

PROFESSIONAL OFFICE/RETAIL FOR LEASE:

102 - 1125 Bernard Avenue, Kelowna, BC

- 350 sq.ft.² 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. ²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
102-1125	350	\$27.00	\$9.00	\$1,050	Utilities & GST

* Base Rent to increase 3% annually to cover inflation



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AREA MAP:



FLOORPLAN SIMILAR TO (VERIFY IF IMPORTANT)

