

THREE ONE THREE  
313  
BERNARD

805 SQ. FT. OFFICE SPACE  
AVAILABLE NOW



FOR LEASE

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

313 BERNARD AVENUE | KELOWNA BC  
DOWNTOWN KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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[www.rlkcommercial.com](http://www.rlkcommercial.com)

ROYAL LEPAGE KELOWNA  
**RLK**  
COMMERCIAL





## 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 office use, perfectly situated in the vibrant center of downtown Kelowna on Bernard Avenue.

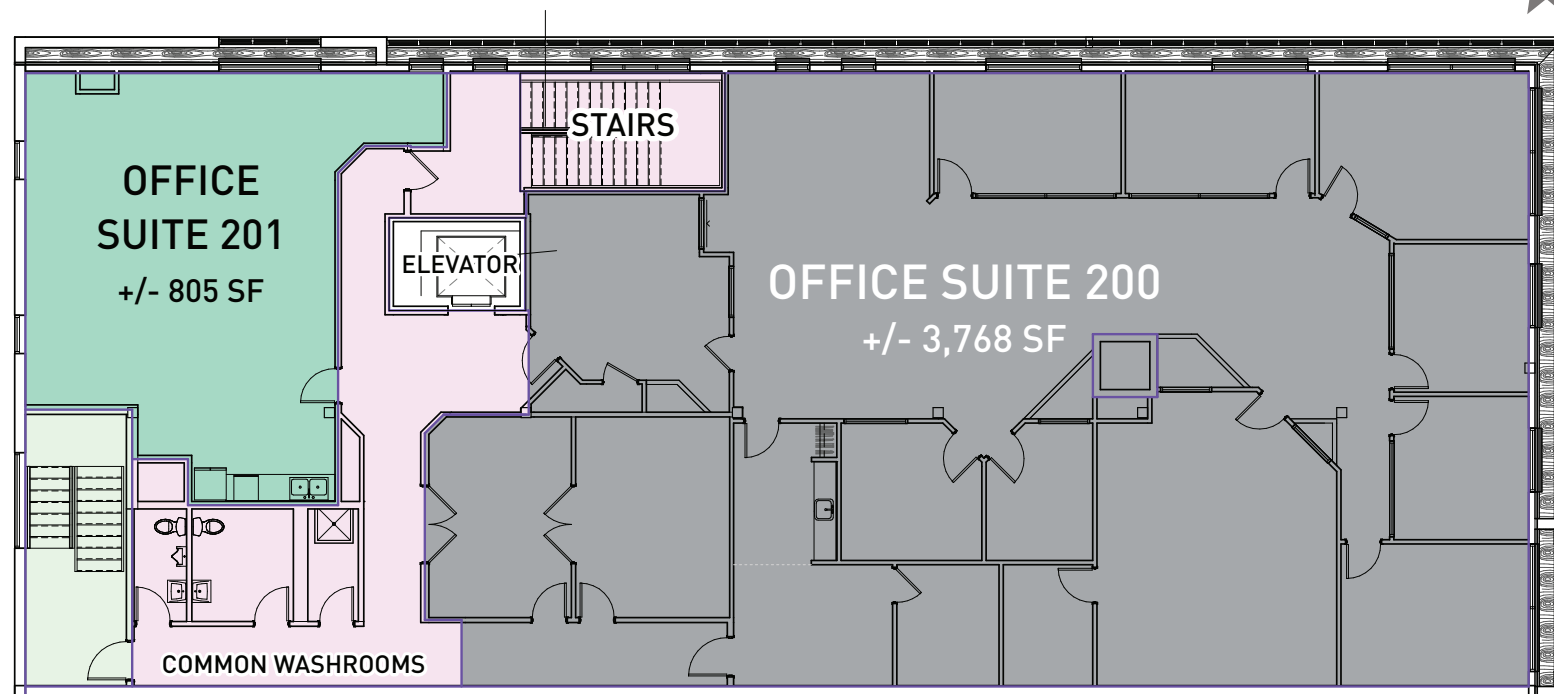
This 805 SF unit features a spacious open floor plan, kitchenette, bright windows, and two common washrooms. 313 Bernard presents maximal visibility with excellent signage opportunities, capturing the attention of the high volume of vehicular traffic and the vibrant “Meet Me on Bernard” pedestrian zone on Bernard Avenue.

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

## 2ND FLOOR

WATER ST

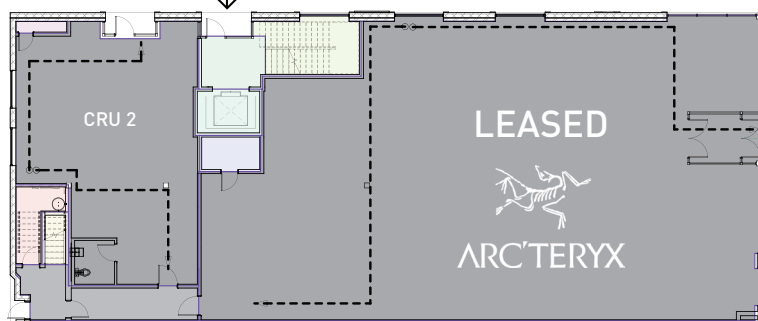
OKANAGAN LAKE



BERNARD AVE

FRONT LOBBY

## 1ST FLOOR



N

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

313 Bernard Avenue  
Kelowna, BC



### LEASEABLE AREA

Approximately 805 SF



### ZONING

C7



### ESTIMATED ADDITIONAL RENT

~\$10.00/SF



### LEASE RATE

Contact Listing Agent



### POSSESSION

Available Immediately

\*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
- Open floor plan office space with kitchenette
- Two common washrooms located on second floor
- 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









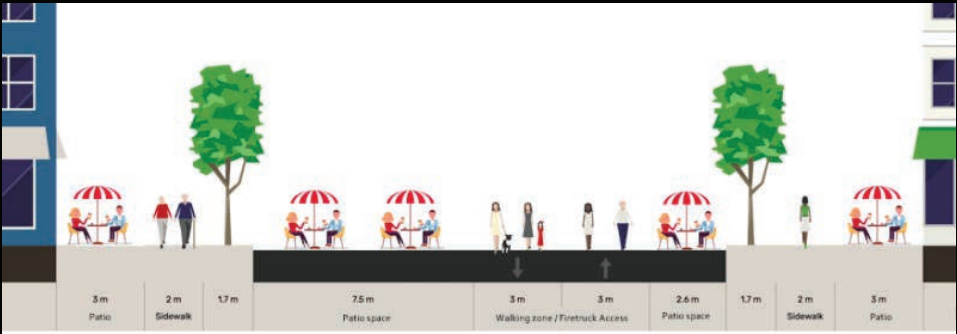
# BERNARD STRIP

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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