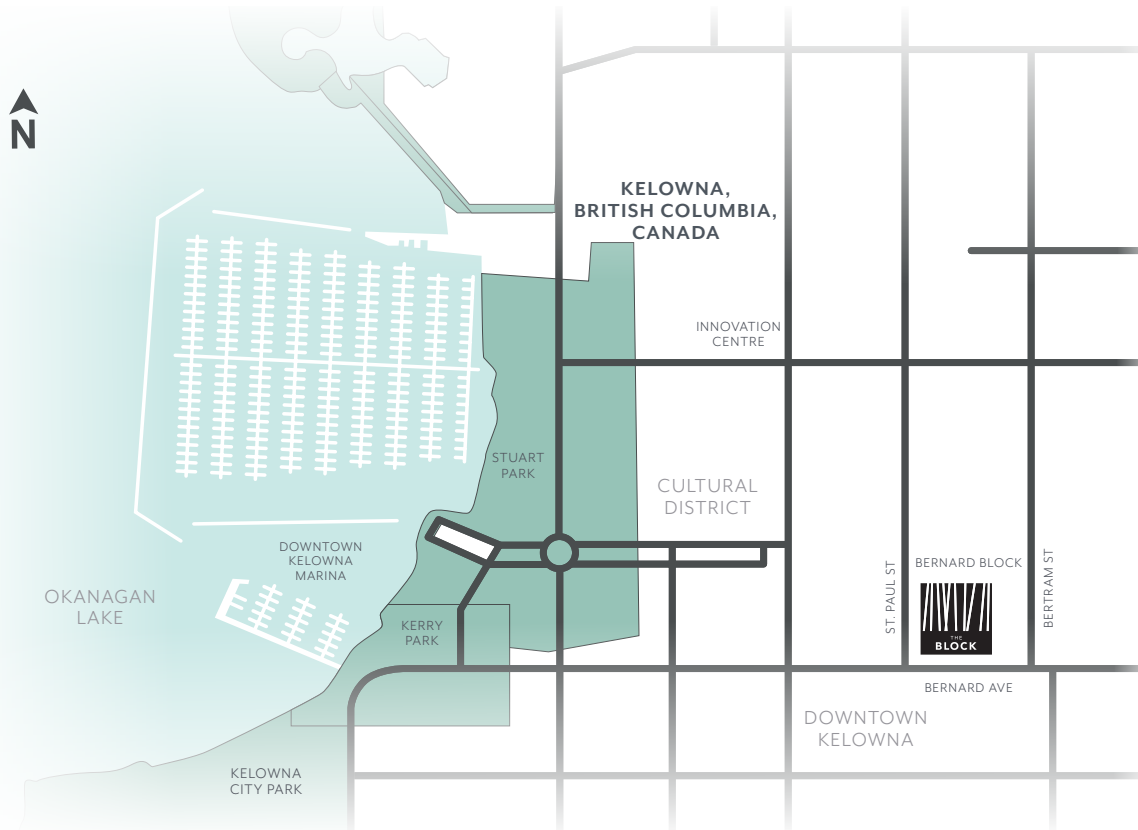


CLASS A OFFICES & RETAIL

At the centre of
downtown Kelowna's
most vibrant city block.

Now Pre-Leasing





Where innovation meets culture.

On the southeast edge of Kelowna's Cultural District, The Block will redefine Kelowna's mixed-use commercial space with an unrivalled downtown rooftop deck, stunning lake views from every office floor, and a vibrant tenant community from traditional to tech.

As the centrepiece of a master-planned Urban Village, The Block promises to set a new standard for Kelowna's work lifestyle. This amenity-rich destination will attract and retain the best talent and become a hub for creative minds as it extends the city's growing tech and business communities along Bernard Avenue.

Anticipated Occupancy - Spring 2022

± 85,000 SF OFFICE | ± 16,000 SF DINING & RETAIL



ROOFTOP PATIO



SMART BUILDING TECHNOLOGY



SECURE PARKADE & BIKE STORAGE



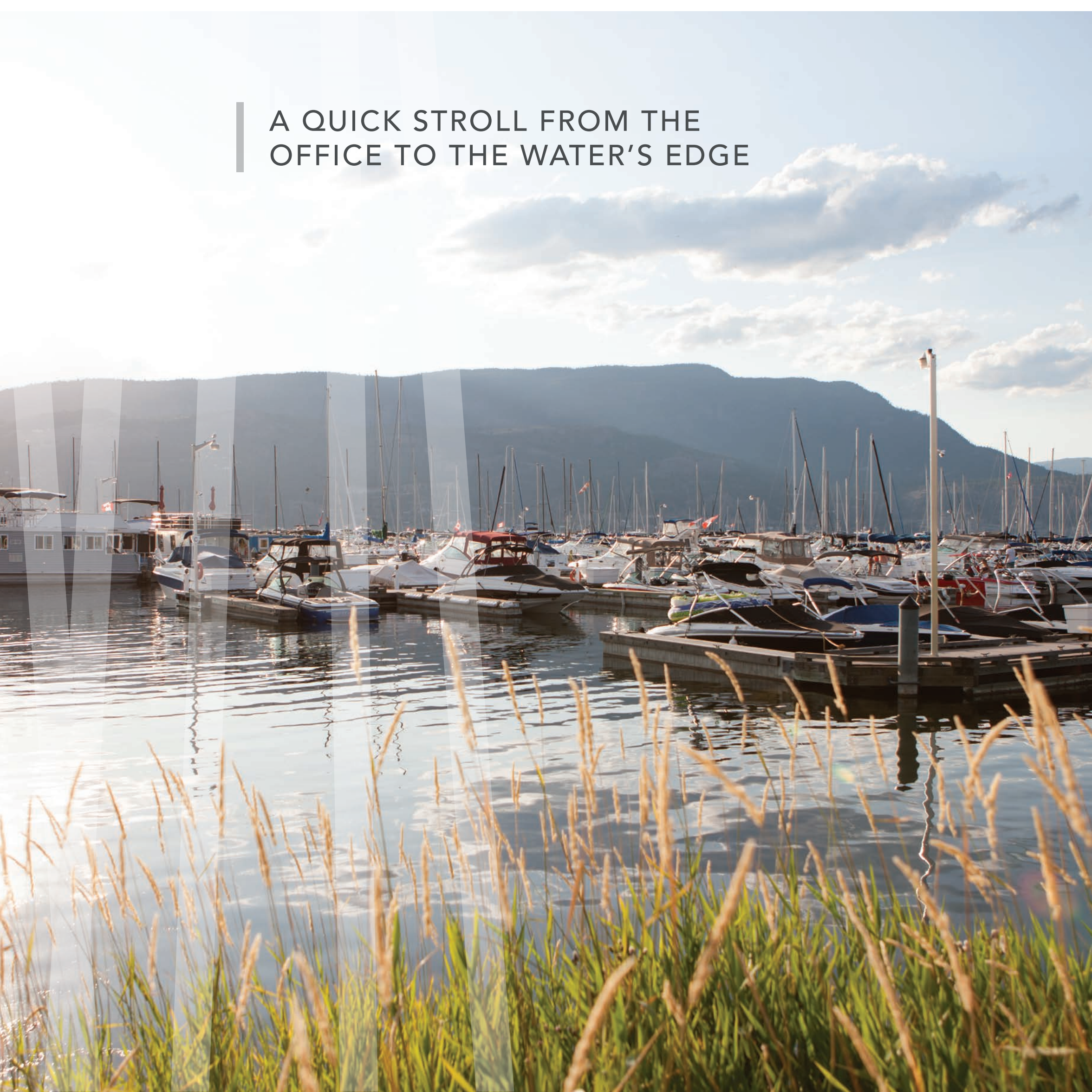
END-OF-TRIP FACILITIES



SPECTACULAR OKANAGAN LAKE VIEWS FROM
THE TENANT-EXCLUSIVE ROOFTOP PATIO



A QUICK STROLL FROM THE
OFFICE TO THE WATER'S EDGE





Never miss a beat.

Open your office doors to the most vibrant part of the city and be connected to the pulse of downtown Kelowna.

A quick stroll to the Okanagan Lake waterfront and with one-of-a-kind boutiques, urban wineries, independent coffee shops, local eateries, craft breweries, a farmer's market, and more, your team will truly find itself amidst the core of an evolving downtown community.



Walker's Paradise
98 Walk Score



Biker's Paradise
97 Bike Score

Amenities within a 10-minute walk:

74 
RESTAURANTS

3 
BARS

17 
CAFÉS

6 
DAYCARES

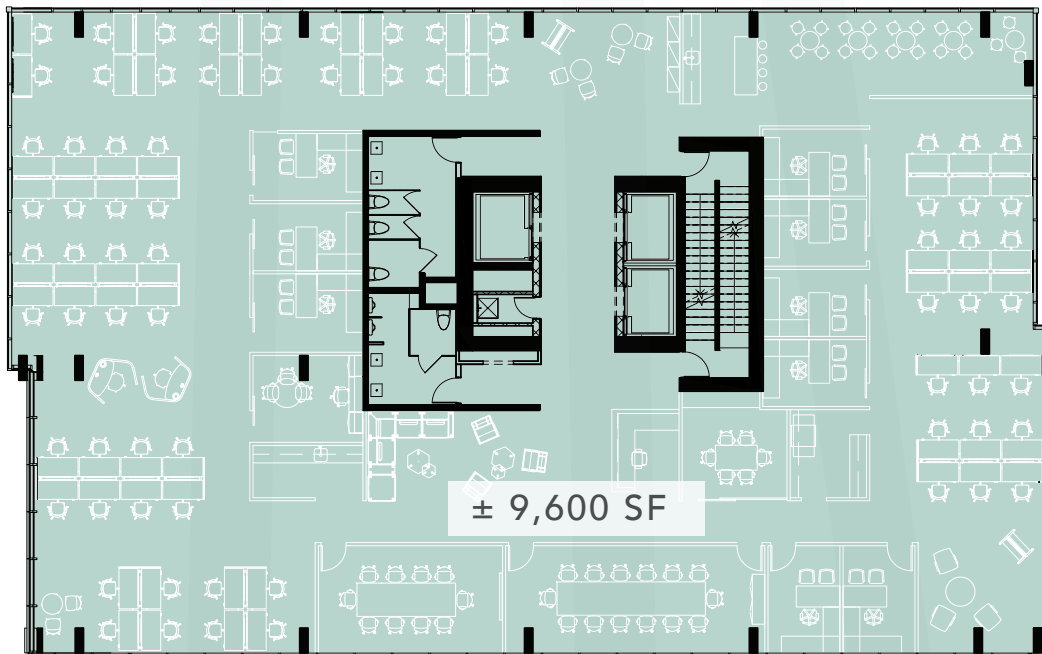
12 
GYMS

Your space, your way.

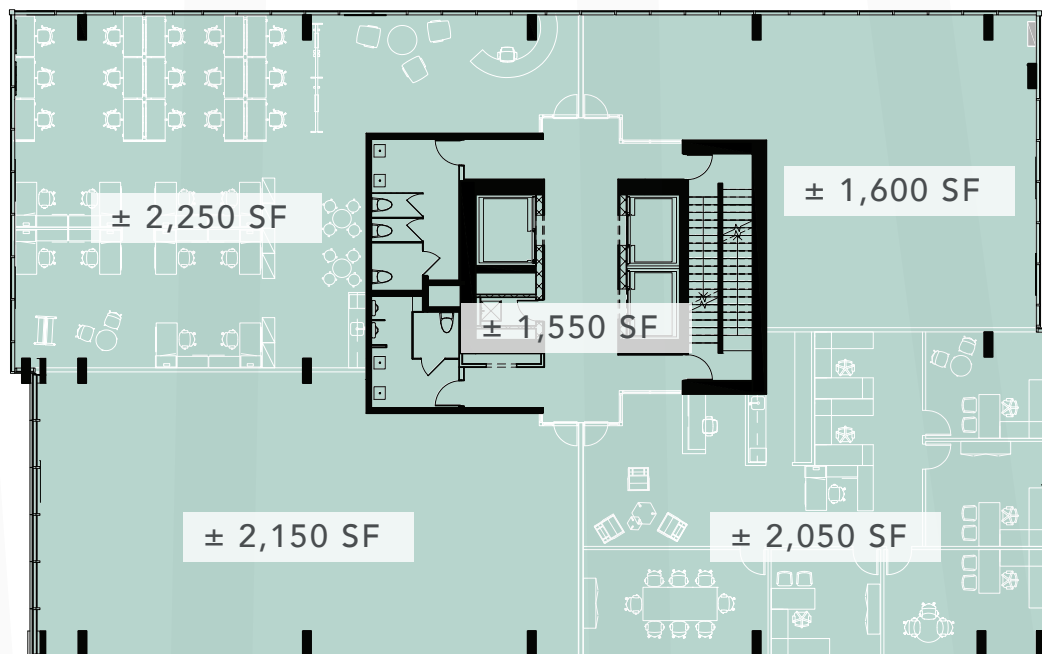
Make your space your own with floorplates that lend themselves to forward-thinking, progressive layouts.

With large, efficiently designed spaces, floorplates can be easily shared with like-minded innovative businesses. Your options for Class A multi-tenant configurations are endless at The Block.

Typical Floorplate (Level 6 to 16)



Typical Floorplate – Four-unit Division (Level 6 to 16)



VISUALLY DISTINCTIVE,
ICONIC DESIGN



This is Bernard Block.

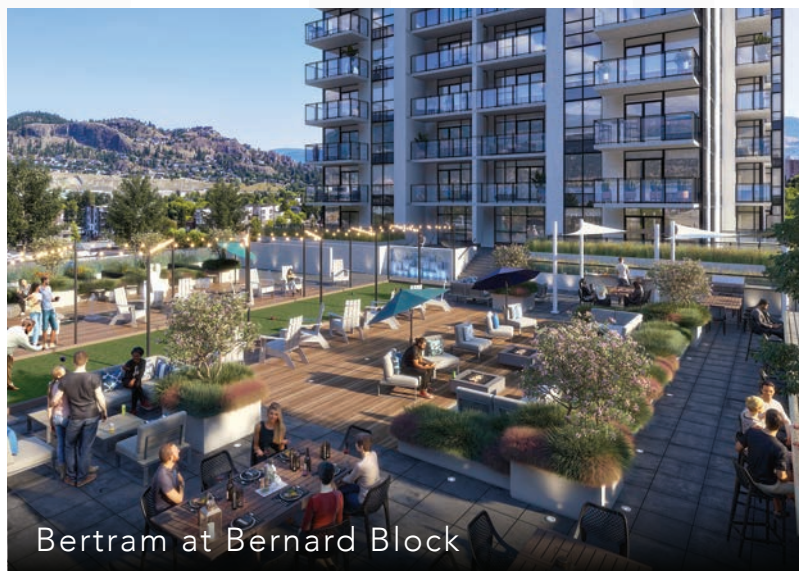
Bernard Block is an 'Urban Village' in the heart of downtown Kelowna.

Comprised of two residential towers and a commercial tower, Bernard Block is a pedestrian-friendly community with shops and services, nearby transit, and a high walk and bike score.

The residents of Bernard Block will enjoy both beautiful private indoor spaces as well as shared outdoor spaces, all just a short walk to Okanagan Lake.



Brooklyn at Bernard Block



Bertram at Bernard Block



A MASTER-PLANNED
URBAN VILLAGE

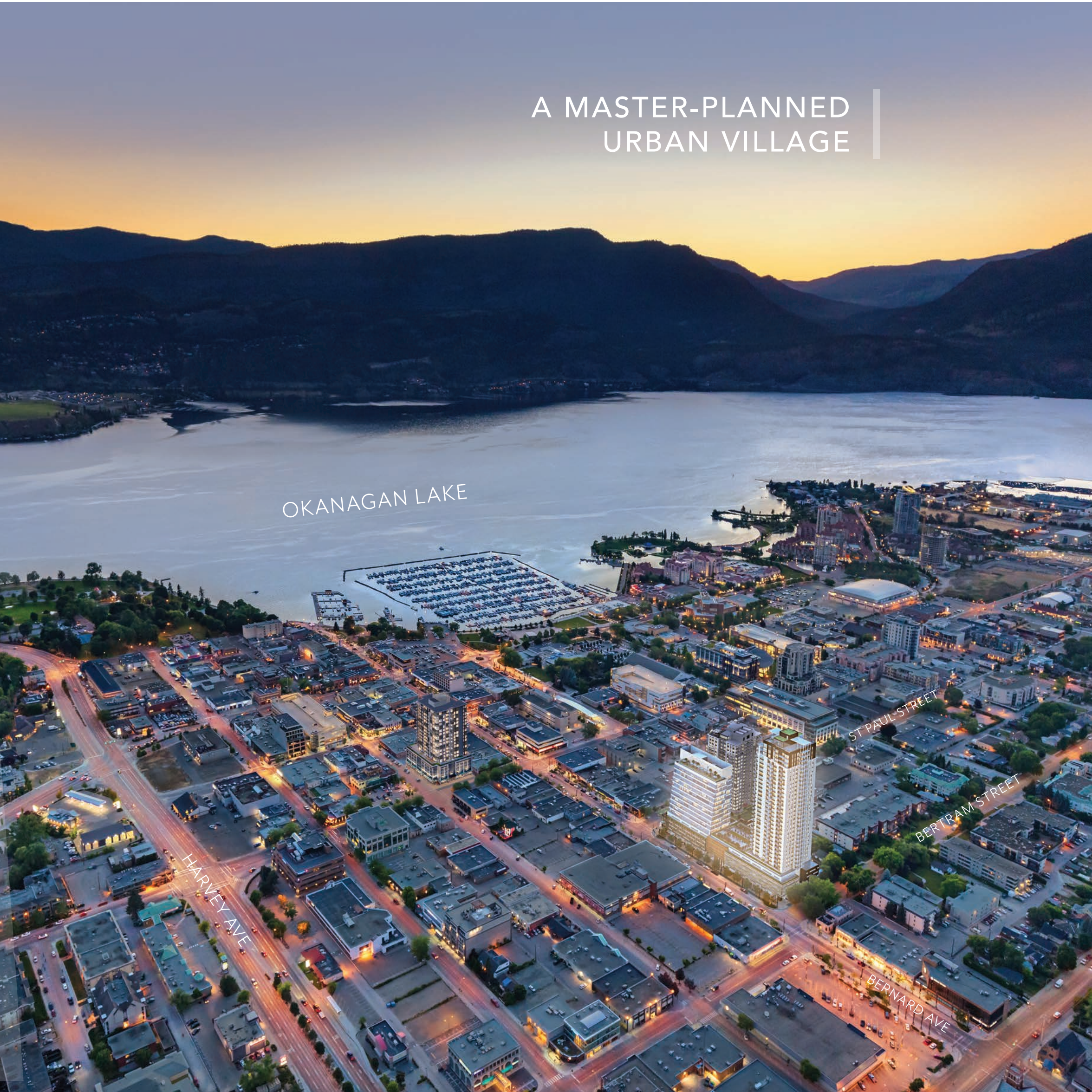
OKANAGAN LAKE

HARVEY AVE

ST PAUL STREET

BERTRAM STREET

BERNARD AVE





THE BLOCK
CAFE

THE BLOCK
CAFE

THE BLOCK
CAFE

THE BLOCK
CAFE

THE BLOCK
CAFE



LEASING ENQUIRIES

CLASS A OFFICE TOWER AND MAIN FLOOR RETAIL OPPORTUNITIES



MACDONALD REALTY KELOWNA

MEGHAN O'MARA
PERSONAL REAL ESTATE CORPORATION

250.712.3130



ROGER LEGGATT
PERSONAL REAL ESTATE CORPORATION

MAX ZESSEL
PERSONAL REAL ESTATE CORPORATION

604.683.3111

A MISSION GROUP COMMUNITY

Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape, guided by our diverse team who are proud to call Kelowna home.

Mission Group's 'Build It Forward' philosophy is focused on building value in the community we serve, allowing the whole community to prosper into the future.



Where innovation meets culture.
BERNARDBLOCK.COM

BUILT, OWNED, & OPERATED BY



MISSION GROUP