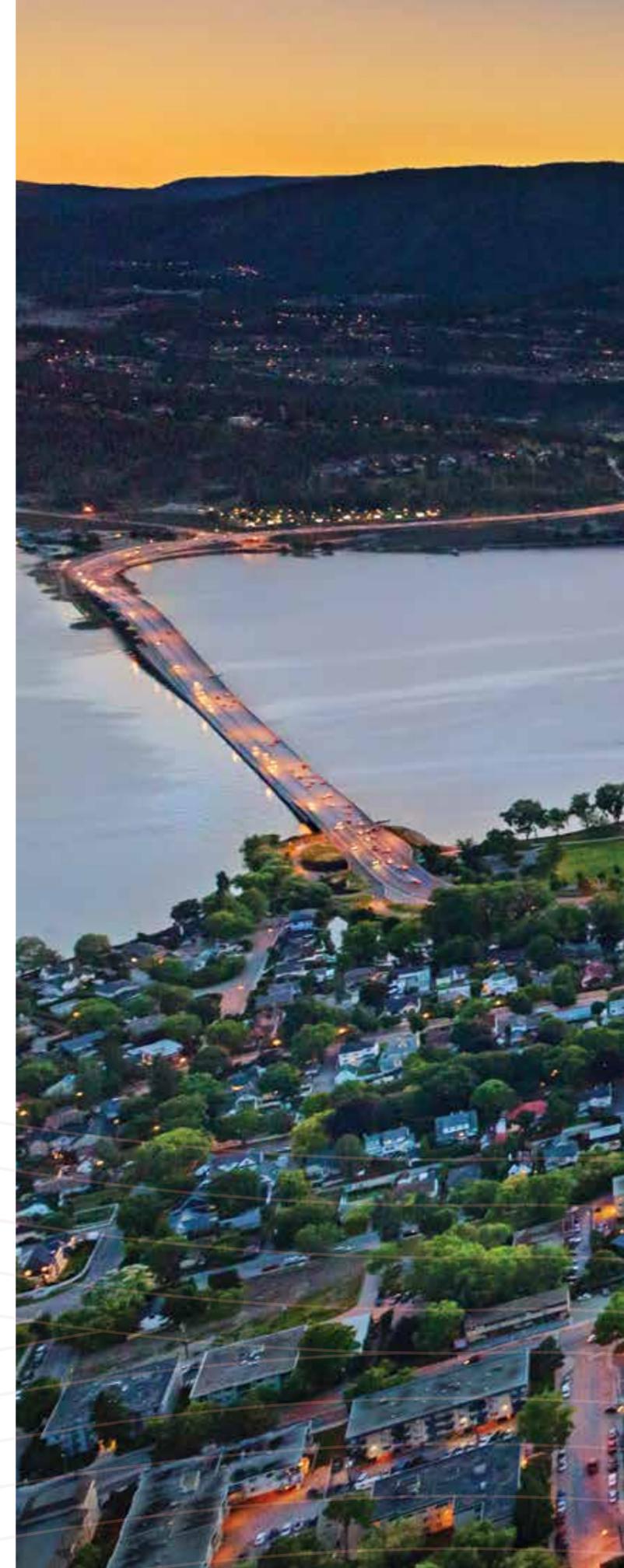


Bertram

BERNARD BLOCK

VIP PREVIEW PACKAGE

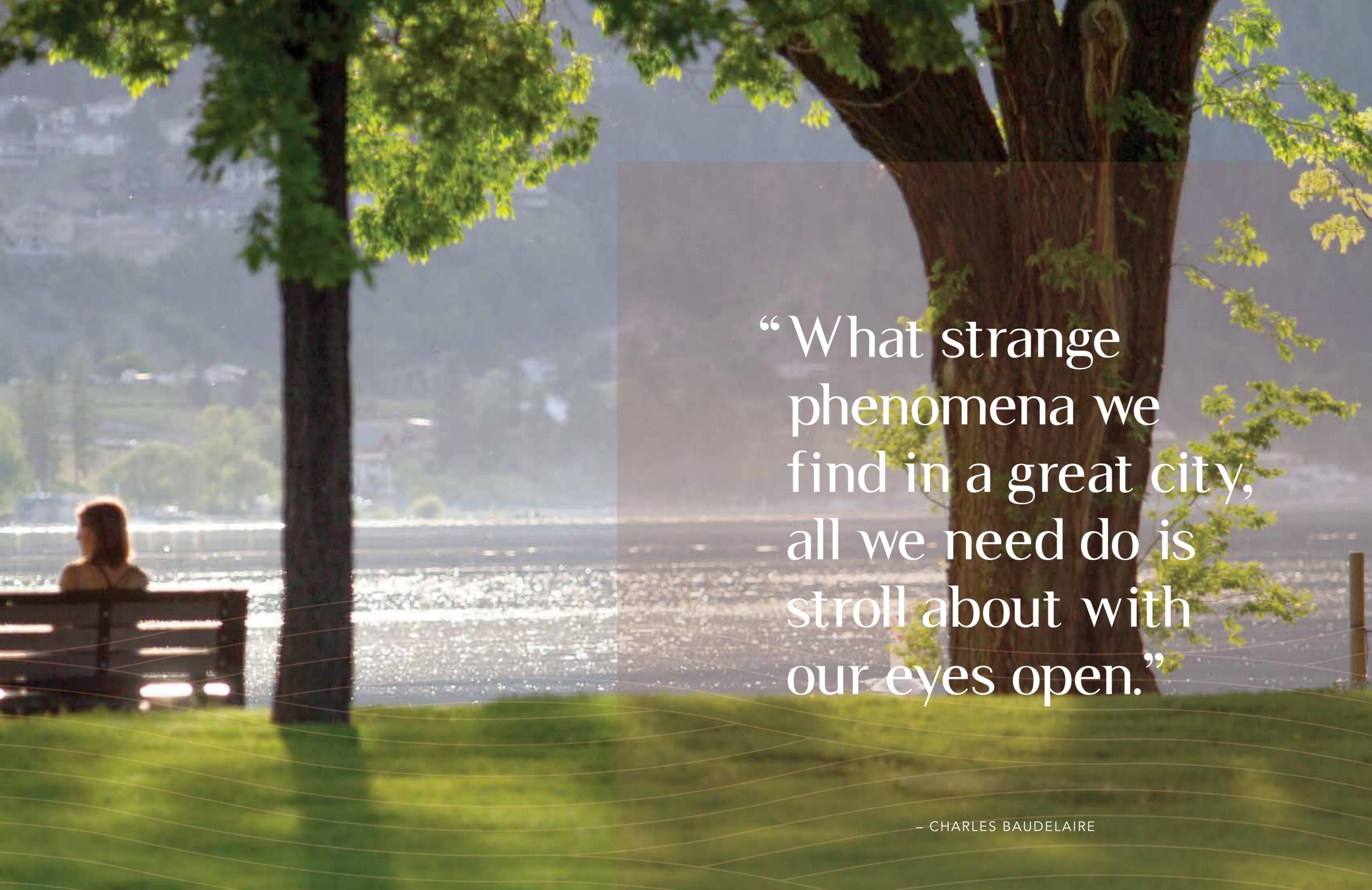
Never Miss a Beat





Lifestyle has no boundaries when you live at Bertram at Bernard Block. Trusted community builder, Mission Group presents a collection of Studio, 1 Bed, 1 Bed + Den, and 2 Bedroom homes, plus a limited selection of Sub-Penthouses, in the heart of downtown Kelowna. Never miss a beat at Bertram.



A scenic view of a city by a lake. In the foreground, a person with long hair is sitting on a wooden bench, looking out over the water. The city is visible in the distance, with buildings and a bridge. The scene is framed by large trees with green leaves. The lighting suggests a bright, sunny day.

“What strange
phenomena we
find in a great city,
all we need do is
stroll about with
our eyes open.”

– CHARLES BAUDELAIRE

Top Ten Reasons Why You'll Love to Live at Bertram

1



MISSION GROUP A TRUSTED BUILDER

Mission Group is one of the most recognized and trusted builders in Kelowna and is pioneering Kelowna's downtown growth. Our 'Build It Forward' philosophy is focused on building lasting value in the communities and neighbourhoods we serve.



2



CONCRETE HIGH-RISE CONSTRUCTION

Bertram at Bernard Block will be constructed out of concrete to meet outstanding standards of quality, durability, safety, and acoustics. A team of professionals work together to achieve excellence, putting your mind at ease and crafting a home that will last a lifetime.



3



BE A RESIDENT AT KELOWNA'S FIRST DOWNTOWN URBAN VILLAGE

Located in the heart of Downtown Kelowna, this new tower neighbourhood will catalyze downtown's skyline and growth while fostering a sense of connection and community. By encouraging foot traffic and use of public space, residents, commercial tenants, and community members will congregate in the shared spaces at Bernard Block, making it a new hub for activity in the heart of Downtown Kelowna.



4



ACCESS TO AN EXCLUSIVE SKY POOL AND LOUNGE

Soak in unrivaled views of the city with exclusive access to Bertram's rooftop sky pool, hot tub and lounge. Bring guests by to entertain at 34 storeys and cozy up around the rooftop firepit after your swim to celebrate the Okanagan life.



5



SPECTACULAR VIEWS FROM EVERY FLOOR

Pine-covered mountains, sparkling lake waters, vineyards, orchards, and an animated city – whichever direction you face, your views are incredible. See some of the best sights Kelowna has to offer from the comfort of your home. With balconies and expansive windows, your new home will bring the outdoors in.



6



WALK SCORE® 97
AND BIKE SCORE® 98

At Bernard Block you'll never miss a beat being at the centre of the most vibrant part of the city. Stroll to every amenity you may need or take transit and switch out the car to cruise your bike along one of the many bike-designated pathways. With the Queensway Transit Exchange just three blocks away, access to the city has never been easier.



7



ACTIVATED
AMENITY FLOOR

Head to the 6th floor for a morning run in the fitness room, step outside into the sunshine and pick fresh herbs and vegetables from the community garden. Spend the afternoon playing rooftop bocce with friends and grill up burgers in the lounge area surrounded by beautiful flowing water features. All of this, six storeys above downtown Kelowna.

8



BIKE STORAGE AND BIKE
MAINTENANCE ROOM

With bike trails all over Kelowna, we want to make sure your bike is not only stored safely but well looked after. Hose down your tires from a day on the road or mountains and tune up your bike at our bike maintenance station. Have peace of mind locking up your bike in storage before you head out again on your next cycling adventure.

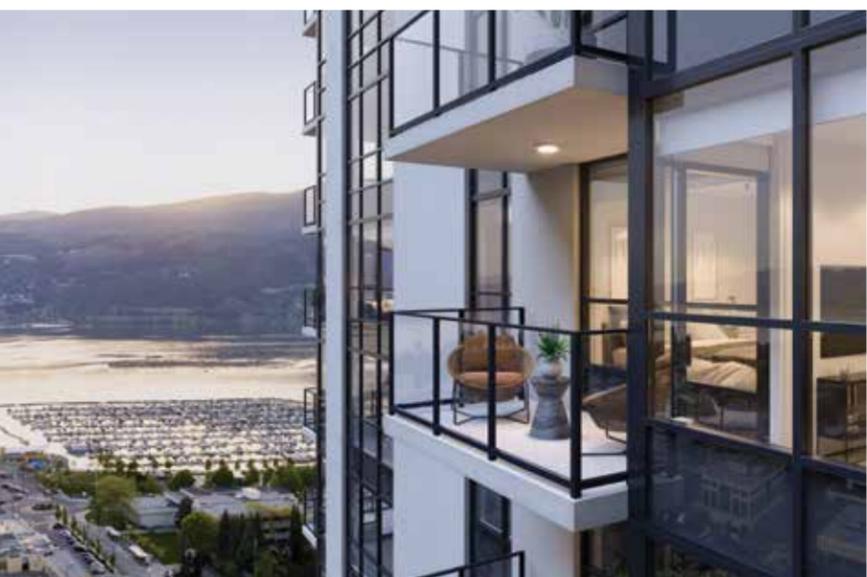


9



DOG WASH STATION AND
A RELIEF AND RUN AREA

We understand that to many of our residents, a home is not complete without their pet. Living at higher elevations means more floors to travel for dog relief which is why we created a dog relief and run on the 5th floor. Don't forget to use the on-site dog wash station after taking Rover to one of the downtown dog-friendly beaches!



10



CO-WORK SPACES WITH
MOUNTAIN VIEWS

Maybe you need a change of scenery to work remotely. Work from the street level or take an elevator to the 34th storey rooftop and make the Okanagan your backdrop for a successful day at the office. Bertram's exclusive co-work space will provide you with open spaces and ample natural light to inspire you to do your best work yet.



Downtown Kelowna's First Urban Village



Mission Group is introducing Kelowna's first downtown urban village at Bernard Block. The new tower neighbourhood will catalyze downtown's skyline and growth while fostering a sense of connection and community. By encouraging foot traffic and use of public space, residents, commercial tenants, and community members will congregate in the shared spaces at Bernard Block, making it a new hub for activity in the heart of Downtown Kelowna.







Soak Up the Kelowna
Skyline From Your Sky
Pool and Lounge



Spectacular Lake, Mountain and City Views



Have It All at Bertram



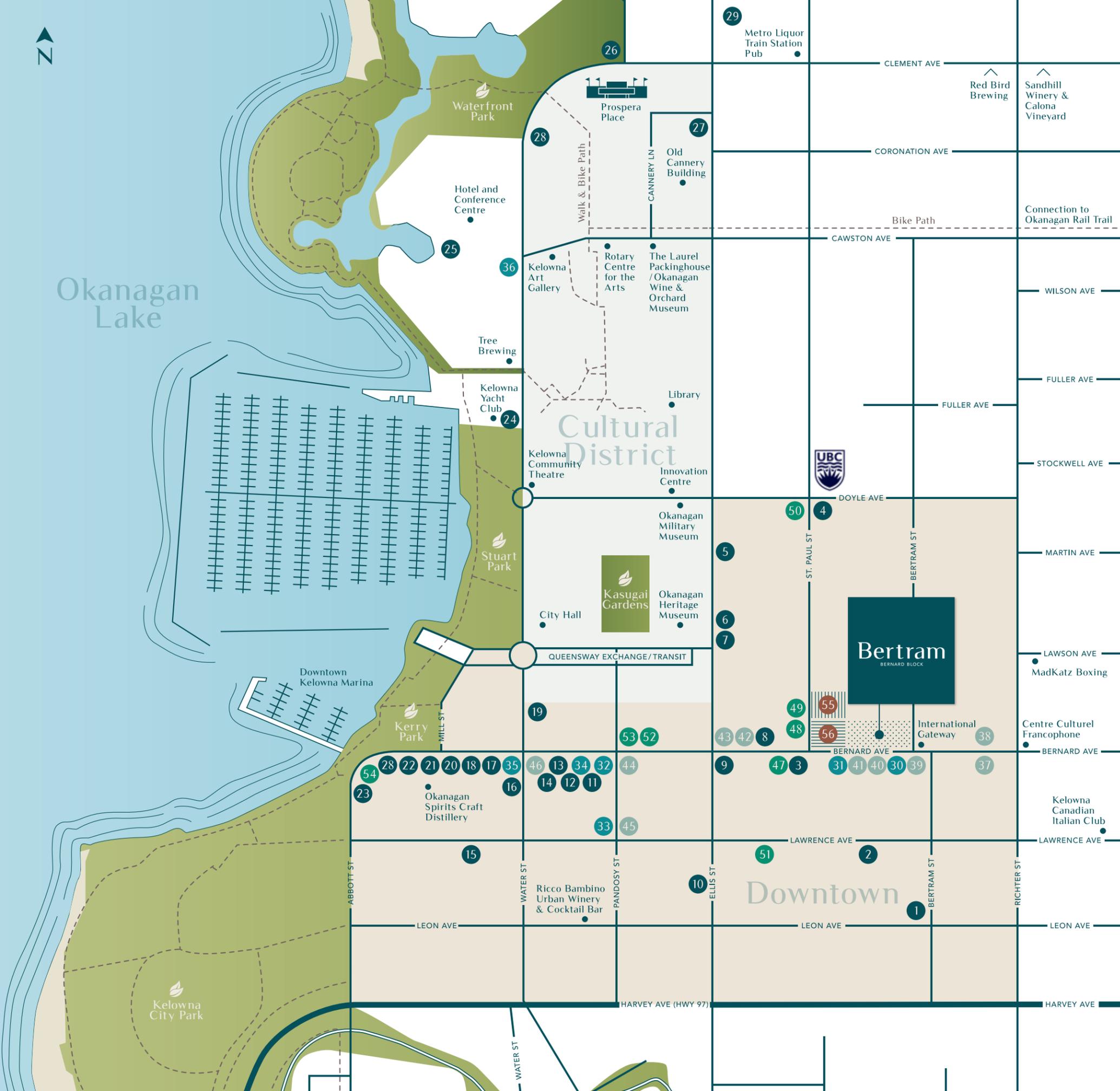
Generous Living Spaces

WARM COLOUR SCHEME

COOL COLOUR SCHEME



Downtown Kelowna's First Urban Village



Eateries

- 1 Little Hobo Soup & Sandwich Shop
- 2 Naked Cafe
- 3 Mad Mango Cafe
- 4 FSH – Flask Social House
- 5 The Curious Café
- 6 La Bussola Restaurant
- 7 El Taquero – Taqueria & Catering
- 8 The Bohemian Café
- 9 Vibes Bar & Grill
- 10 Yamas Taverna
- 11 Momo Sushi
- 12 Bread Co.
- 13 Doc Willoughby's Public House
- 14 Antico Pizza Napoletana
- 15 KRAFTY Kitchen + Bar
- 16 RauDZ Regional Table
- 17 Micro Bar + Bites
- 18 Bai Tong Thai Food
- 19 Skinny Duke's Glorious Emporium
- 20 Salt & Brick
- 21 Jacks Pizza
- 22 Craft Beer Market
- 23 Earls Kitchen + Bar
- 24 Cactus Club Cafe
- 25 OAK + CRU Social Kitchen & Wine Bar
- 26 Waterfront Wines Restaurant
- 27 BNA Brewing Co. & Eatery
- 28 Parlour Ice Cream
- 29 Central Kitchen + Bar

Coffee Bars

- 30 350° Bakehouse and Cafe
- 31 Pulp Fiction Coffee House
- 32 Starbucks
- 33 Pulp Fiction Coffee House
- 34 Bean Scene Coffee Works
- 35 Blenz Coffee
- 36 Giobean Espresso

Shopping

- 37 Safeway/Pharmacy
- 38 Modern Accents
- 39 Shoppers Drug Mart
- 40 MacDermott's on Bernard
- 41 The District on Bernard
- 42 Bia Boro Boutique
- 43 Lakehouse Home Store
- 44 Mosaic Books
- 45 Olive & Elle Boutique Inc.
- 46 Alchemy

Wellness / Fitness / Beauty

- 47 ABC Nails & Spa
- 48 Don't Look Down Tattoo & Apparel
- 49 Europa Salon & Spa
- 50 YMCA
- 51 Oranj Fitness
- 52 Spinco
- 53 Barreroom
- 54 The Hot Box Yoga

Bernard Block

- 55 Brooklyn
- 56 The Block

Features

Your Home

- Bertram’s interiors are inspired by the Okanagan landscape, sophisticated and refined, with a textural richness and quality that celebrates the natural cohesion found in nature
- Spectacular lake, city and mountain views
- Generous balconies extend living space
- Oversized windows create open and airy spaces, full of natural light
- Choice of warm or cool colour palette, each perfectly balanced; professionally designed by i3 Interior Design
- Nuanced design elements such as geometric gradient backsplash tile, provide textural contrast to smoother elements such as flat-panel cabinetry
- Premium wide-plank vinyl flooring in soft wood tones throughout living areas add warmth and durability
- Carpeting in bedrooms keep spaces warm and cozy
- Individually controlled heat pump in every home for personalized air conditioning and heating – includes energy-recovery ventilation to maximize energy efficiency
- Central hot water system included in strata fee
- Contemporary roller shades in living areas, with blackout roller shades in bedrooms
- Central data media centres in every home handle all your communication and entertainment needs
- High bandwidth fiber optic wired into your home, ready for internet, TV and smart home devices
- Screwless cover plates for outlets and switches take seamless to the next level
- Washer and dryers included in each home

Your Kitchen

- Modern flat-panel cabinetry in your choice of warm or cool, with accent cabinetry in Snowfall White, paired with sleek hardware
- Polished quartz countertop
- Recessed kitchen niche, complete with upper and lower cabinets, extend kitchen counter space, provide extra storage and a central charging station for your electronics
- Featuring textural Tencer Gradient backsplash tile with gloss finish
- An abundance of kitchen storage with full-height pantries (home specific) and generously sized islands (home specific)
- Sleek single-basin undermount sink for clean lines and clutter-free counters
- Stainless steel appliances with today’s must-haves; counter-depth fridge, built-in wall oven, integrated cooktop and dishwasher
- Wine fridge in G1 plans
- Under-cabinet LED integrated task lighting

Your Bathroom

- Woodgrain flat-panel cabinetry
- Hexagon mosaic-tile feature wall provides texture and sophistication in master showers
- Glazed ceramic tile flooring
- Quartz countertops with modern undermount rectangular sinks
- Showerhead, handle set and faucets in sleek chrome finish
- American Standard dual-flush toilet
- Deep soaker tubs in white acrylic (home specific)

The Building

- 34-storey solid reinforced concrete construction means durability, ease of maintenance and quiet living
- Designed by award-winning Rafii Architects with Richard Henry Architect
- One secure parking stall included with each home (excluding studio plans)
- Security is top-of-mind; security cameras, FOB entry for building, parkade, elevator, bike storage and amenities to ensure your piece of mind
- Thoughtfully selected shops and services available on the main floor
- Pet-friendly; no height restrictions, dog wash station and secured dog run
- Smart parking system
- Acoustically engineered for optimal sound dampening

Amenities

- Soak in the 180-degree lake views from the private 34th floor rooftop sky pool and hot tub, exclusive to Bertram homeowners
- Entertain in the rooftop lounge, complete with kitchen and dining area
- Amenities that keep you active: bocce court, community gardens, fitness centre
- Amenities that keep you entertaining with outdoor BBQ’s and dining, lounge seating, and tranquil water features
- Two co-working spaces for work/life balance located at street level and 34th floor
- A fully-integrated, smart parcel locker system in the lobby where secure pick-ups, drop-offs and returns can take place
- Bike storage with security system, bike wash and repair room

The Setting

- Life at an urban village in the Bernard District. Everything you need, from all the places you love.
- Walk Score® of 97. Bike Score® of 98.
- Four-minute walk to Queensway Transit Exchange
- Generous balconies to enjoy the warm Okanagan climate

Mission Group Home Care

- It’s all in the details. Our Home Care team conducts rigorous assessments of each home before you ever step inside and we’re here to provide support and answers when and if you need them.
- Comprehensive 2-5-10 year new home warranty protection:
 - 2-year coverage on material and labour
 - 5-year coverage on building envelope
 - 10-year coverage on structural defects
- Access to Mission Group’s Home Care orientation program and on-call homeowner support along with online homeowner manuals for easy reference

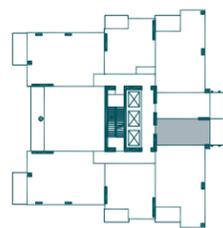
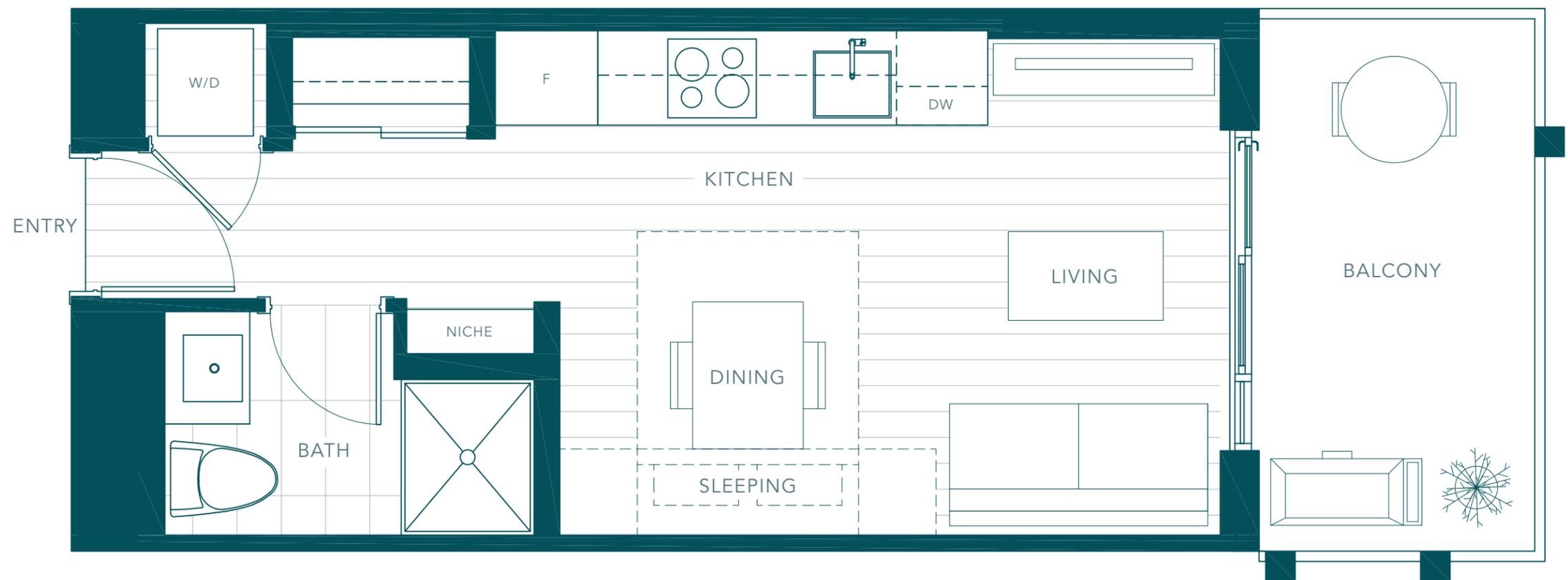
Customizing Options

- Vinyl plank flooring through bedroom(s) and bedroom closet(s)
- Upper bathroom cabinets with lighting
- Microwave and trim kit
- Custom-designed wall bed with storage and fold-down dining table (studio homes)
- Ability to control multiple devices and systems with simplicity from smart locks to smart thermostats
- Closet organizers

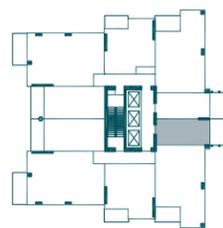
Plan A-E1

STUDIO + 1 BATHROOM

INTERIOR 312 SF
 EXTERIOR 87 SF
 TOTAL 399 SF



LEVELS 22-30



BERTRAM ST

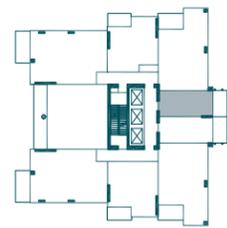
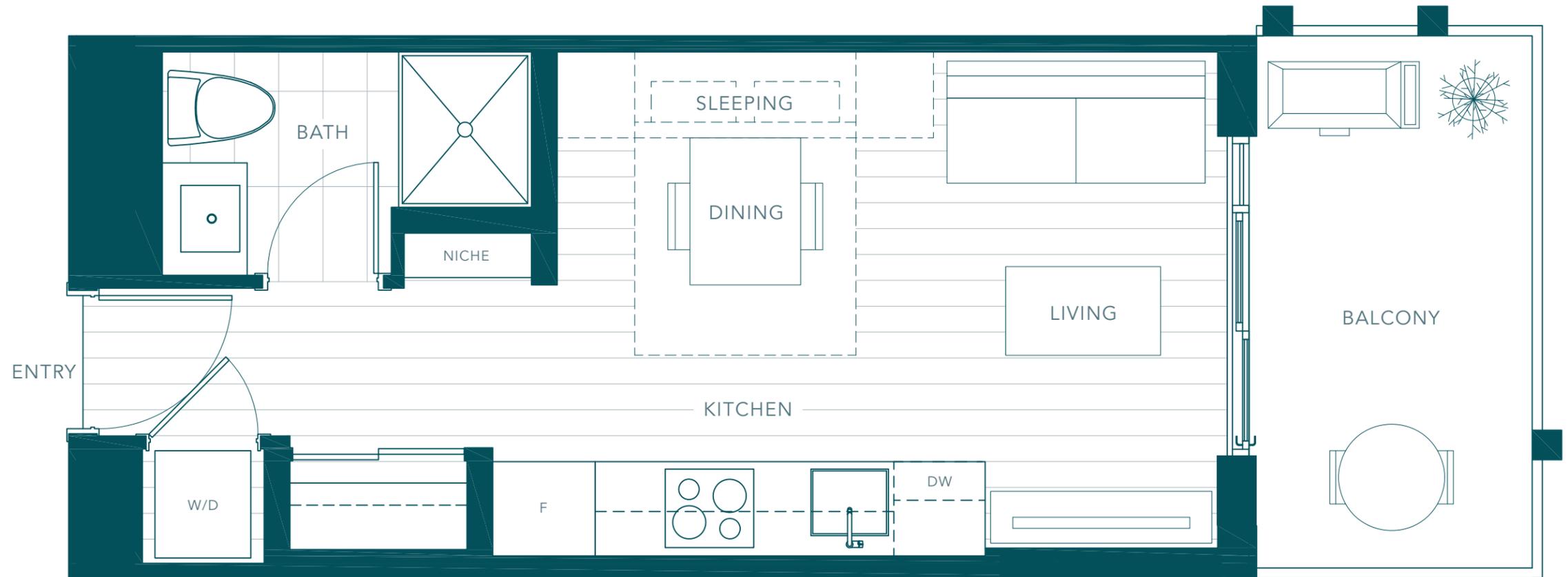
LEVELS 7-21

BERNARD AVE

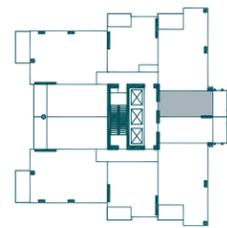
Plan A-E2

STUDIO + 1 BATHROOM

INTERIOR 312 SF
 EXTERIOR 87 SF
 TOTAL 399 SF



LEVELS 22-30



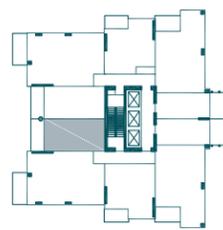
LEVELS 7-21

BERNARD AVE

Plan B-w1

JR 1 BEDROOM + 1 BATHROOM

INTERIOR 443 SF
EXTERIOR 100 SF
TOTAL 543 SF



BERTRAM ST **N**

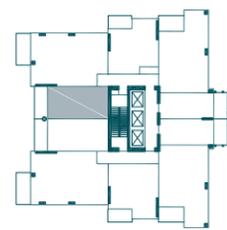
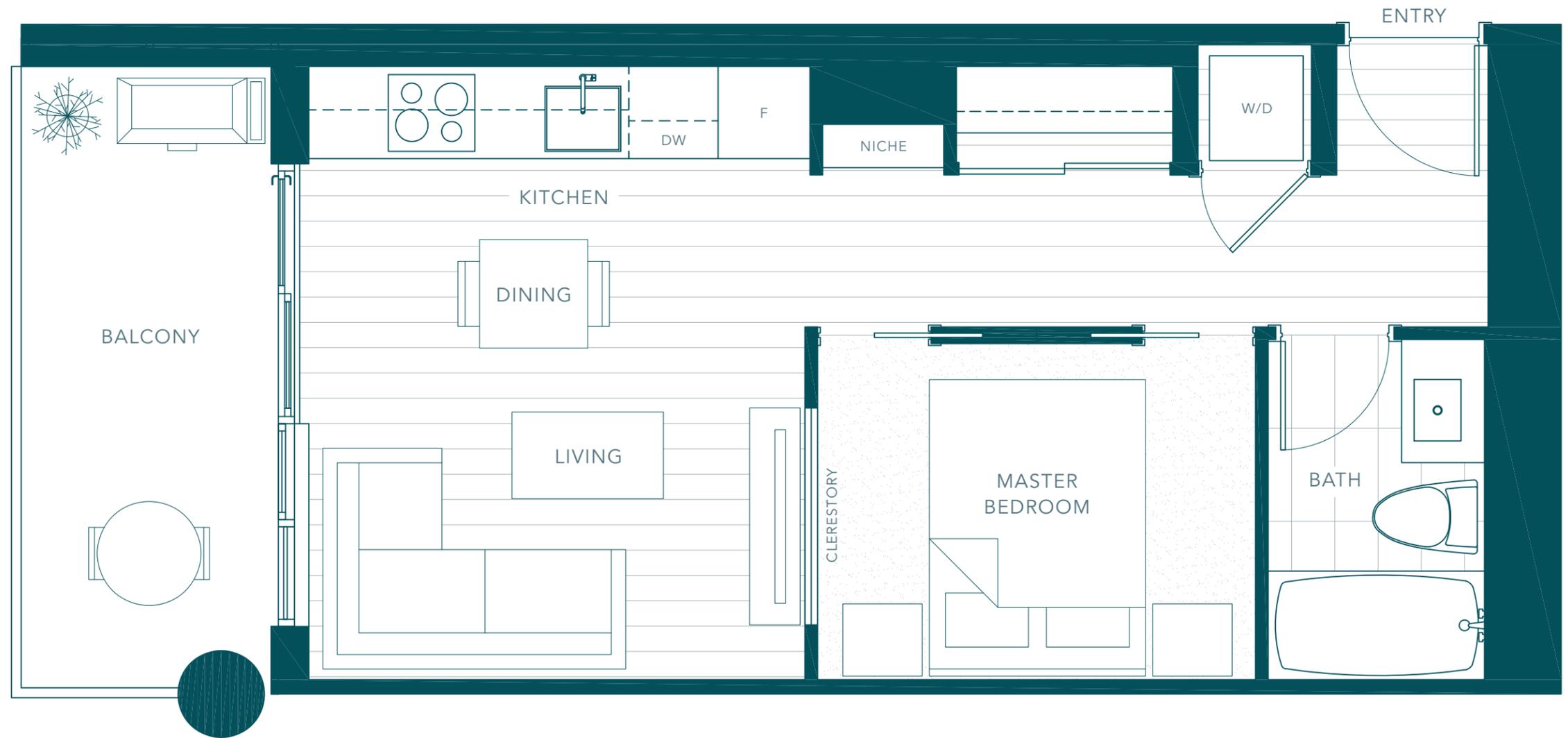
LEVELS 7-21

BERNARD AVE

Plan B-w2

JR 1 BEDROOM + 1 BATHROOM

INTERIOR 443 SF
EXTERIOR 100 SF
TOTAL 543 SF



BERTRAM ST 

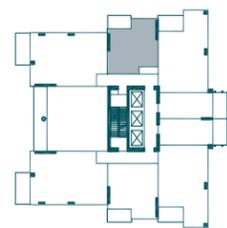
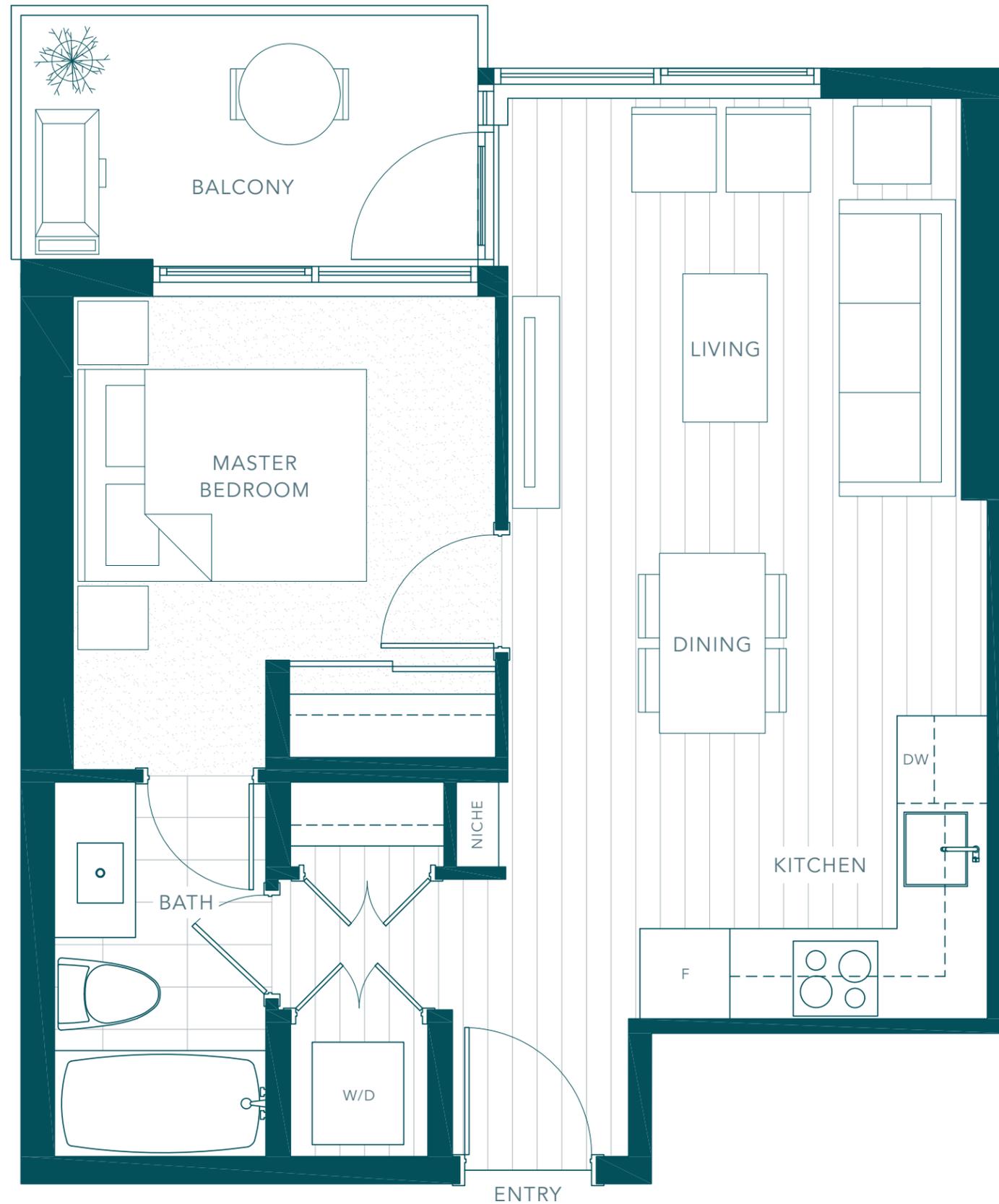
LEVELS 7-21

BERNARD AVE

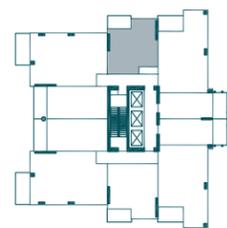
Plan C

1 BEDROOM + 1 BATHROOM

INTERIOR 511 SF
EXTERIOR 72 SF
TOTAL 583 SF



LEVELS 22-30



LEVELS 7-21

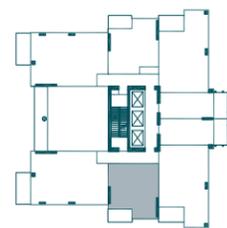
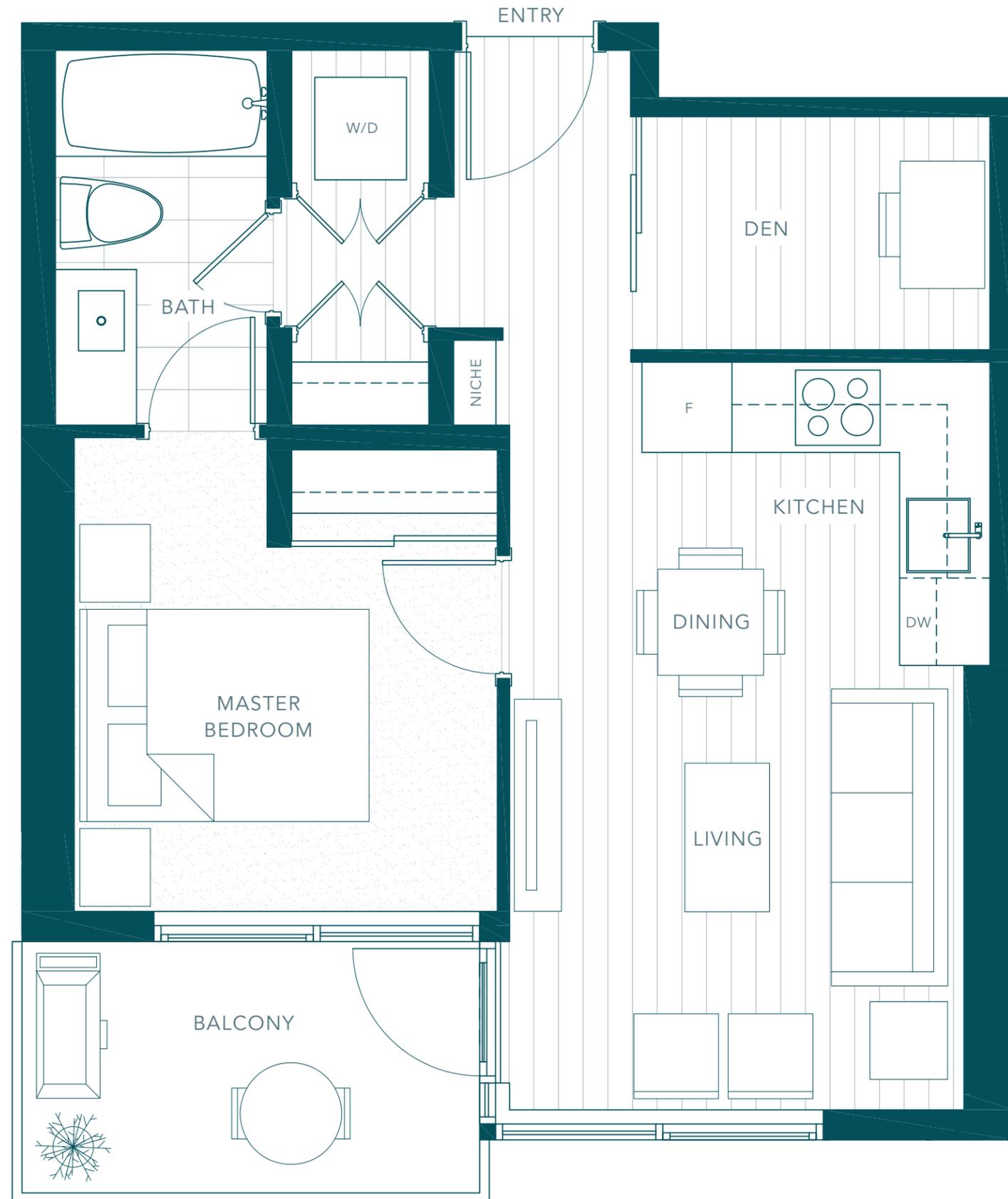
BERNARD AVE

BERTRAM ST

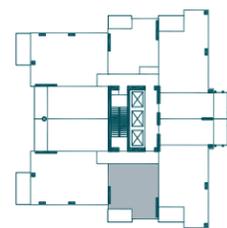
Plan D

1 BEDROOM & DEN + 1 BATHROOM

INTERIOR 520 SF
EXTERIOR 75 SF
TOTAL 595 SF



LEVELS 22-30



LEVELS 7-21

BERNARD AVE

BERTRAM ST

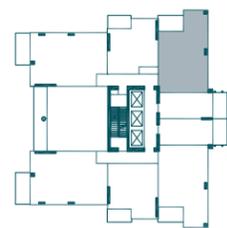
Plan E-NE

2 BEDROOM + 2 BATHROOM

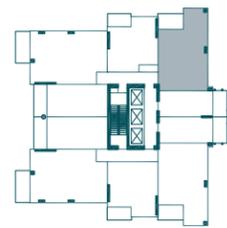
INTERIOR 780 SF
 EXTERIOR 95 SF
 TOTAL 875 SF



WINDOW LOCATION
 WILL VARY PER FLOOR



LEVELS 22-30



LEVELS 7-21

BERNARD AVE

BERTRAM ST

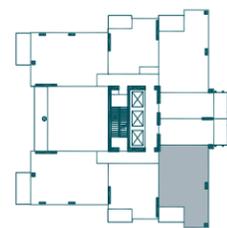
Plan E-SE

2 BEDROOM + 2 BATHROOM

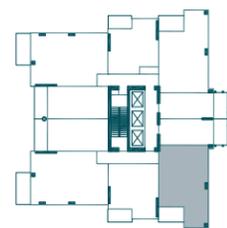
INTERIOR 780 SF
 EXTERIOR 95 SF
 TOTAL 875 SF



WINDOW LOCATION
 WILL VARY PER FLOOR



LEVELS 22-30



BERTRAM ST

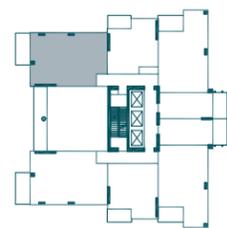
LEVELS 7-21

BERNARD AVE

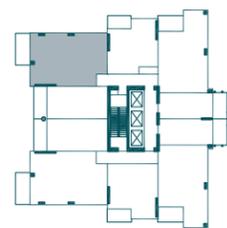
Plan E1-NW

2 BEDROOM + 2 BATHROOM

INTERIOR 865 SF
 EXTERIOR 110 SF
 TOTAL 975 SF



LEVELS 22-30



LEVELS 7-21

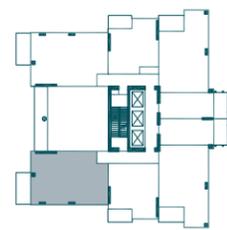
BERNARD AVE

BERTRAM ST

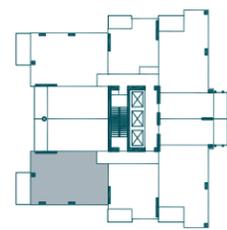
Plan E1-sw

2 BEDROOM + 2 BATHROOM

INTERIOR 865 SF
 EXTERIOR 110 SF
 TOTAL 975 SF



LEVELS 22-30



LEVELS 7-21

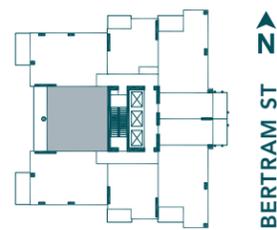
BERNARD AVE

BERTRAM ST

Plan E2

2 BEDROOM + 2 BATHROOM

INTERIOR 888 SF
 EXTERIOR 231 SF
 TOTAL 1,119 SF



LEVELS 22-30

BERNARD AVE

This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. The builder reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Square footage and room sizes are approximate and actual square footage may vary slightly. E.&O.E.

Plan F

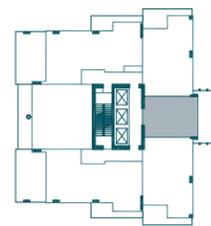
1 BEDROOM + 1 BATHROOM

INTERIOR 491 SF
EXTERIOR 185 SF
TOTAL 676 SF

Sub-Penthouse Collection



LEVELS 32-33



BERTRAM ST

LEVEL 31

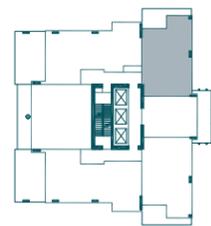
BERNARD AVE

Plan G-NE

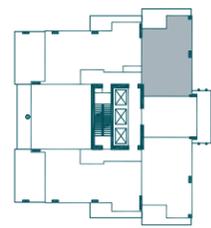
2 BEDROOM + 2 BATHROOM

INTERIOR 800 SF
 EXTERIOR 137 SF
 TOTAL 937 SF

Sub-Penthouse Collection



LEVELS 32-33



BERTRAM ST

LEVEL 31

BERNARD AVE



WINDOW LOCATION
 WILL VARY PER FLOOR

Plan G-SE

2 BEDROOM + 2 BATHROOM

INTERIOR 800 SF
 EXTERIOR 137 SF
 TOTAL 937 SF

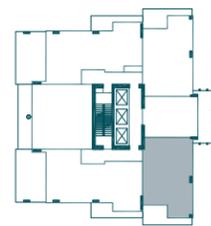
Sub-Penthouse Collection



WINDOW LOCATION
 WILL VARY PER FLOOR



LEVELS 32-33



BERTRAM ST
 N

LEVEL 31

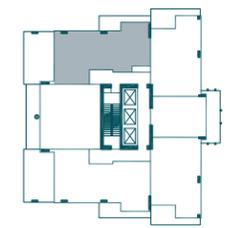
BERNARD AVE

Plan G1A-NW

2 BEDROOM + 2 BATHROOM

INTERIOR 973 SF
EXTERIOR 423 SF
TOTAL 1,396 SF

Sub-Penthouse Collection



LEVEL 31

BERNARD AVE

BERTRAM ST

Plan G1A-sw

2 BEDROOM + 2 BATHROOM

INTERIOR 982 SF
EXTERIOR 423 SF
TOTAL 1,405 SF

Sub-Penthouse Collection



LEVEL 31

BERNARD AVE

Plan G1-NW

2 BEDROOM + 2 BATHROOM

INTERIOR 973 SF
EXTERIOR 335 SF
TOTAL 1,308 SF

Sub-Penthouse Collection



LEVELS 32-33

BERNARD AVE

Plan G1-sw

2 BEDROOM + 2 BATHROOM

INTERIOR 982 SF
EXTERIOR 335 SF
TOTAL 1,317 SF

Sub-Penthouse Collection



LEVELS 32-33

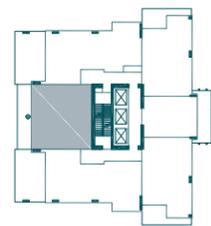
BERNARD AVE

Plan G2-w

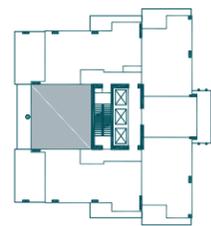
2 BEDROOM + 2 BATHROOM

INTERIOR 885 SF
EXTERIOR 196 SF
TOTAL 1,081 SF

Sub-Penthouse Collection



LEVELS 32-33



BERTRAM ST 
BERNARD AVE

LEVEL 31

BERNARD AVE

This is Bernard Block

Bernard Block is an 'urban village' in the heart of downtown Kelowna. Comprised of two residential towers and a Class A office tower, Bernard Block is a pedestrian-friendly community with shops and services, nearby transit, and a high walk and bike score. The residents of Bertram at Bernard Block will enjoy both beautiful private indoor spaces as well as shared outdoor spaces, all just a short walk to Okanagan Lake.

BROOKLYN
Bernard Block



Bertram
BERNARD BLOCK



BROOKLYN

Bernard Block



THE OPENING ACT
Brooklyn was designed to be the first of three master-planned towers to rise above Bernard Block. It has attained an elevated status to the vibrant community with quality and diversity.



ELLA, the first of Mission Group's concrete high-rise communities in downtown Kelowna, became a landmark project to extend the revitalization of Bernard Avenue.



Build It Forward



Since 2004, Mission Group has been contributing to the evolution of Kelowna's urban landscape.

We believe in a holistic approach to community growth, where homes are accessible to the broadest audience possible. Inclusive communities become the best places to live – this is our hope for Kelowna. Our 'social purpose' is woven into the fabric of our strategy. It is not a bolted-on activity for external gratification; rather, it is simply what we do to build on our past successes.

Building value is at the forefront of our thinking at Bernard Block. We will place our community, its prosperity, and the many rewards of ownership as our overarching ethos. When you purchase a Mission Group home, know that you are contributing to our promise to *Build It Forward*.

LiveAtBertram.com

A MISSION GROUP COMMUNITY

