



FOR SUBLEASE

PRIME RETAIL UNIT ON THE CORNER OF BERNARD AND
ELLIS STREET | SUBLEASE DOWNTOWN KELOWNA

489 BERNARD AVENUE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
489 Bernard Avenue,
Kelowna, BC

 **ZONED**
UC1

 **LEASABLE AREA**
4,000 SF

 **PARKING**
On Site

 **BASE RENT**
\$26 PSF

 **TRIPLE NET**
\$14.57 PSF

 **SUBLEASE EXPIRY**
JULY 31, 2028,

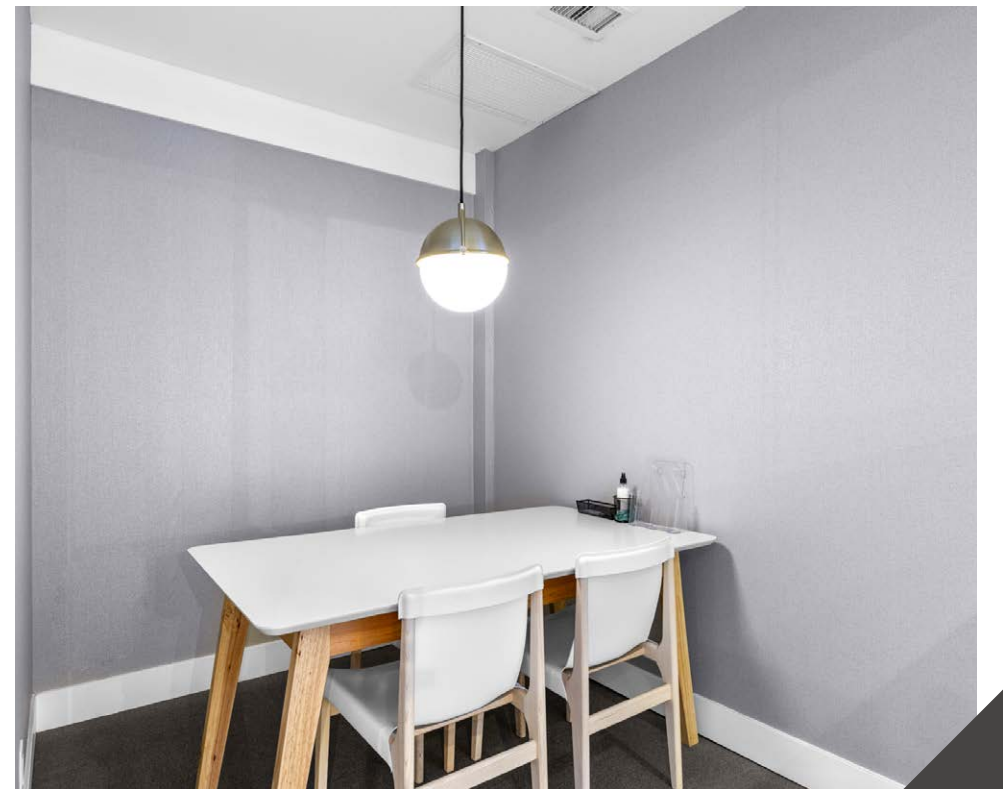
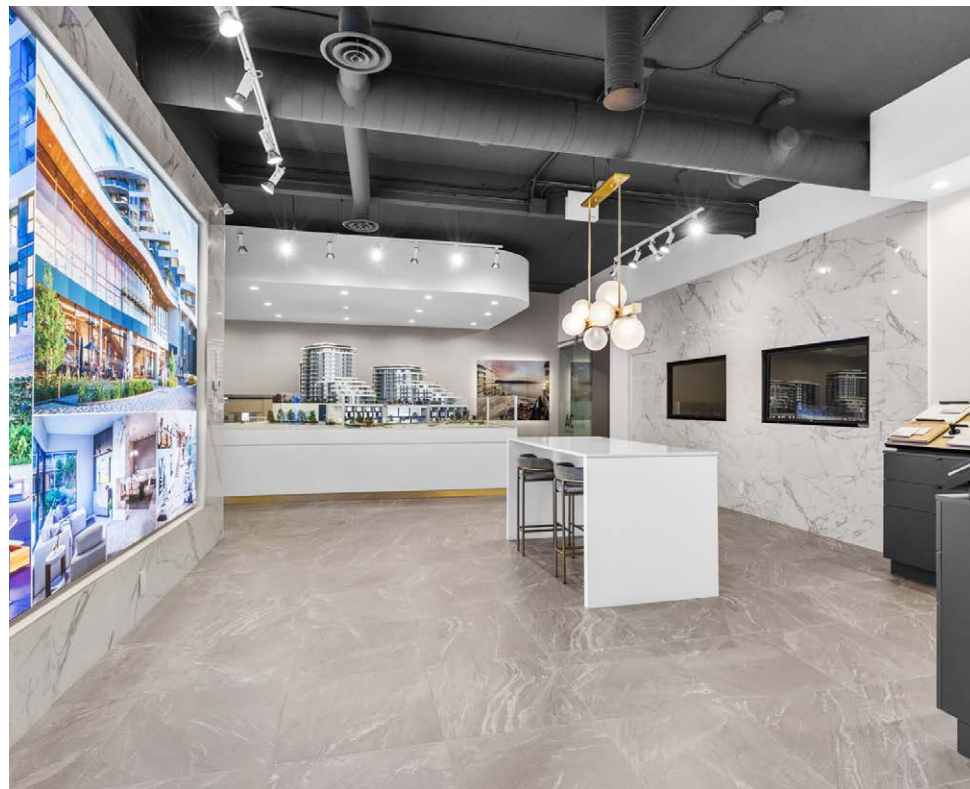
OVERVIEW

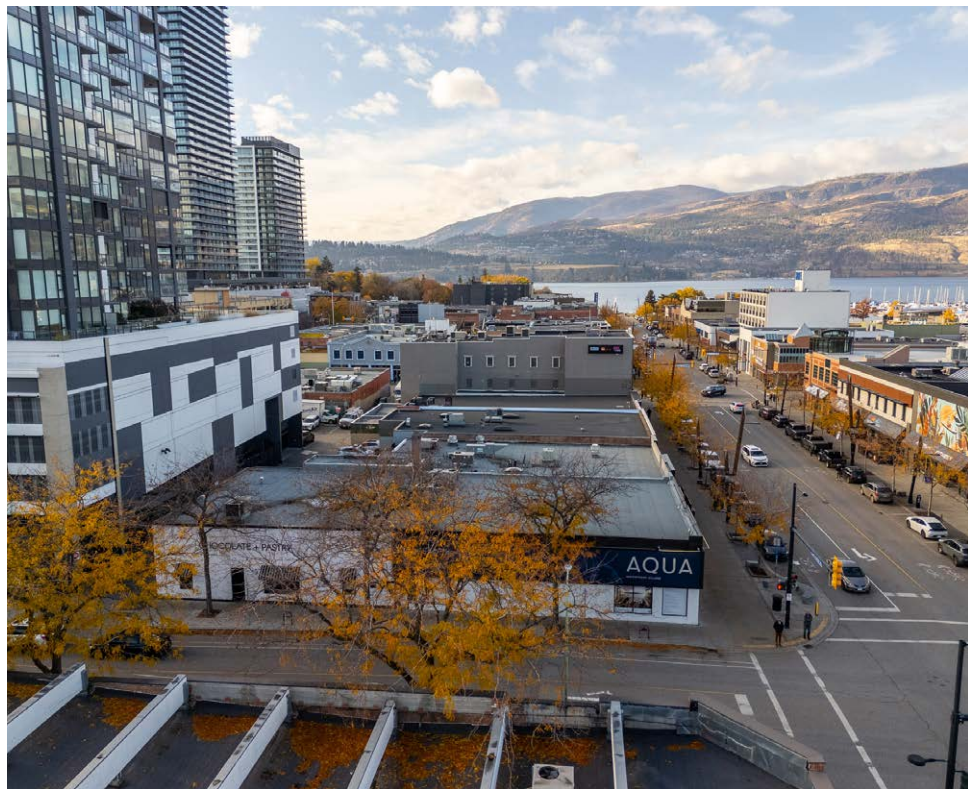
Fully improved retail premises in the heart of Downtown Kelowna. Currently operating as a presentation centre, this space offers prominent exposure along Bernard Avenue, excellent signage opportunities, and high-quality interior finishes throughout.

Available by way of sublease through July 31, 2028, the premises offers an open-concept layout complemented by private offices and an in-suite washroom. With abundant natural light and a clean, contemporary design, the space is well suited for a variety of retail or professional uses.

Located on the corner of Bernard Avenue and Ellis Street, the property sits among established downtown businesses, numerous restaurants, cafe's, and professional services and is in close proximity to major new developments such as the upcoming UBCO Downtown Campus. This is a rare opportunity to occupy an outfitted space in downtown Kelowna's most active retail and transportation corridor. Metered street parking available.







LOCATION OVERVIEW

Situated in the downtown core, 489 Bernard Avenue offers a highly central location surrounded by ongoing investment and urban growth. The area has become a key destination for retailers and service providers, supported by steady year-round foot traffic and proximity to major mixed-use projects , including the forthcoming UBCO Downtown Campus, The Block Class A office building, and the two-tower Water Street by the Park development. Its prominent location provides excellent exposure, convenient access, and on-street parking for visitors





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MODERN COMMERCIAL TEAM

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