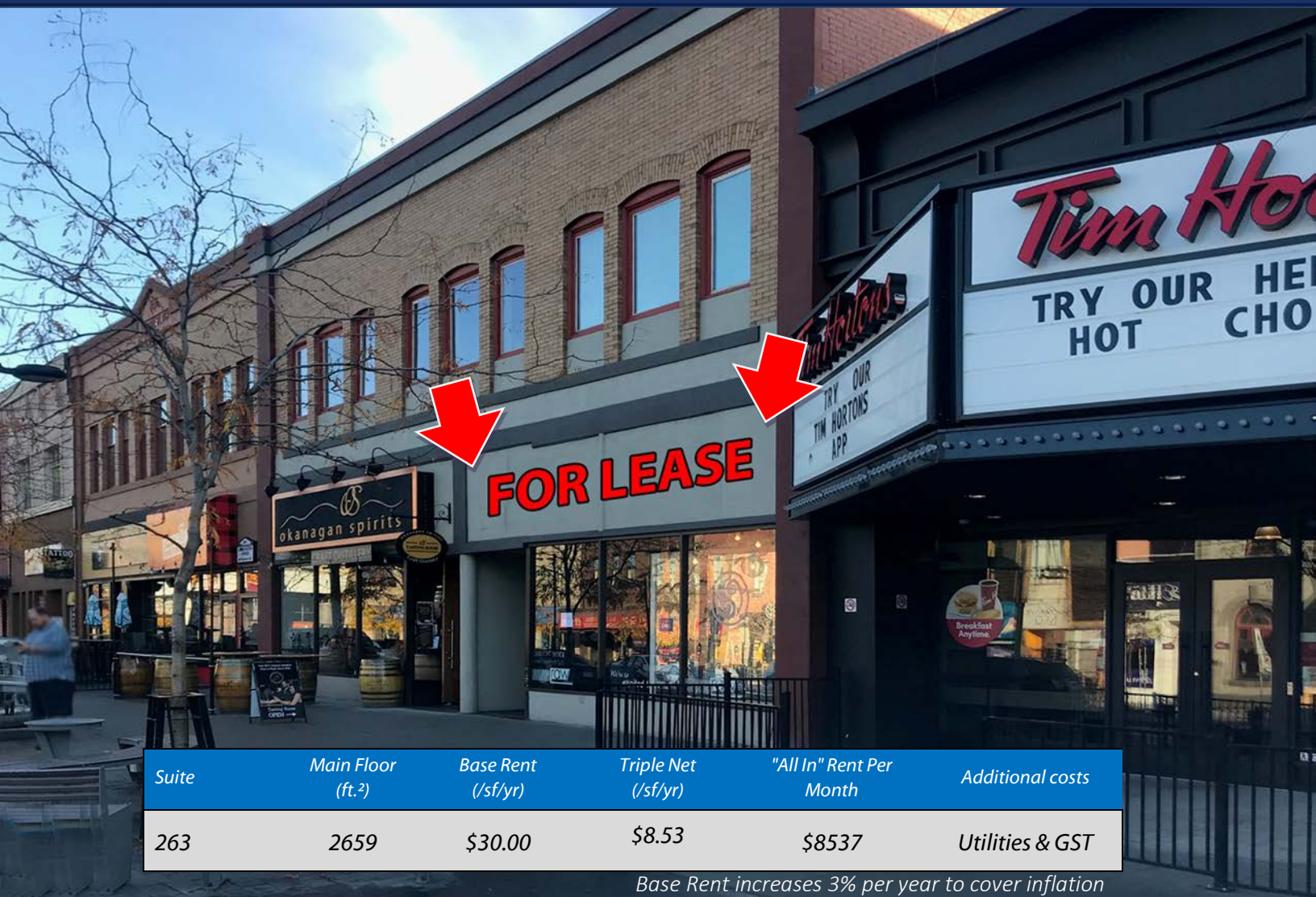


TOURIST RETAIL FOR LEASE:

263 Bernard Avenue, Kelowna

- 2659 SF high traffic retail location with 24ft of frontage *next to Tim Hortons*
- Steps away from the Sails and Lake Okanagan at the corner of Bernard and Abbott
- Façade signage is included | 200 amp 3ph power | 11'8" front retail ceilings
- Exceptional foot traffic | Main floor open layout front retail (see attached plan)
- Zoned C7 for a variety of retail and office uses



Suite	Main Floor (ft. ²)	Base Rent (\$/sf/yr)	Triple Net (\$/sf/yr)	"All In" Rent Per Month	Additional costs
263	2659	\$30.00	\$8.53	\$8537	Utilities & GST

Base Rent increases 3% per year to cover inflation



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11'8" CEILINGS AND TRACK LIGHTING IN FRONT AREA:



VIBRANT LOCATION:



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

SATALITE VIEW:

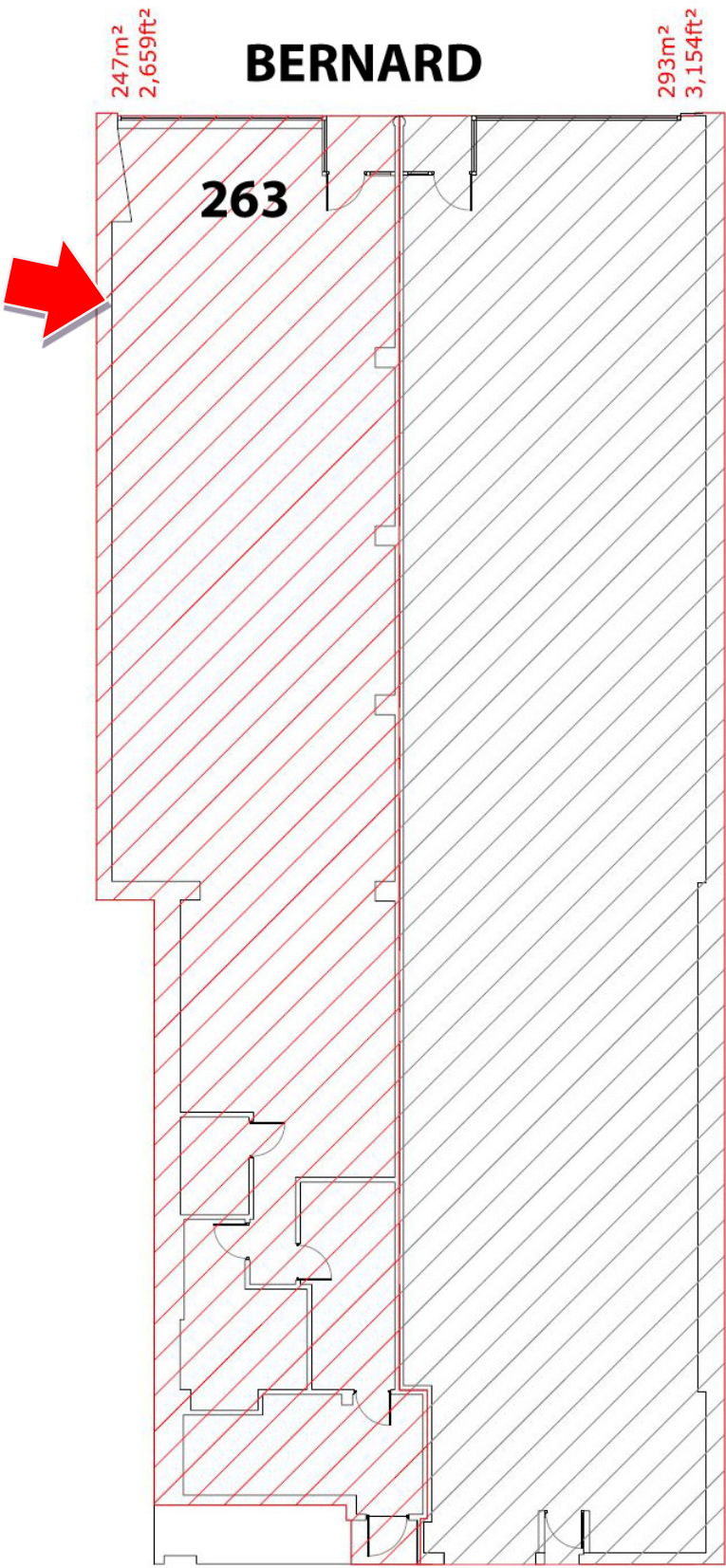


AERIAL VIEW:



269 Bernard Avenue is located directly across Bernard from Kelly O'Bryan's and is immediately adjacent to the downtown Tim Hortons.

FLOORPLAN:



- Metric to Imperial Conversion: 10.7639104
Area arrived at by measuring to:
- Outside of External Walls
 - Midway through Party (Shared) Walls
 - Common side of Common Walls.

TOTAL Area = 540m²/5813ft²