

PROFESSIONAL OFFICE/RETAIL FOR LEASE:

# 102 - 1125 Bernard Avenue, Kelowna, BC

- 350 sq.ft.<sup>2</sup> on the main floor
- On Bernard Avenue across from the Centuria Development near Gordon Drive
- Layout includes reception area plus one office with large windows
- Great signage opportunity facing Bernard Avenue
- Includes up to two on-site parking stalls plus great free off-site parking nearby
- Excellent interior construction with modern glass doors to bring natural light throughout each premises



| Unit | Main Floor (ft. <sup>2</sup> ) | Base Rent (/sf/yr)* | Triple Net (/sf/yr) | "All In" Rent Per Month | Additional costs** |
|------|--------------------------------|---------------------|---------------------|-------------------------|--------------------|
| 102  | 350                            | \$28.00             | \$9.70              | <b>\$1099*</b>          | Electricity & GST  |

\* Base Rent to increase 3% annually to cover inflation \*\* GAS UTILITIES ARE INCLUDED

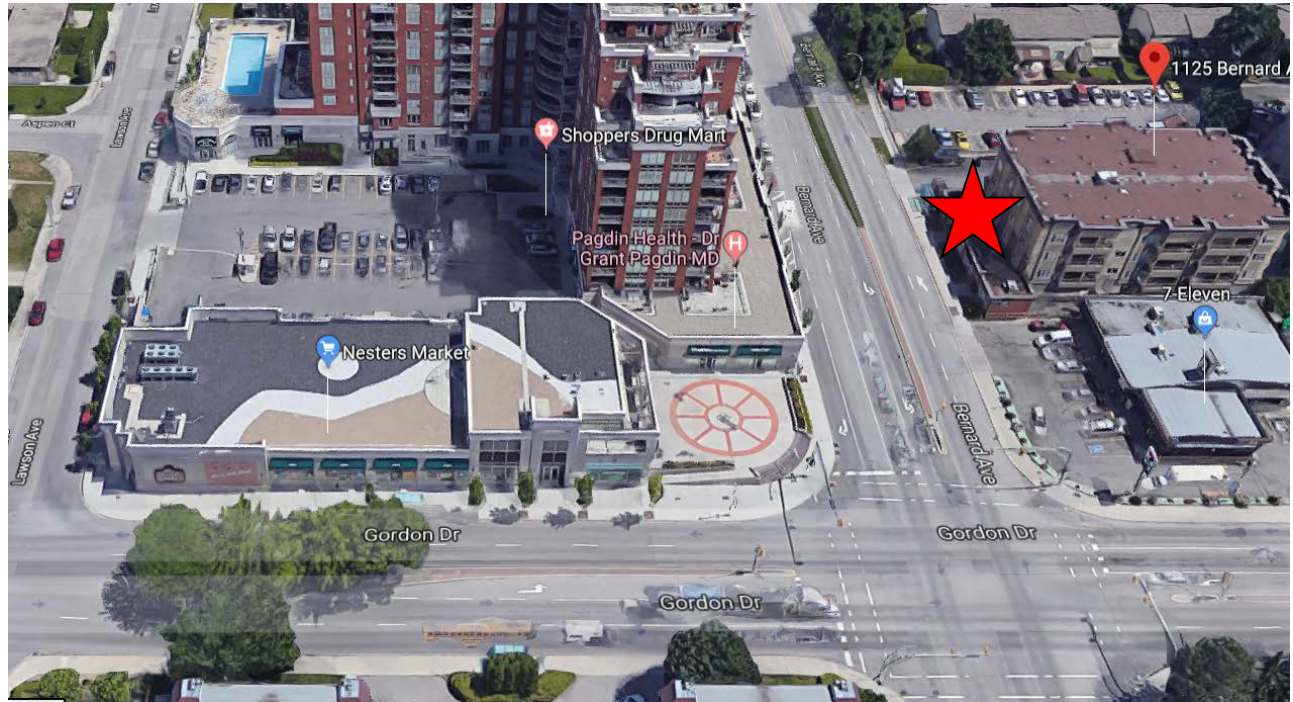


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# Aerial View



# Approximate Floorplan

