



+/- 805 SQ. FT. AVAILABLE NOW
***+/-3,768 SQ.FT AND +/-5,243 SQ.FT DEMISING OPTIONS AVAILABLE**

FOR LEASE

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

**201 - 1517 WATER STREET
KELOWNA BC
DOWNTOWN KELOWNA**

STEVE LAURSEN
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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 +/- 805 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 warm shell condition, it offers flexibility for a customized tenant build-out.

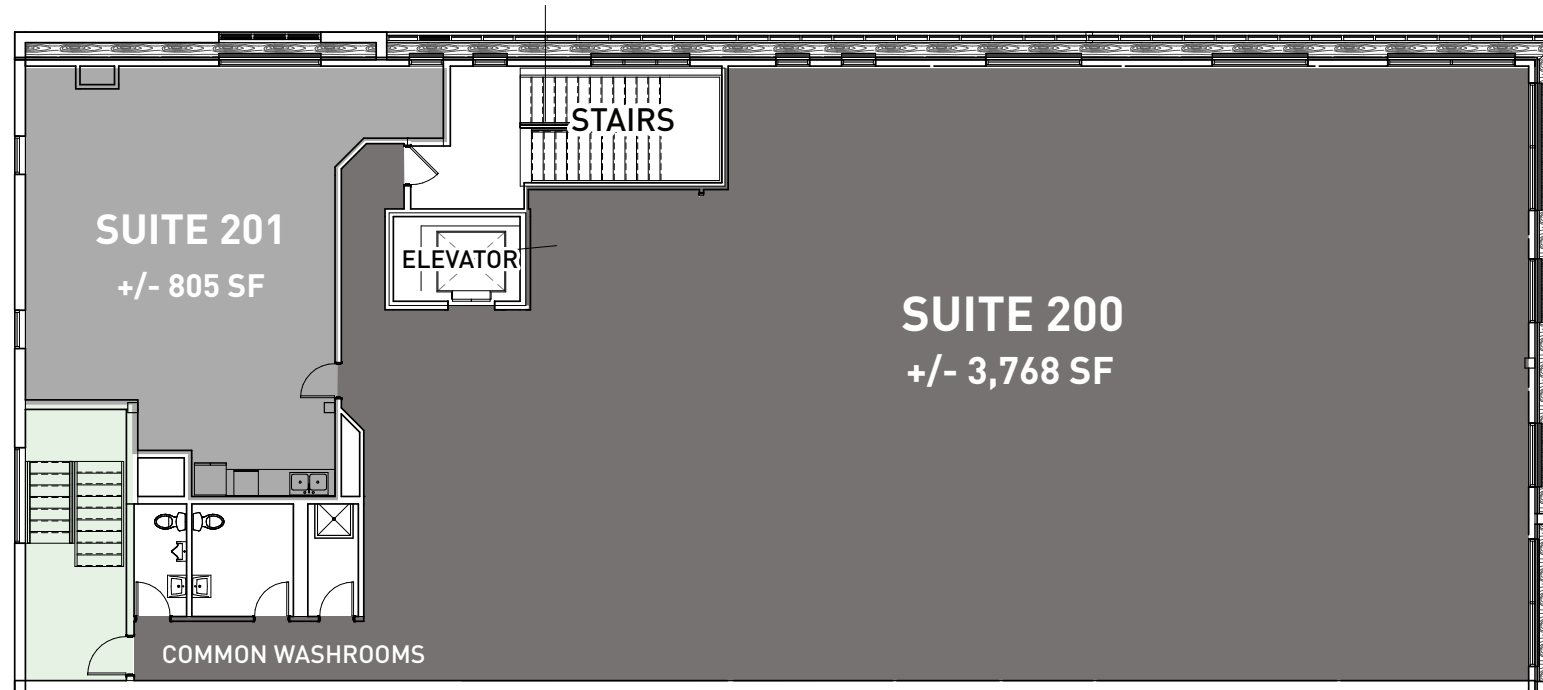
Demising and inducement options are available for qualified tenants.

2ND FLOOR

WATER ST

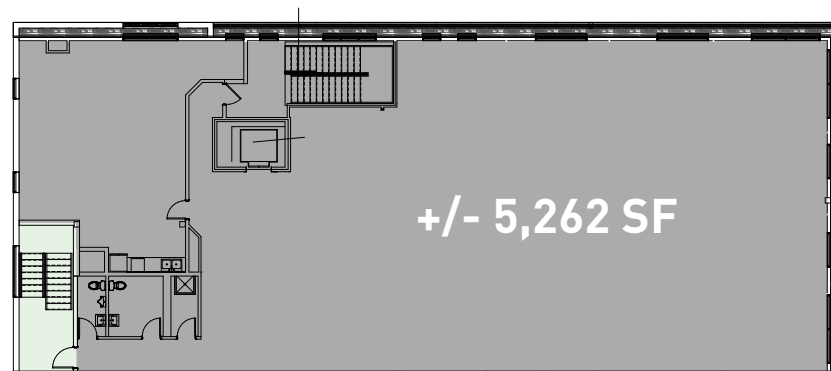
OKANAGAN LAKE

ONE BLOCK AWAY



BERNARD AVE

FULL FLOOR PLATE AVAILABLE



PROPERTY DETAILS



MUNICIPAL ADDRESS

1517 Water Street
Kelowna, BC



LEASEABLE AREA

+/- 805 SF

*demising options available



ZONING

UC1 | Urban Centre Commercial



ADDITIONAL RENT

Contact Listing Agent



LEASE RATE

Contact Listing Agent



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



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



CONTACT

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