

NEWLY RENOVATED OFFICES FOR LEASE:

269 Bernard Avenue, Kelowna, BC

Many size options from 465sf to 625sf!



EXCELLENT VALUE FEATURING:

- *Offices with rare Okanagan Lake lakeview*
- *newly renovated units feature new floorings, paint and light fixtures Just steps away from the Sails and Lake Okanagan at the corner of Bernard and Abbott*
- *2nd floor offices with large windows - Available immediately*
- *GREAT PARKING nearby available separately*
- *Individual units, many with private kitchenette and washroom*
- *Starting from \$995 per month + GST (includes utilities and triple net)*

FOR MORE INFORMATION PLEASE CONTACT:



CorpAccord.com

PETER BOUCHARD

MANAGING BROKER

E: Peter@CorpAccord.com

C: 250.470.9551

STEWART DUNBAR

PERSONAL REAL ESTATE CORPORATION

E: Stewart@CorpAccord.com

C: 250.718.8775

The information contained herein was obtained from sources assumed to be reliable but is not guaranteed by Corporate Accord Realty Ltd. and is subject to terms/conditions existing at the time of any transaction taking place. Plans, sizes, rates and inducements are subject to change without notice. Please verify all important information. This communication is not intended to cause or induce breach of an existing agency relationship.

INTERIORS MAY LOOK SIMILAR TO:



COSTING:

Suite	Approx. Size (s.f.)	Base Rent (per s.f. per year)	Est. Triple Net (per s.f. per year)	Total Rent (per month)	Additional Costs
202E	625	\$12.00	\$7.32	\$1006	GST

LAKEVIEW WINDOWS HERE - SEE VIEW ON NEXT PAGE



202A KITCHEN AREA



202E KITCHEN AREA



CENTRAL LAKESIDE LOCATION ON BERNARD!



Numerous summer concerts and festivals take place in close proximity to this premises.

202A HAS A NICE LAKEVIEW!

