



**OPPORTUNITY TO LEASE GROUND-LEVEL, BUILT OUT SPACE
IN A HIGH-PROFILE PROFESSIONAL OFFICE BUILDING.
VARIOUS DEMISING OPTIONS AVAILABLE.**

1674 BERTRAM STREET, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

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OVERVIEW

Opportunity to lease a ground level space in a high-profile professional office building in downtown Kelowna with various demising options available. 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. 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 Street,
Kelowna BC



ZONED

UC1 - Downtown Urban Centre



RENTABLE AREA

5,167 SF

*Landlord will consider various
demising options*



PRICE / BASE RENT

\$28 / SF



TRIPLE NET

\$15 / SF

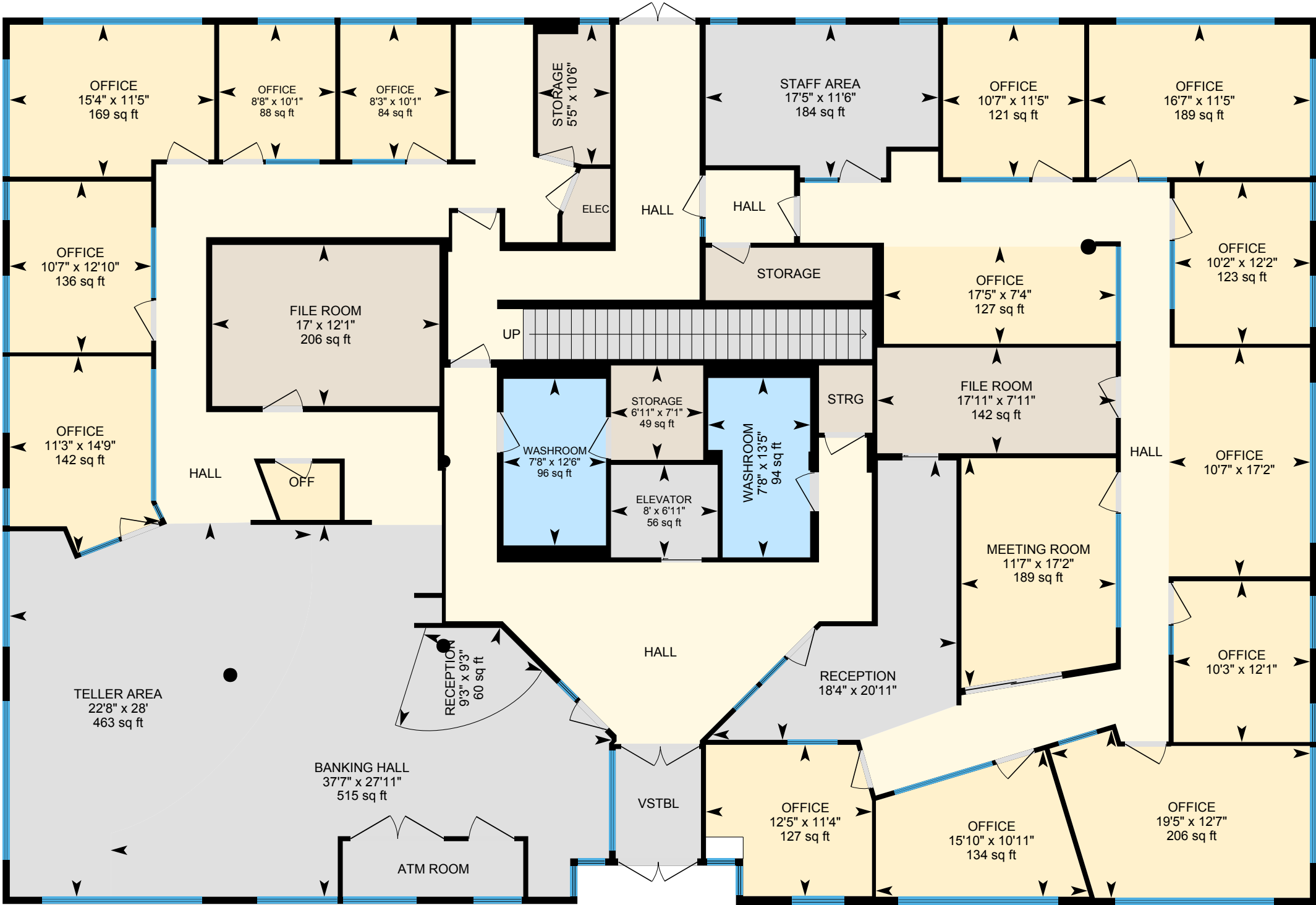
**CLICK HERE
TO VIEW
THE VIRTUAL TOUR**







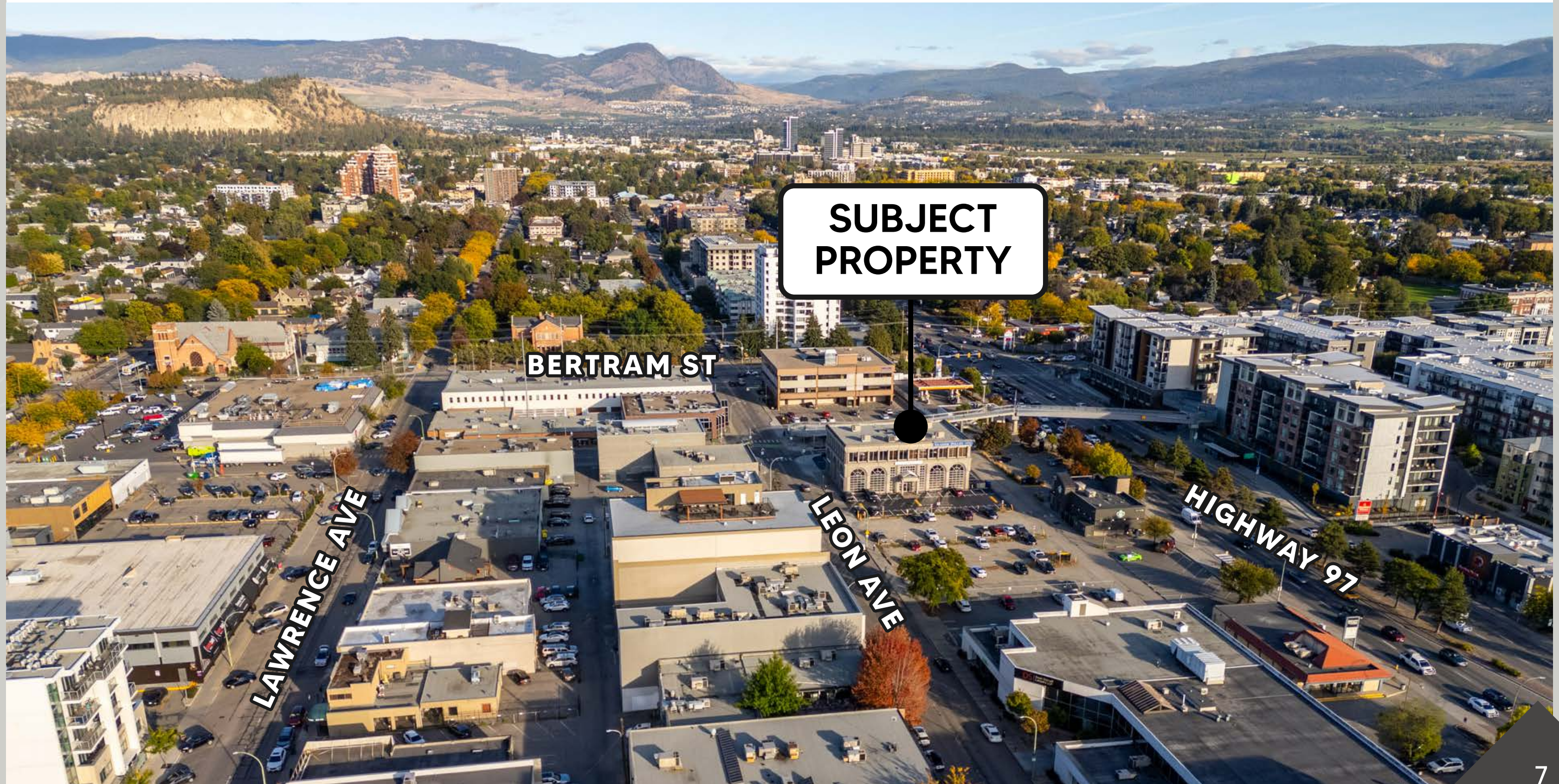
FLOOR PLAN



Landlord will consider various demising options

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).





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