



FOR LEASE | The District – Unit 28 – 565 Bernard Avenue

PRIME LEASE SPACE

- Downtown Location
- Busy Tourist Season
- Commercial Zoning

THE DISTRICT

ON BERNARD

Steve Harvey

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Business Finders Canada

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Business Finders Canada
Commercial Real Estate Office

UNIT 28 – 565 Bernard Avenue

THE DISTRICT – Kelowna, BC

Listing Details

Available Area

Unit 28 956 SF

Zoning

Commercial
UC1 Urban Centre

Occupancy

Immediate

Parking

Paid Parking Lot
Paid Street Parking

Asking Base Rate

\$20.00 PSF

Triple Net (NNN)

\$16.19 PSF



The District is a vibrant commercial hub in the heart of downtown Kelowna, offering a mix of modern office spaces and retail outlets.

With its contemporary architecture and strategic positioning, The District on Bernard attracts diverse businesses, from startups to established enterprises.

The building features state-of-the-art amenities and a community-focused atmosphere, making it an ideal choice for companies looking to thrive in a bustling urban setting.

Location & Market



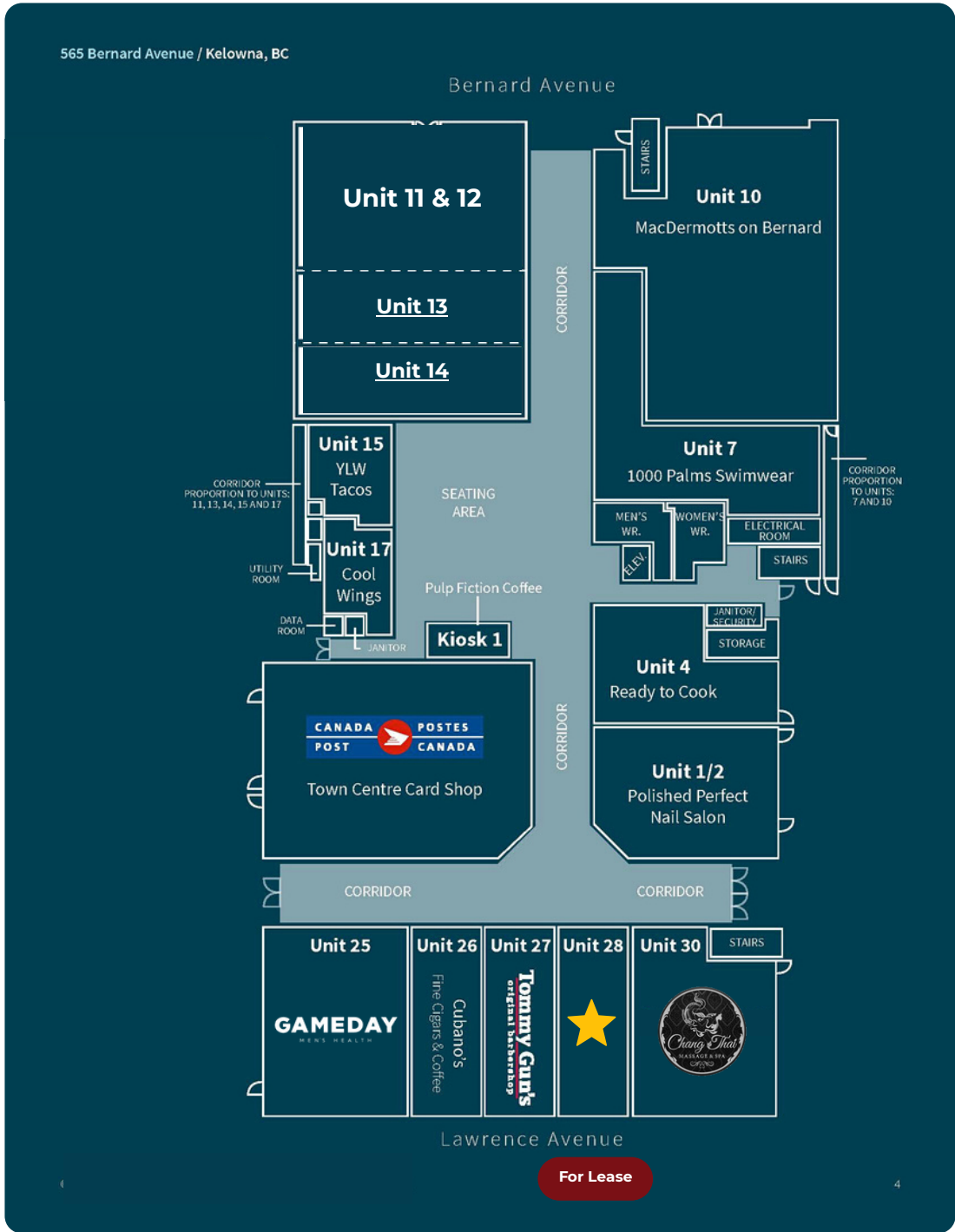
THE DISTRICT ON BERNARD

The District boasts modern amenities and flexible floor plans, perfect for various retail uses, from boutique shops and specialty stores to trendy cafés and wellness centers. With proximity to major transportation routes and a strong local economy, this retail space offers unparalleled convenience for business owners and their clientele.

The surrounding area is rich with other successful businesses, creating a synergistic environment that attracts shoppers and enhances business growth.

- **Boutique Clothing Store:** Ideal for local fashion designers or curated fashion collections.
- **Café or Coffee Shop:** Perfect for serving the high foot traffic with delicious beverages and snacks.
- **Health and Wellness Store:** Featuring vitamins, supplements, and organic products for health-conscious shoppers.
- **Beauty Salon or Spa:** Offering hair, nail, and skincare services in a luxurious setting.
- **Specialty Grocery Store:** Providing local, organic, or gourmet food items.
- **Gift Shop:** Selling unique, locally-made crafts, gifts, and souvenirs.
- **Fitness Studio:** Hosting yoga, pilates, or dance classes to cater to fitness enthusiasts.
- **Electronics & Gadget Store:** The latest tech, gadgets, and accessories.
- **Art Gallery:** Showcasing local artists and offering art classes, creating a cultural hotspot.
- **Bakery:** Offering fresh baked goods, pastries, and specialty cakes to satisfy sweet cravings.

Floor Plan



Unit 28



Common Area - THE DISTRICT



Lease Breakdown

UNIT NUMBER	LEASABLE AREA	Triple Net \$/SF	BASE RENT \$/SF	MONTHLY BASE
UNIT 28	956 SF	\$16.19 / SF	\$20.00 / SF	\$1593.33

UNIT NUMBER	ANNUAL BASE + TN (Year 1 \$/SF)	ANNUAL BASE + TN (Year 1 Total Income)	MONTHLY (Annual Base / 12)
UNIT 28	\$40.19	\$34,596.00	\$2883.00

1. CAM (Common Area Maintenance) = \$10.79 PSF

\$2.40 PSF - Security

\$2.56 PSF - Janitorial and garbage

\$3.07 PSF – HVAC + Utilities

\$2.76 PSF – Other (repairs + maintenance+ snow removal + roof + insurance, etc.)

2. Property Tax = \$5.40 PSF

CAM + Property tax = \$13.12

HVAC + Utilities \$3.07 PSF

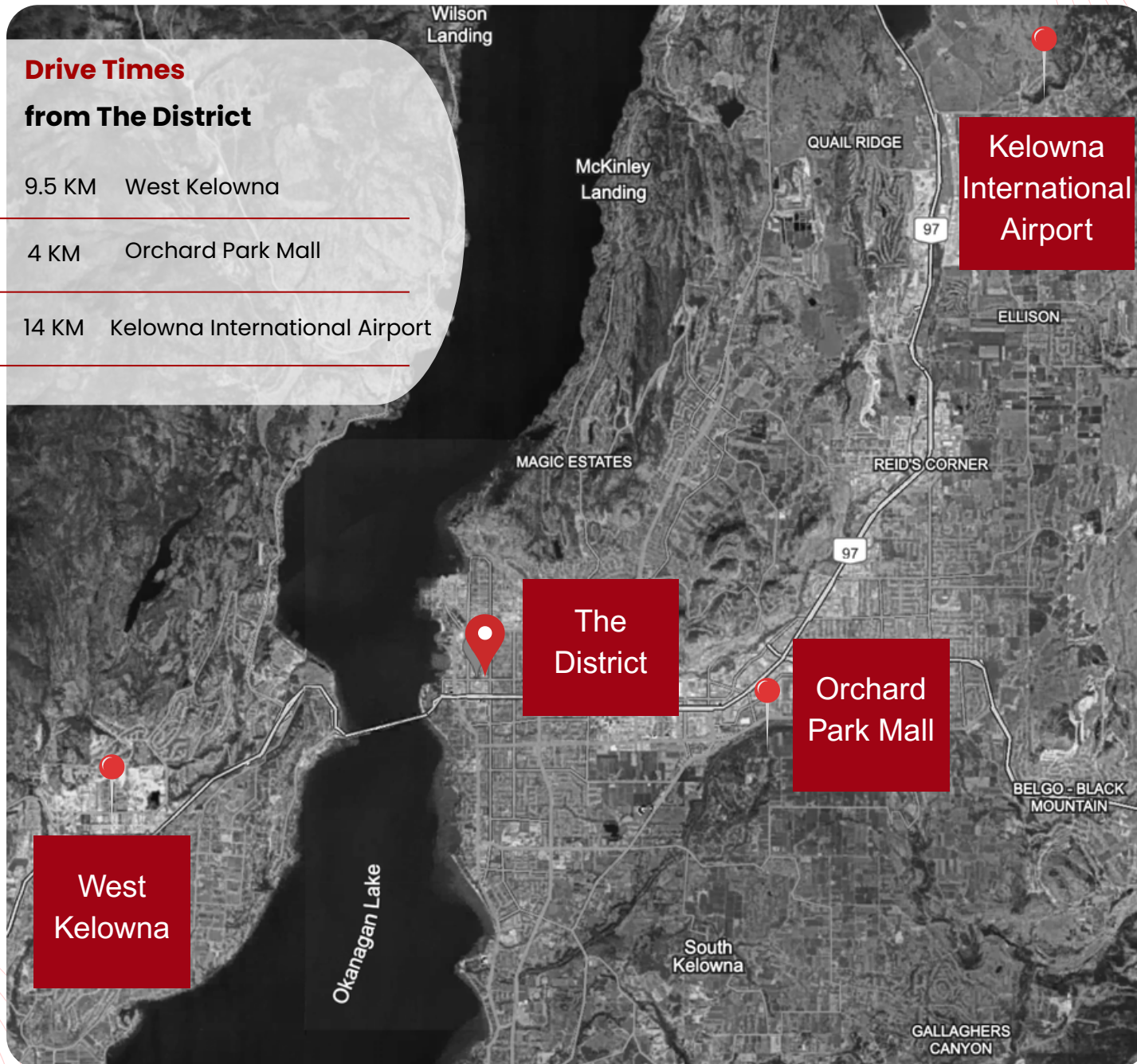
Total NNN (Triple Net) = \$16.19 PSF

THE DISTRICT in Kelowna, BC



Drive Times from The District

15 MIN	9.5 KM	West Kelowna
8 MIN	4 KM	Orchard Park Mall
15 MIN	14 KM	Kelowna International Airport



THE DISTRICT in Kelowna, BC



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