

# PROFESSIONAL OFFICE/RETAIL FOR LEASE

## 102 - 1125 Bernard Avenue, Kelowna, BC

On Bernard Avenue across from the Centuria Development near Gordon Drive



Centuria. Urban Village.

NEIGHBORING DEVELOPMENT

- ✚ 350 sq.ft.<sup>2</sup> on the main floor
- ✚ 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
- ✚ Major upside to this area
- ✚ Excellent interior construction with modern glass doors to bring natural light throughout each premises
- ✚ Base rent is \$30.00/sf/year (\$875 per month)  
Triple net is \$9.00/sf/yr (\$262 per month)
- ✚ Only \$1137/mo. plus GST and electricity!

FOR MORE INFORMATION PLEASE CONTACT:

**Corporate Accord Realty** LTD.

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**AREA MAP:**



**FLOORPLAN SIMILAR TO (VERIFY IF IMPORTANT)**

