

THREE ONE THREE
313
BERNARD



FOR LEASE

PRIME OFFICE SPACE LOCATED IN THE CENTRE OF
DOWNTOWN KELOWNA AT BERNARD & WATER

CRU2 - 313 BERNARD AVENUE | KELOWNA BC
DOWNTOWN KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL



Water Street Entrance

OVERVIEW

Discover an extraordinary leasing opportunity at 313 Bernard Avenue, downtown Kelowna, presented by RLK Commercial. This prime property offers a highly desirable space for retail or office use, perfectly situated in the vibrant center of downtown Kelowna on Bernard Avenue.

This 1,071 SF unit is thoughtfully “white-boxed,” featuring fresh paint and white epoxy floors throughout allowing for quick and hassle-free customization to suit your specific business needs. 313 Bernard presents maximal visibility with excellent signage opportunities, capturing the attention of the high volume of vehicular traffic and the vibrant “Meet Me on Bernard” pedestrian zone on Bernard Avenue.

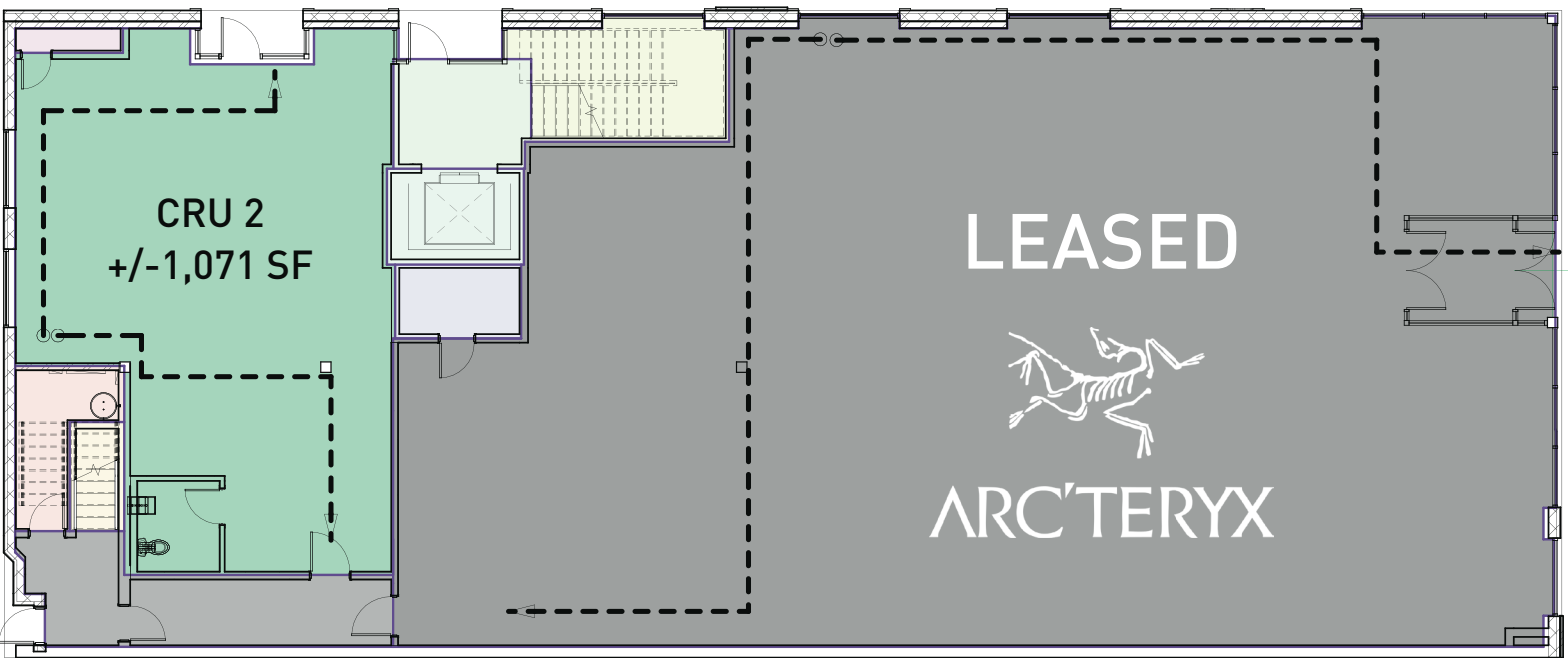
Reimagined by Nicola Wealth Real Estate, 313 Bernard will bring a fresh touch of modern design to the Downtown strip.

OKANAGAN LAKE



CRU 2 ENTRANCE

WATER ST



BERNARD AVE



PROPERTY DETAILS



MUNICIPAL ADDRESS

CRU2 - 313 Bernard Avenue
Kelowna, BC



LEASEABLE AREA

Approximately 1,071 SF



ZONING

C7



ESTIMATED ADDITIONAL RENT

~\$10.00/SF



LEASE RATE

Contact Listing Agent



POSSESSION

Fall 2023

*Following completion
of exterior renovation



* Renderings and exterior renovation are subject to change

FEATURES

- Corner of Bernard Avenue and Water Street in the centre of downtown Kelowna
- “White-boxed” unit with fresh paint and white epoxy floors throughout
- One finished accessible washroom at rear of unit
- An abundance of street and parkade parking in the surrounding area
- Outstanding signage opportunities
- Large windows for ample natural light into the space

THREE ONE THREE
BERNARD



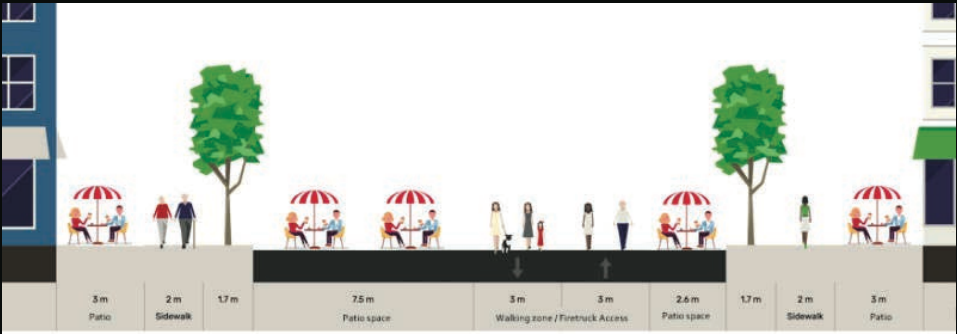
BERNARD STRIP

Bernard is home to the heaviest amount of foot traffic in Kelowna – especially during the summer months of June through August. 313 Bernard presents an exceptional opportunity in one of Kelowna’s most desirable locations. The property neighbours businesses such as Earls Kitchen + Bar, Deville Coffee, Craft Beer Market, Lululemon, and The District on Bernard, as well as local attractions such as the Kelowna Downtown Marina, City Park, Kelowna Yacht Club, and the downtown boardwalk.




During the summer months, Kelowna experiences a significant increase in pedestrian traffic, with over 120,000 average weekly pedestrians and more than 300,000 nightly visitors. Bernard Avenue in particular experiences significant pedestrian, vehicular, and marine traffic, making it an ideal location to establish a thriving business.



BERNARD AVE CROSS SECTION
JUNE – AUGUST



LOCATION

-  800+ New residential units in the down town core since 2017 and growing
-  Over 1.9 million visitors a year and \$443 million in visitor spending
-  YLW - The 10th busiest airport in Canada (2018/19)



Restaurants/ Brew Pubs / Cafés

1. Parlour Ice Cream
2. Earls Kitchen + Bar
3. Sunny's Diner
4. Moo-Lix Ice Cream
5. Salt & Brick
6. Jacks Pizza & Liquor
7. Craft Beer Market
8. Tim Hortons
9. Cantina Del Centro
10. Blenz
11. Kelly O'Bryan's
12. Cactus Club Cafe
13. King Taps
14. OAK & CRU
15. Central Kitchen & Bar
16. The Train Station Pub
17. Sandhill Winery
18. BNA Brewing Co.
19. Bliss Bakery
20. Waterfront Wines

Residential Developments

1. One Water
2. St. Paul Kelowna
3. The Madison
4. UBC Okanagan
5. One Varsity
6. Brooklyn at Bernard Block
7. Bertram Bernard Block
8. Ella

Hotels

1. Grand Okanagan Resort
2. The Royal Ann Hotel
3. Hotel Zed
4. Prestige Beach House

Recreation / Parks

1. Prospera Place
2. Kelowna Yacht Club
3. Kelowna Downtown Library | ORL Branch
4. Innovation Centre
5. Downtown Marina Kelowna

Packing District

1. Pretty Not Bad Brewing
2. Marmalade Cafe
3. Okanagan E-Kruise
4. Knox Mountain Dentistry
5. Pharmacy
6. Chiropractor
7. Naturopath
8. Hair Salon
9. Climbing Gym
10. Optometrist
11. Sandhill Winery
12. Rustic Reel Brewery

 MEET ME ON BERNARD
June - August annually

CONTACT

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