

BERNARD RETAIL/OFFICE FOR LEASE

591 Avenue, Kelowna

- 1220 of retail with the wide 26' Bernard frontage and signage
- Vibrant Bernard location will benefit from high density developments nearby
- Landlord will be completing façade upgrade in the next 18 months
- Restaurant potential (landlord will only consider multisite restaurant tenants)
- Restaurants will pay for utilities separately
- Zoned C7 Commercial for most commercial uses

Suite	Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
108	1220	\$20.00	\$7.55	\$2800	GST

* Base Rent to increase 3% annually to cover inflation



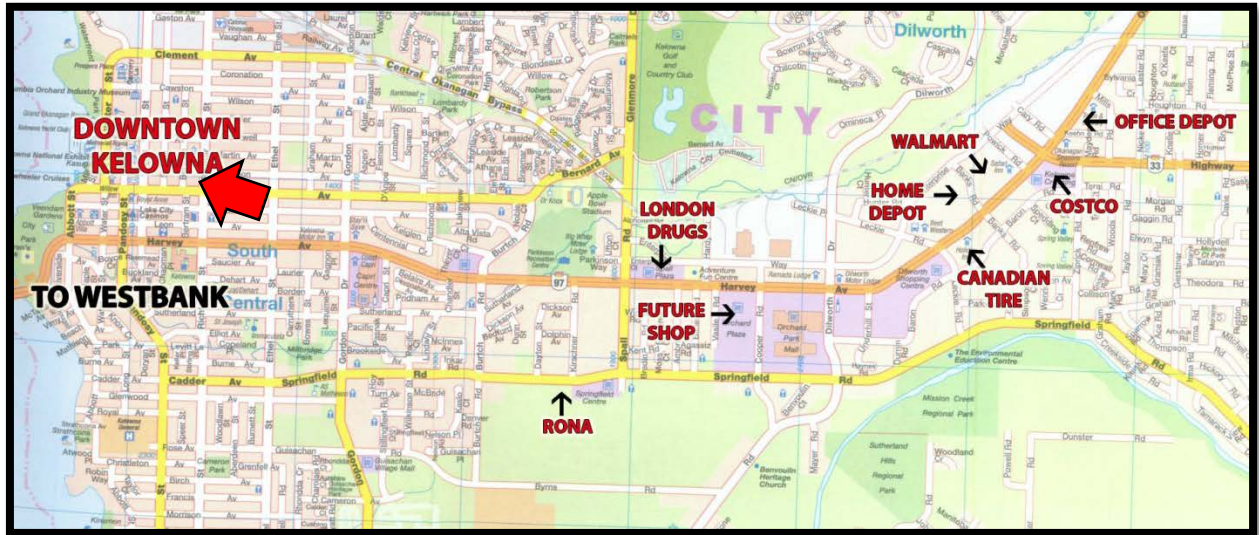
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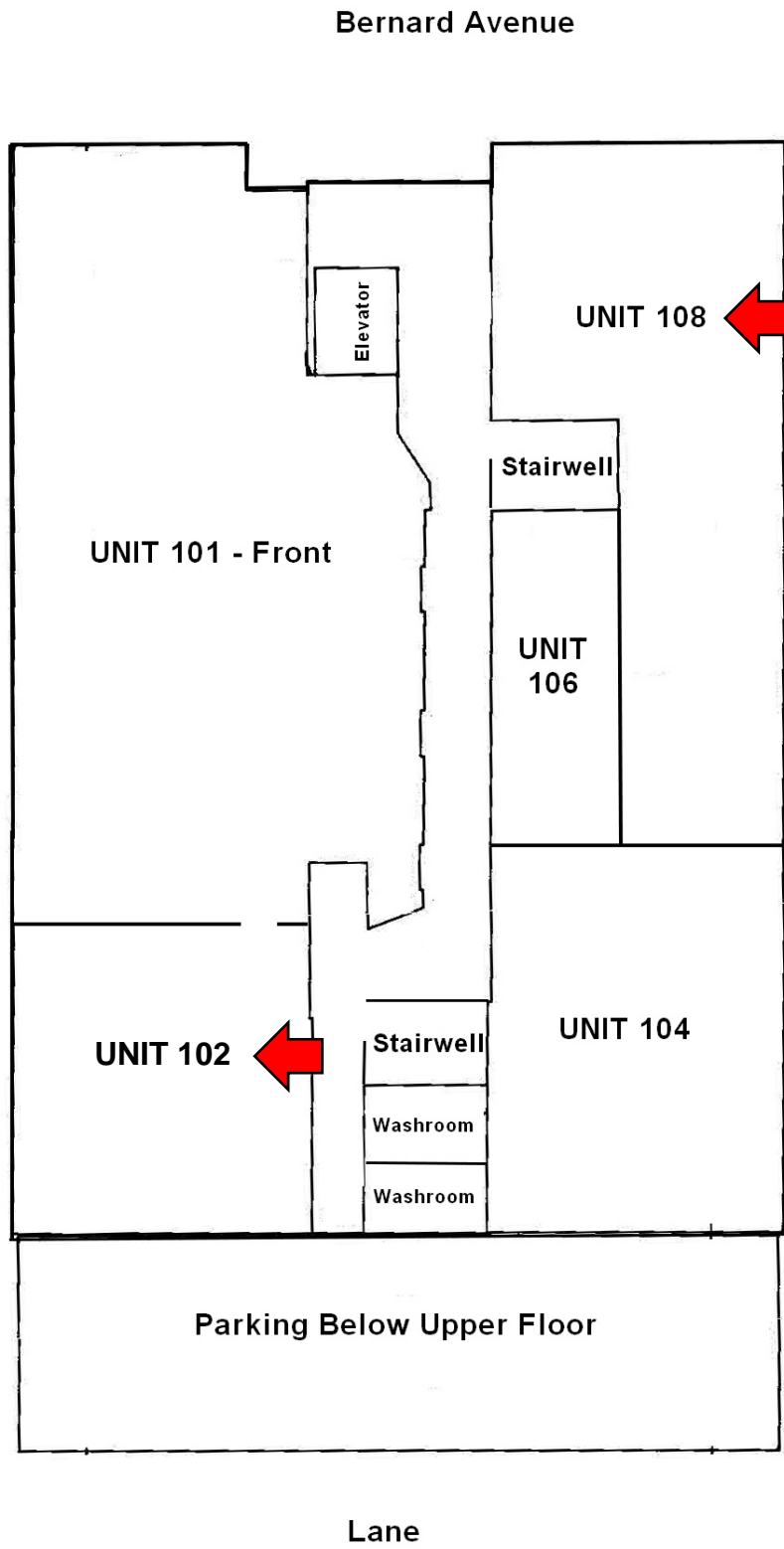
Interior of 108



Located in the heart of Downtown Kelowna on Bernard!



Main Floor Plan showing availability:



MAIN FLOOR LAYOUT

Kelowna C7 Zoning Uses *as of April 6, 2020*

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (j) commercial schools
- (k) community garden
- (l) community recreational services
- (m) congregate housing
- (n) custom indoor manufacturing/artist's studio
- (o) emergency and protective services
- (p) financial services
- (q) food primary establishment
- (r) funeral services
- (s) fleet services
- (t) gaming facilities
- (u) government services
- (v) health services
- (w) hotels
- (x) household repair services
- (y) liquor primary establishment, major (C7lp and C7lp/rls only)
- (z) liquor primary establishment, minor
- (aa) multiple dwelling housing
- (bb) non-accessory parking
- (cc) offices
- (dd) participant recreation services, indoor
- (ee) personal service establishments
- (ff) private clubs
- (gg) private education services
- (hh) public education services
- (ii) public libraries and cultural exhibits
- (jj) public parks
- (kk) recycled materials drop-off centres
- (ll) retail cannabis sales establishment (C7rcs, C7lp/rcs, C7rls/rcs and C7lp/rls/rcs only)
- (mm) retail liquor sales establishment (C7rls and C7lp/rls only)
- (nn) retail stores, convenience
- (oo) retail stores, general
- (pp) spectator entertainment establishments
- (qq) spectator sports establishments
- (rr) supportive housing
- (ss) temporary parking lot
- (tt) temporary shelter services
- (uu) thrift stores
- (vv) used goods stores
- (ww) utility services, minor impact