



STEFANI LEA

COMMERCIAL REAL ESTATE



FOR LEASE

**1635 Bertram St,
Kelowna, BC**

\$17.00psf

Plus additional rent
\$4,794.67 per month plus GST and Utilities

MLS# 10334345

1,856sf of ground level professional space, centrally located in the downtown area within walking distance to amenities and restaurants.

Functional layout with open concept flex space and seven private offices. Unit includes two washrooms, a kitchenette, and a storage room. Available for Sublease until October 31, 2026.



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FEATURES

OFFERING:

Functional layout with up to seven office spaces offering potential for flexible configuration. Two washrooms, kitchenette and storage area.

AREA:

1,856sf Main Floor
One parking stall included

ZONING:

UC1- Downtown Urban Centre

AVAILABLE:

Sublease to October 31, 2026

ADDITIONAL RENT:

Estimated at \$14.00psf

CONTACT



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Kelowna BC, V1Y 8B7





14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses																						
Uses		Zones																				
		(P= Principal Use, S= Secondary Use, -= Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	n/a	n/a
3	Alcohol Production Facility	-	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ²	-	-	-	-	-	-	-	-	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
6	Apartment Housing	P ^{1,5}	P ^{1,6}	P	P	P	P	P	P	P	-	-	-	-	S	S	-	-	-	-	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	Boat Storage	-	-	-	S ¹³	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	P

Section 14 – Core Area and Other Zones

Definitions		General Rules		Site Layout		Parking		Min Parking Table		Min Bicycle Table		Specific Uses		CD		
Zones																
Agriculture & Rural Zones				Suburban Residential Zones				Multi-Dwelling Zones				Core Area and Other Zones				
Uses	As Regs	Regs		Uses	Sub	Regs		Uses	Regs	Density		Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

Uses		Zones																				
		(P' Principal Use, 'S' Secondary Use, 'N' Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
22	Drive Throughs	-	P ^{.34}	P ^{.34}	P ^{.34}	P ^{.34}	P ^{.34}	P ^{.34}	P ^{.34}	-	-	-	-	-	-	-	-	-	-	-	-	-
	Education Services	-	P	P	P	P	P	P	P	-	-	-	-	-	-	P	-	-	-	S	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	P	S	S	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26	Fleet Services		P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-	-	P	S	S	P	-	S	S ^{.7}	-	S ^{.5}
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P ^{.13}	P ^{.32}	-	P ^{.32}	P ^{.32}	P ^{.32}	P ^{.32}	P ^{.32}	-	P ^{.32}	-	-	-	-	-	-	-	-	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S ^{.3}	-	-	-	-
34	Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-	-	-	-	-	-	-	-	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38	Liquor Primary Establishment	P ^{.4,5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-	-	S ^{.4}	-	S ^{.4}	-	S ^{.4}	-	-	S ^{.4,5}	-
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	-	S	-	-	-
44	Offices	P ^{.6}	P ^{.6}	P	S	P	S	P	P	-	-	-	-	S	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD													
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	As Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

Uses		Zones																				
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		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
53	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-
54	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S ³	S	-	S ³
58	Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹	-	-	-	-	-	-	-	-	-	-
59	Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-	-	-	-	-	-	-	-	-	-	-
60	Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
61	Spectator Sports Establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	S	-	-	-
62	Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
63	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-
64	Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-	-	-
65	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-
66	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
67	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-

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