

3768 SQ. FT. OFFICE SPACE
AVAILABLE WITH OUTSTANDING
EXTERIOR SIGNAGE OPPORTUNITY.



FOR LEASE

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

**1517 WATER STREET | KELOWNA BC
DOWNTOWN KELOWNA**

STEVE LAURSEN
PERSONAL REAL ESTATE CORPORATION
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OVERVIEW

Discover an extraordinary leasing opportunity at 1517 Water Street, 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 Water Street.

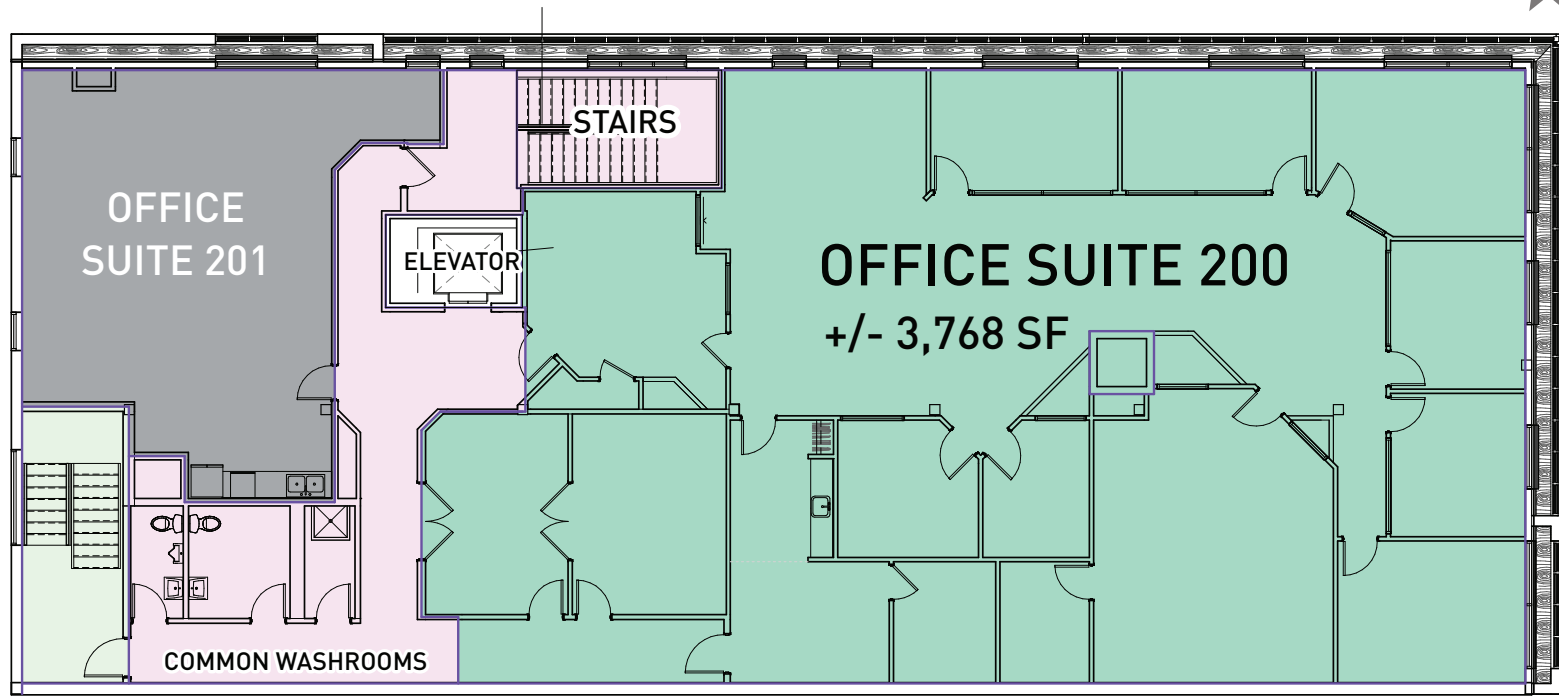
This +/- 3,768 SF unit features a spacious floor plan, private offices, conference room, reception area, and two common washrooms. 1517 Water Street presents maximal visibility with excellent signage opportunities, capturing the attention of the high volume of vehicular traffic and the vibrant “Meet Me on Bernard” pedestrian zone on Bernard Avenue.

Reimagined by Nicola Wealth Real Estate, 1517 Water Street will bring a fresh touch of modern design to the Downtown strip, with updated windows and a brand-new facade with impressive signage opportunities, giving this building a contemporary new look.

2ND FLOOR

WATER ST

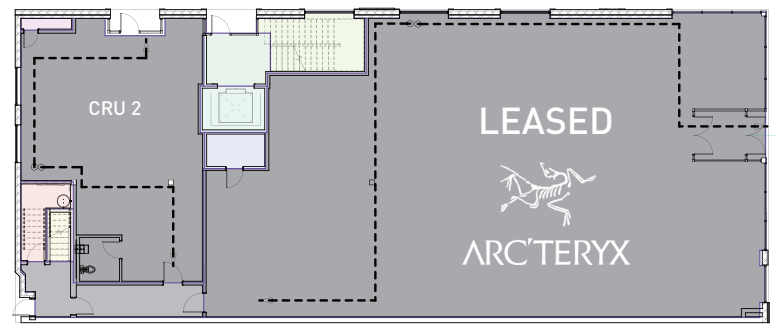
OKANAGAN LAKE



BERNARD AVE

1ST FLOOR


FRONT LOBBY




PROPERTY DETAILS

 **MUNICIPAL ADDRESS**

1517 Water Street
Kelowna, BC

 **LEASEABLE AREA**

Approximately 3,768 SF

 **ZONING**


C7

 **ESTIMATED ADDITIONAL RENT**

~\$17.00/SF

 **LEASE RATE**

Contact Listing Agent

 **POSSESSION**

Summer / Fall 2024

*Following completion of exterior renovation



BERNARD AVE

OKANAGAN LAKE

WATER ST

* Renderings and exterior renovation are subject to change

FEATURES

- Corner of Water Street and Bernard Avenue in the centre of downtown Kelowna
- Private offices, conference room, and reception area
- 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



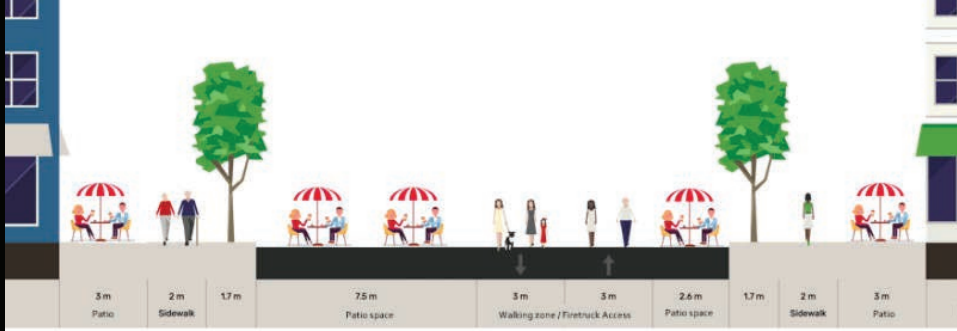
BERNARD STRIP

Bernard is home to the heaviest amount of foot traffic in Kelowna – especially during the summer months of June through August. 1517 Water Street 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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