoods and 1674 Bertram Street, significantly enhancing the service area and improving accessibility for patrons and employees alike.

This space offers remarkable flexibility for retail users, making it an ideal fit for an office use and various retail businesses such as daycares, pet grooming services, dentists, and more. With its prime location, versatile layout, and accessibility enhancements on the horizon, this offering presents an unparalleled opportunity for businesses seeking a premier location downtown Kelowna.

PROPERTY DETAILS



MUNICIPAL ADDRESS

100-1674 Bertram St
Kelowna BC



ZONED

UC1 - Downtown Urban Centre



RENTABLE AREA

5,167 SF



BASE RENT

\$30 / SF

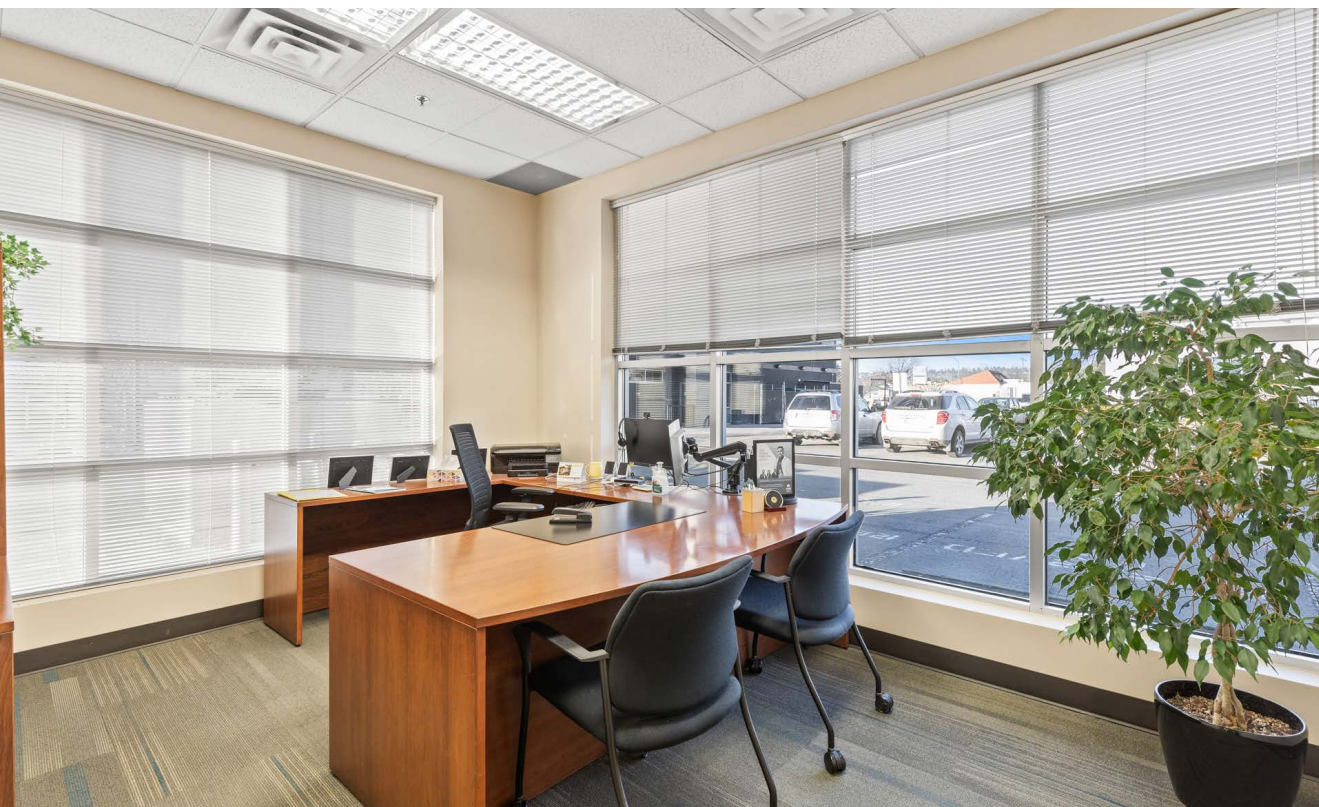


TRIPLE NET

\$15 / SF

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







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).



CONTACT

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