

The District on Bernard

565 Bernard Avenue, Kelowna

Second Floor Office Space Available for Lease

Property Highlights

- Second floor office space with elevator and interior/exterior staircase access
- Unit sizes starting at 626 SF
- Ideally located in the newly redeveloped The District on Bernard featuring brand new tenant mix and service offerings
- 95 on-site parking stalls available for visitors via validation system
- Join second floor professional tenants including Tommy Guns Corporate Holdings, Kelowna Family Justice and Ministry of Finance

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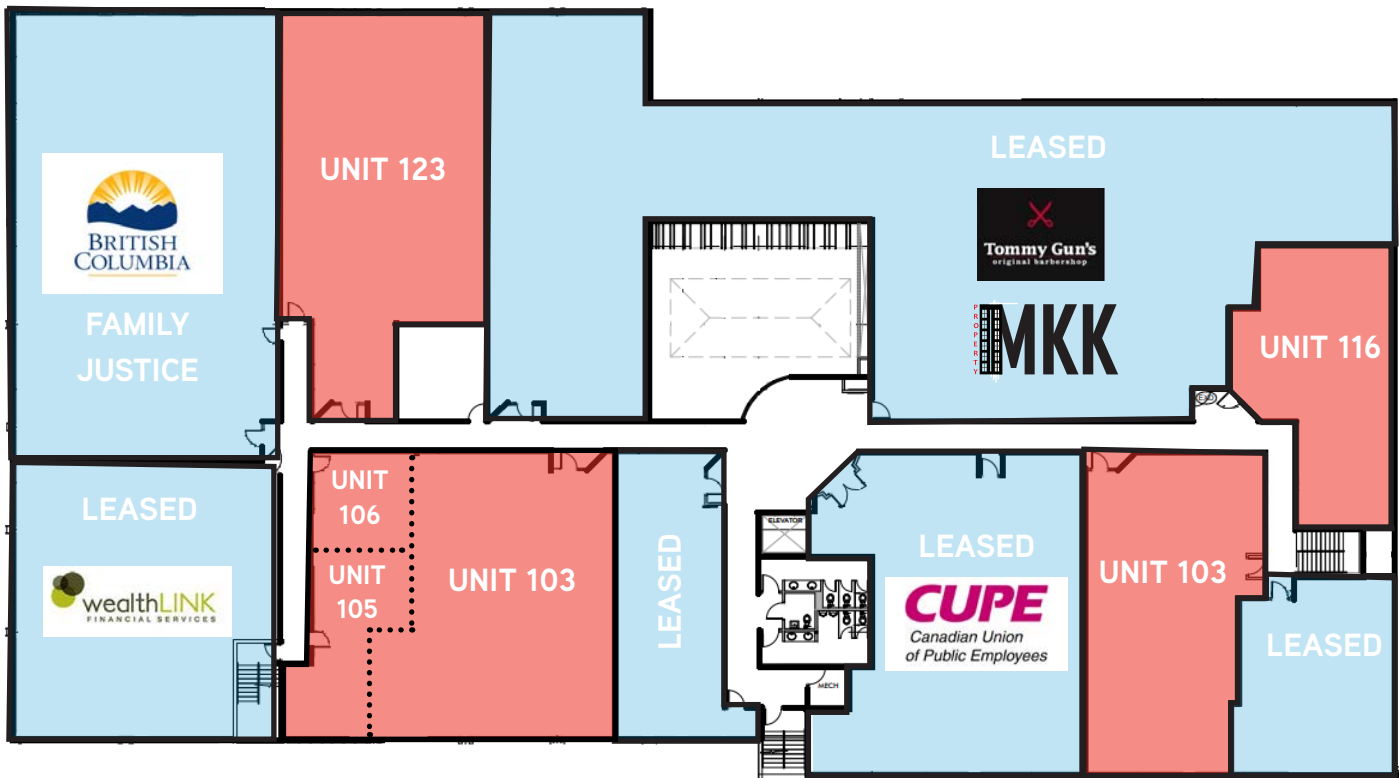
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Available Space & Costs

SUITE	SPACE (SF) ESTIMATED	LEASE RATE	NNN (ESTIMATED 2019 INCLUDES ALL UTILITIES)	COMMENTS
103	1,640	\$16/SF	\$10.92/SF	Available immediately
105	626	\$16/SF	\$10.92/SF	Available immediately
106	184	\$16/SF	\$10.92/SF	Available May 2020 (may be available sooner)
103/105/106	2,450	\$16/SF	\$10.92/SF	Units 103/105/106 (may be demised into a variety of configurations)
113	1,932	\$16/SF	\$10.92/SF	Available September 2019
116	1,214	\$16/SF	\$10.92/SF	Available mid /late August 2019
123	2,249	\$16/SF	\$10.92/SF	Available May 2020 (may be available sooner)



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