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	350	$33.00	$9.70	**$1216**	Electricity & GST

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

Corporate Accord Realty

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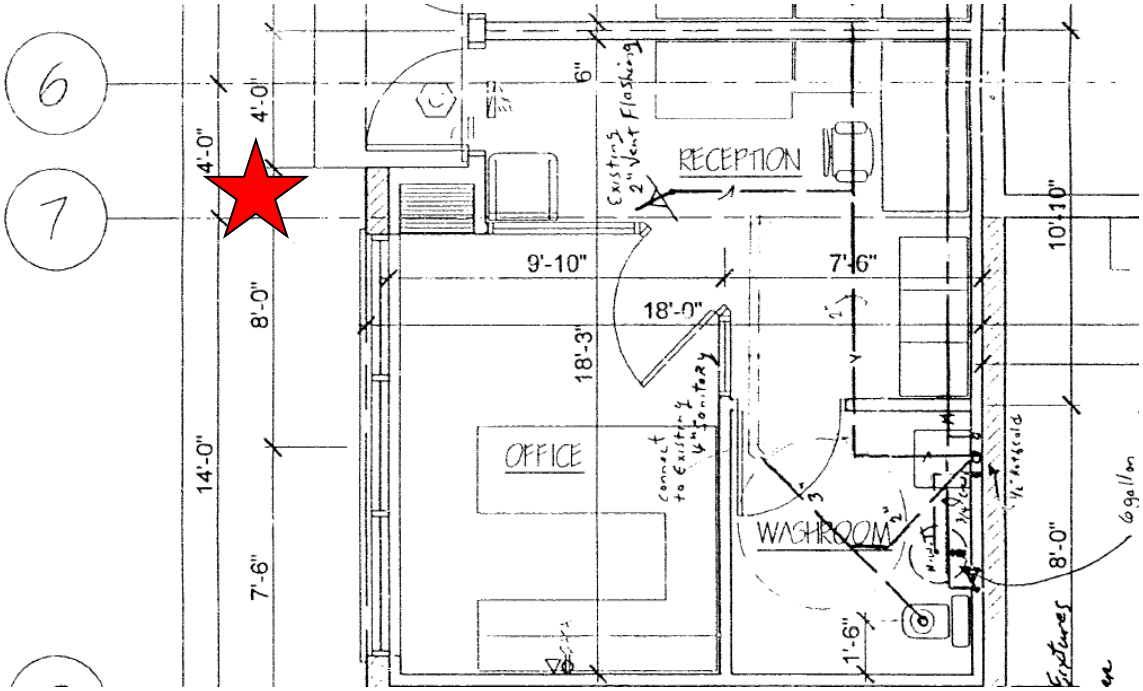
Fax: 888.861.5006

Aerial View

Approximate Floorplan



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