

+/- 5,262 SQ. FT FULL FLOOR PLATE AVAILABLE NOW

*+/- 805 SQ.FT AND +/-3,768 SQ.FT DEMISING OPTIONS AVAILABLE



FOR LEASE

PRIME SECOND FLOOR LEASING OPPORTUNITY
LOCATED AT CORNER OF WATER & BERNARD

200 - 1517 WATER STREET
KELOWNA BC
DOWNTOWN KELOWNA

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
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AGENT
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ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL

www.rlkcommercial.com



OVERVIEW

Located at Water Street and Bernard Avenue, this second-floor space offers an expansive open floor plan suited to a variety of uses, including professional office, boutique fitness, training facilities, and wellness operators.

The building has recently undergone a significant exterior renovation and is anchored on the retail level by flagship retailer Arc'teryx and a local favourite, Fancy's Deli. With an upgraded façade and prominent Bernard Avenue frontage, the property delivers excellent signage exposure and high pedestrian and vehicular activity within the vibrant "Meet Me on Bernard" pedestrian zone.

This +/- 5,262 sq.ft second-floor space features exposed timber beams, expansive windows that bring in natural light, and secure fob-controlled access via both elevator and stairwell. Delivered in shell condition, it offers maximum flexibility to accommodate a fully tailored tenant build-out.

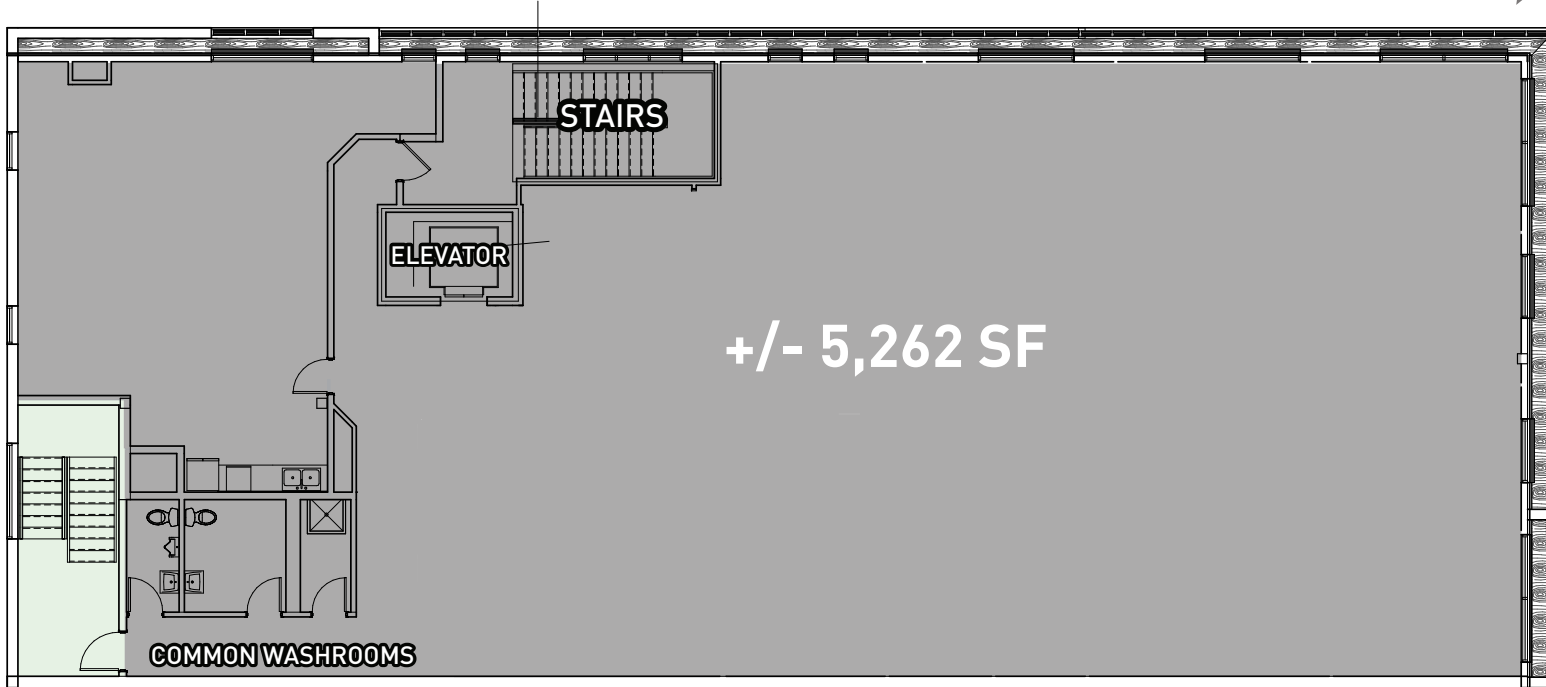
Demising and inducement options are available for qualified tenants.

2ND FLOOR

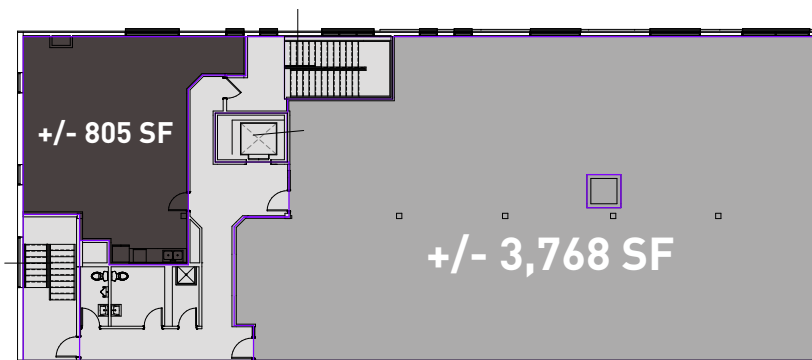
WATER ST

OKANAGAN LAKE
ONE BLOCK AWAY


BERNARD AVE




DEMISING OPTIONS AVAILABLE




PROPERTY DETAILS

 **MUNICIPAL ADDRESS**
1517 Water Street
Kelowna, BC

 **LEASEABLE AREA**
+/- 5,262 SF
*demising options available

 **ZONING**
UC1 | Urban Centre Commercial

 **ADDITIONAL RENT**
Contact Listing Agent

 **LEASE RATE**
\$19 PSF

 **POSSESSION**
Available Immediately



FEATURES

- Corner of Water Street and Bernard Avenue in the centre of downtown Kelowna
- Flexible layout suitable for private offices, conference room, and reception
- Two common washrooms located on second floor
- Ample street and parkade parking in the surrounding area
- Outstanding signage opportunities
- Modern window upgrades maximize natural light
- Recent improvements to the elevator and interior common areas, including the lobby and staircase



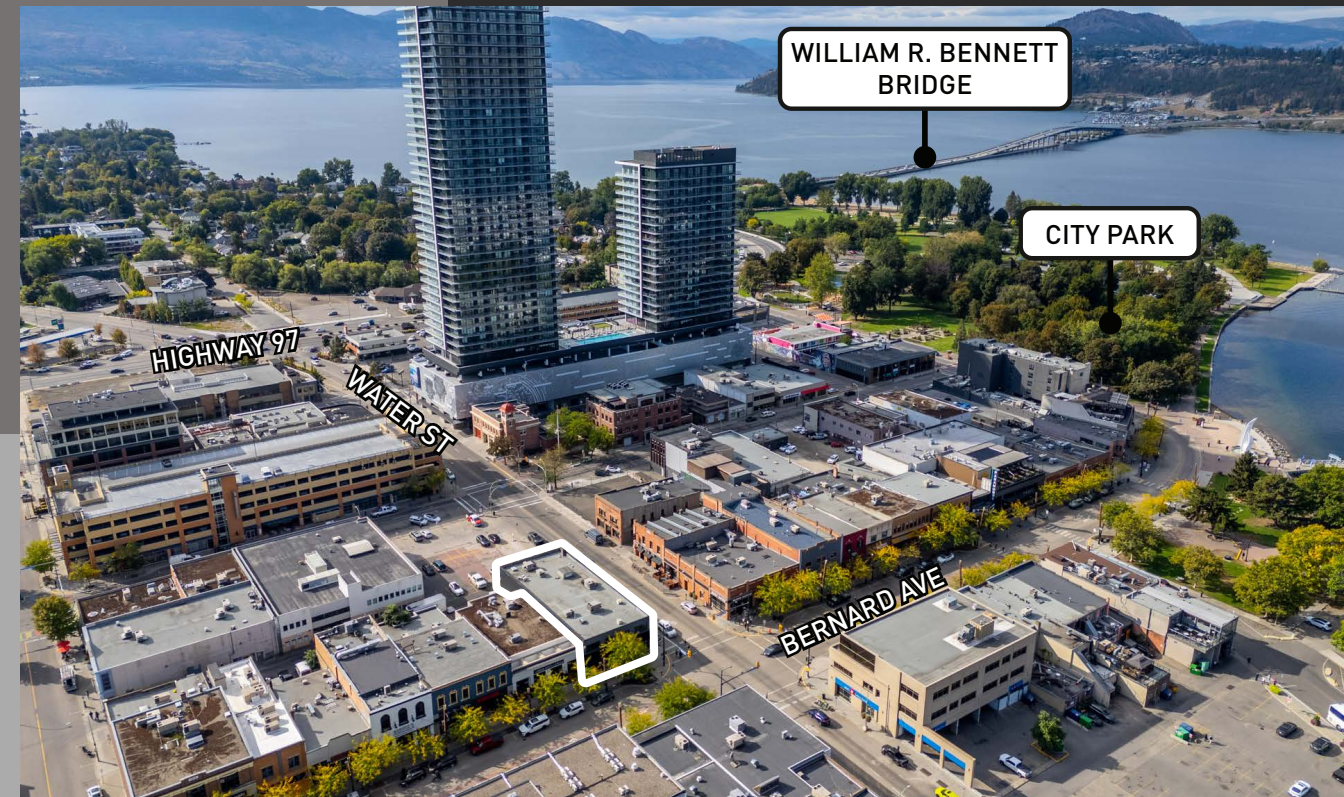
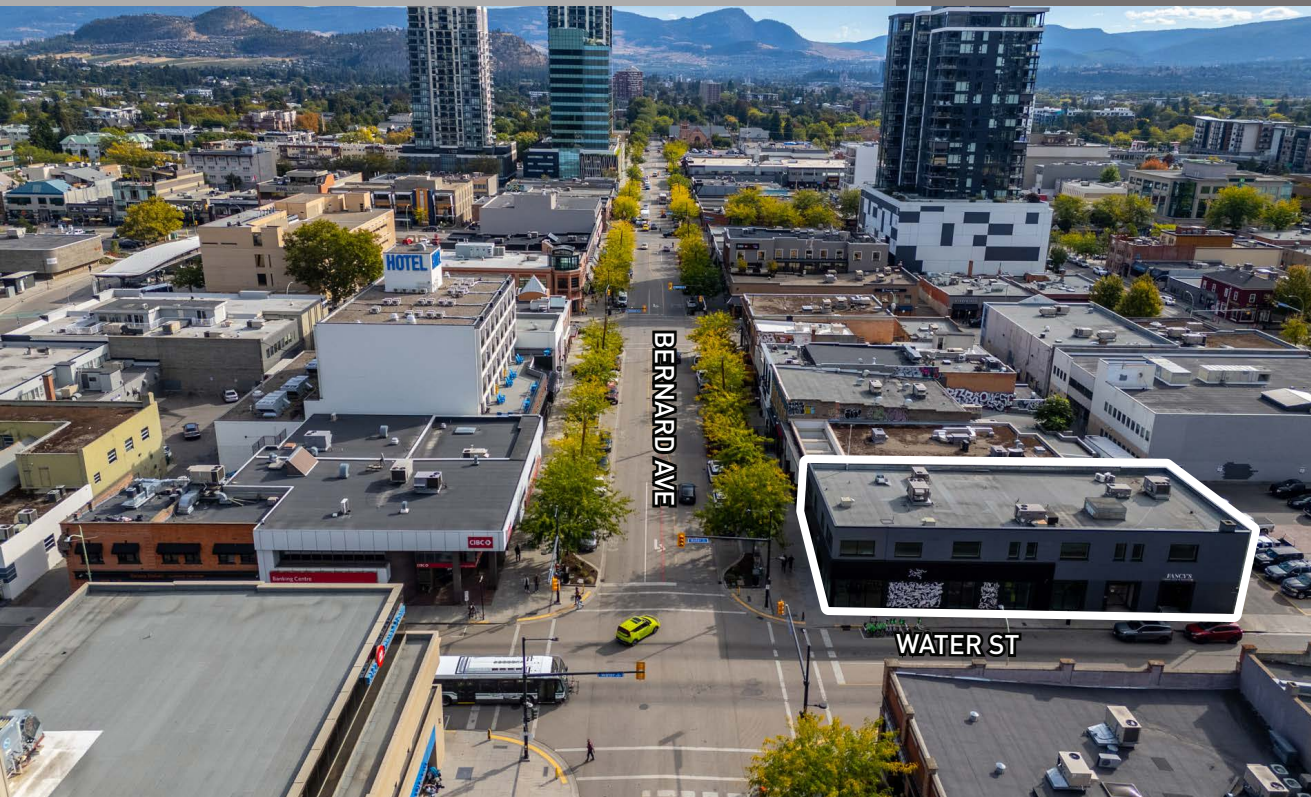
Renderings are conceptual and intended for illustrative purposes only.

*Demising Option



LOCATION

-  Significant residential growth downtown since 2017, with thousands of new units completed or underway
-  Over 2 million visitors annually, contributing more than \$500 million in direct local spending
-  20 minutes from Kelowna International Airport with direct connections to Vancouver, Edmonton, Calgary, Victoria, Toronto, and Montreal with seasonal direct flights to major destinations
-  Artery'x and Fancy's Deli located on the retail level and in close proximity to Lululemon, Blk Box, Lagree Kelowna, Deville Coffee, Bread Co., Fjällräven, Craft Beer Market, Earls, Antico Pizza, Momo Sushi, City Park, Okanagan Lake and more



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