

510
BERNARD
AVENUE

HIGH PROFILE DOWNTOWN LEASING OPPORTUNITY

UP TO 10,839 SF | POSSIBLE DEMISING OPTIONS

ROYAL LEPAGE KELOWNA
COMMERCIAL



OVERVIEW

Position your business in the heart of Downtown Kelowna at 510 Bernard Avenue, offering up to 10,839 SF of adaptable commercial space with proposed demising options from approximately 3,517 SF.

The second-floor premises offers a combination of office, showroom, commercial kitchen, meeting, and support areas, providing flexibility for a wide range of commercial users. Whether occupying the space in its current configuration or adapting it to suit a new concept, the existing layout can accommodate a variety of operational requirements. Exterior signage opportunities on one of Kelowna’s most notable intersections are also available.

Prominently located at the corner of Bernard Avenue and Ellis Street with a timeless brick exterior, this highly visible opportunity is well suited for office, education, healthcare, fitness, hospitality, retail showroom, and other complementary commercial uses. Select trade fixtures and equipment are subject to confirmation.



PROPERTY DETAILS

MUNICIPAL ADDRESS

510 Bernard Avenue,
Kelowna BC, V1Y 6P1

ZONED

UC1

TOTAL RENTLABLE LEASEABLE AREA

200 - 10,839 SF (total square footage available)
201 - 6,920 SF
202 - 3,517 SF

PARKING

Three on-site secure stalls are available
at market rates, with additional street
and parkade opportunities within close
proximity.

PRICE / BASE RENT

200 - \$20 PSF
201 - \$22 PSF
202 - \$25 PSF

TRIPLE NET

\$9.16 PSF (Estimated)

PROPERTY HIGHLIGHTS



Up to 10,839 SF available



Possible demising opportunities



Existing second-generation commercial improvements



Commercial kitchen areas with dedicated exhaust infrastructure



Prominent corner exposure overlooking Bernard Avenue & Ellis Street



Elevator access



Multiple washrooms and shower facilities



Three secured parking stalls



Existing office, meeting and showroom areas



Abundant natural light throughout



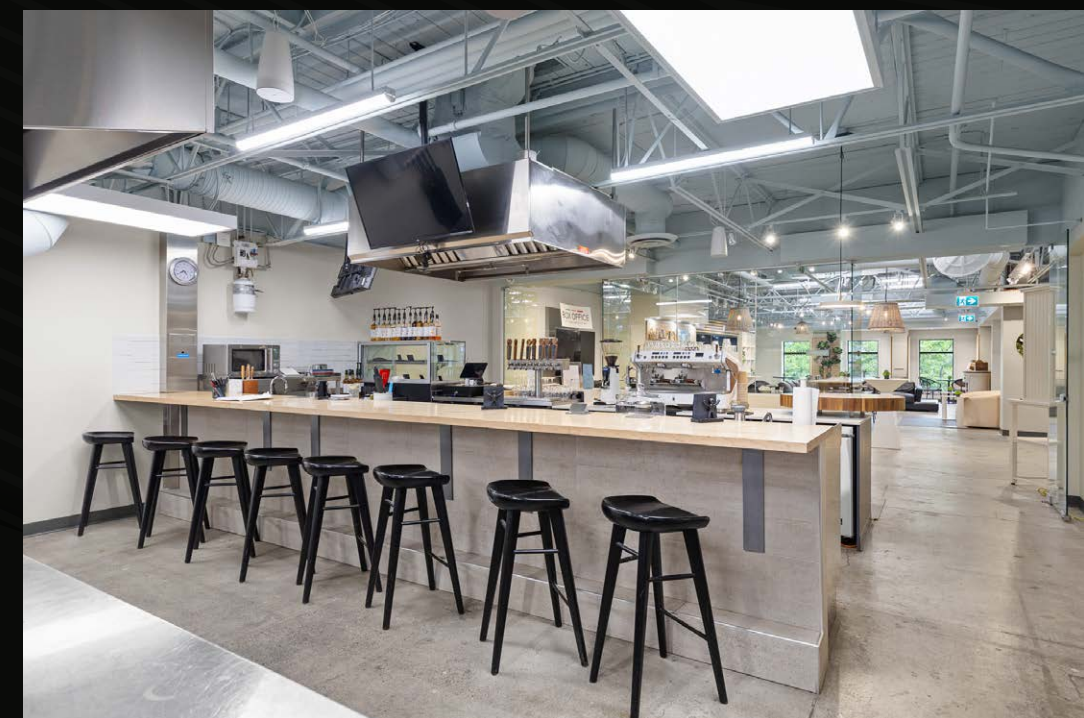
Over \$1M of commercial kitchen infrastructure already in place

(Select trade fixtures and equipment are subject to confirmation.)



Select trade fixtures and equipment may be available through separate negotiation



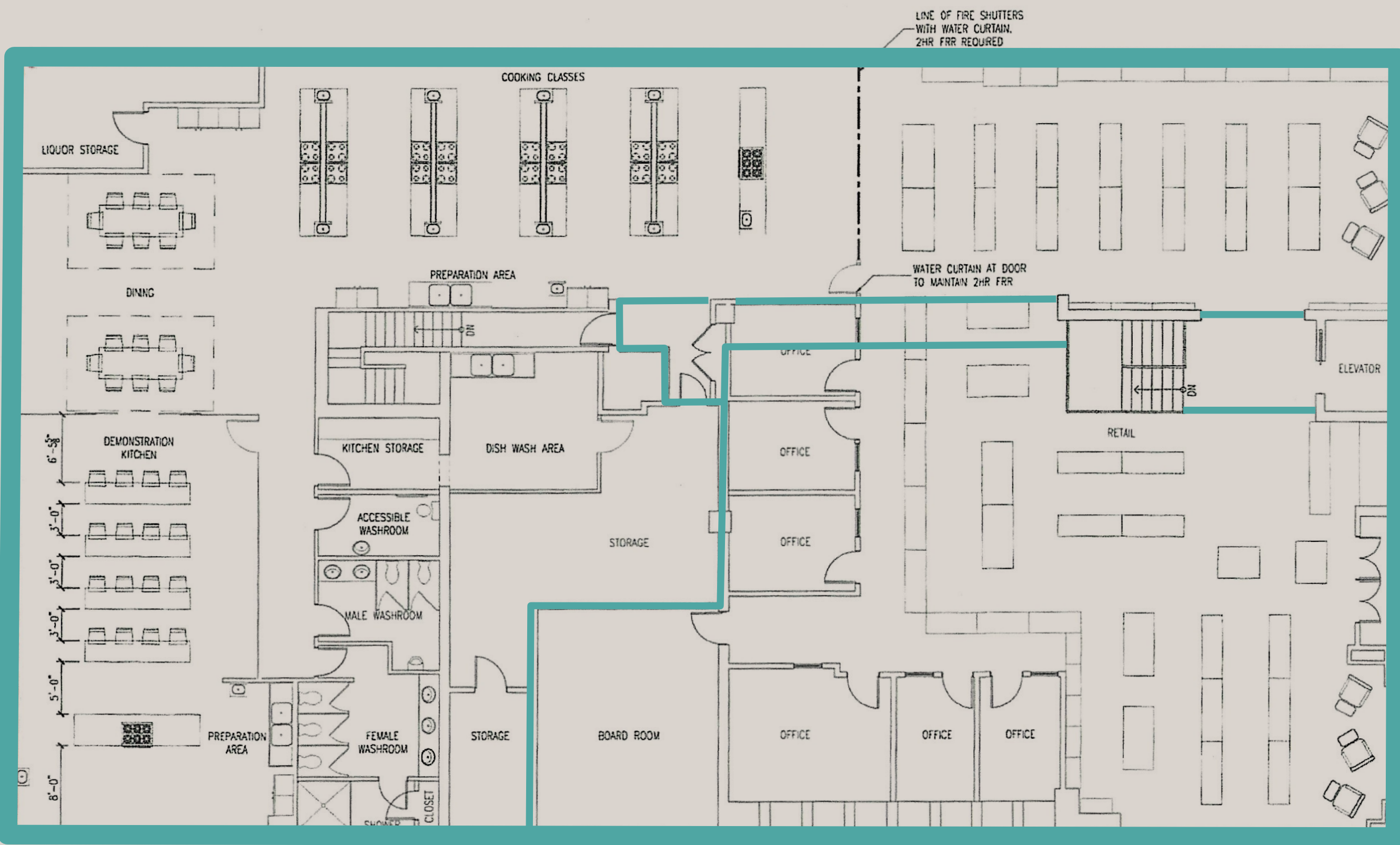


*Select fixtures and equipment shown herein are subject to confirmation and may not form part of the offering





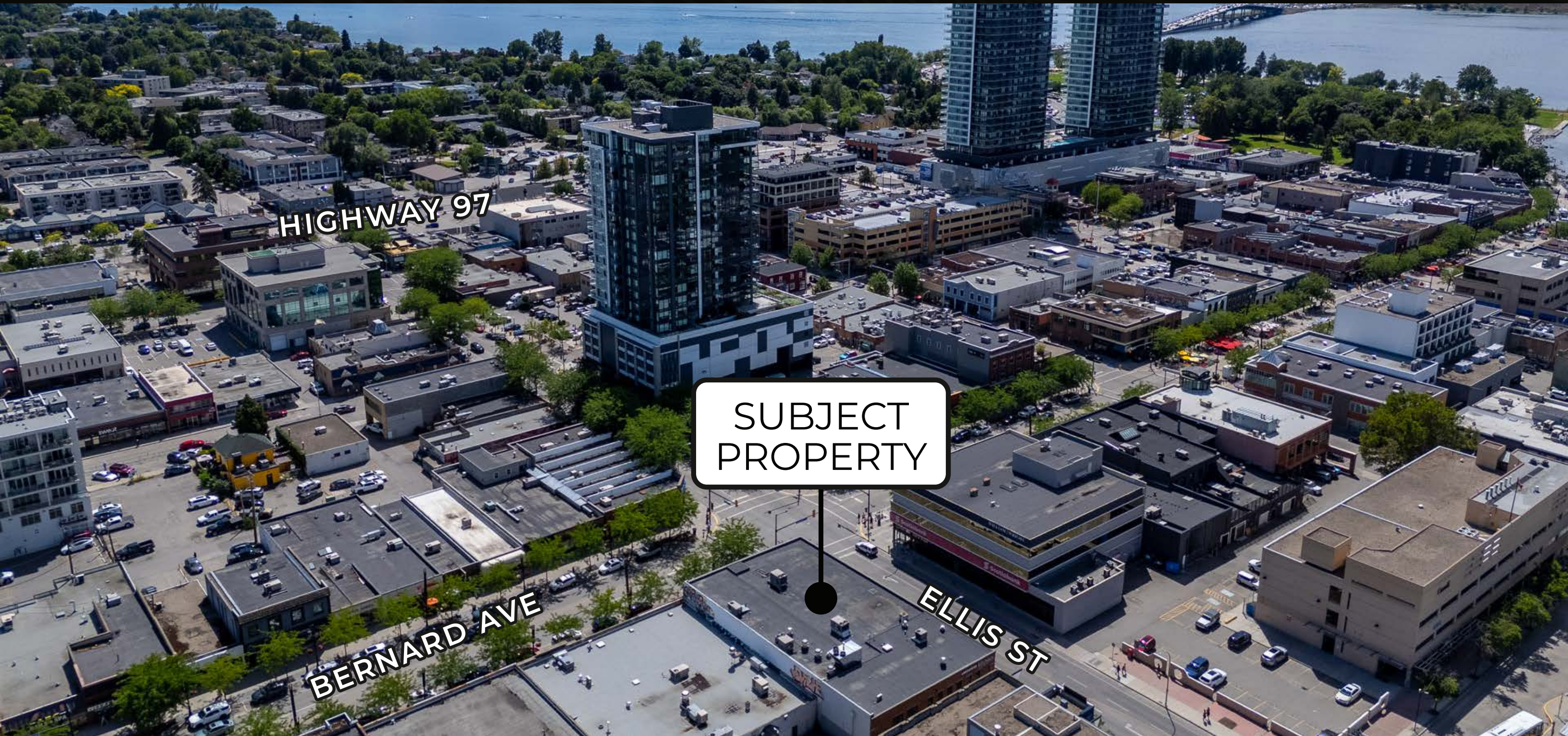
FLOOR PLAN



LOCATION OVERVIEW

Located in the heart of Downtown Kelowna, 510 Bernard Avenue offers a premier address along Bernard Avenue, the city's primary retail and commercial corridor. Surrounded by restaurants, cafés, retailers, professional offices, hotels, and residential developments, the property benefits from exceptional visibility, strong pedestrian traffic, and immediate access to a wide range of amenities.

Positioned at the corner of Bernard Avenue and Ellis Street, the property offers a highly visible location within one of Kelowna's most vibrant mixed-use districts, just steps from Okanagan Lake, City Park, transit, and the Cultural District.





MEGHAN CORTESE
PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).