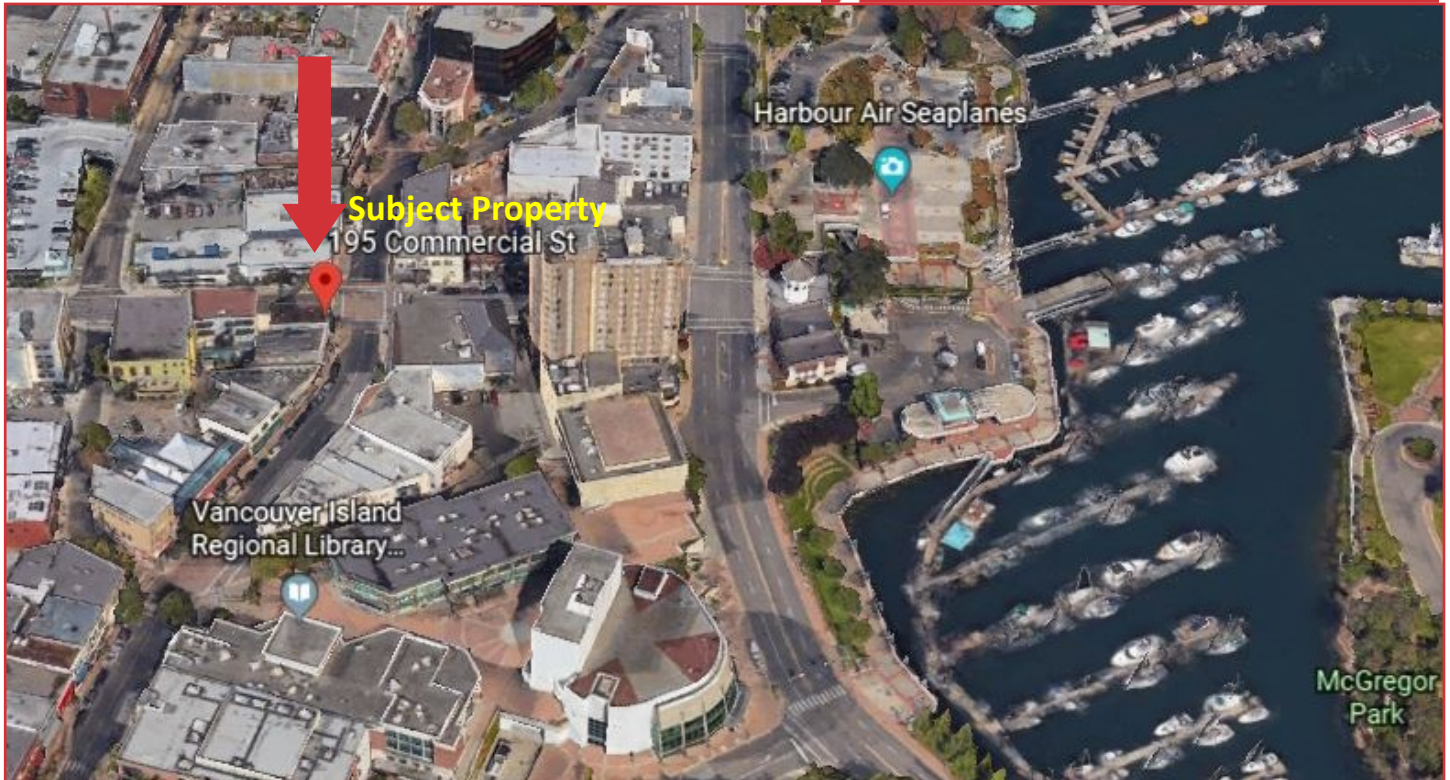


FOR LEASE

Store Front Exposure
195 Commercial Street
Nanaimo, BC



The Opportunity:

740 sq ft office space

This 740 square foot second floor office space is situated in the heart of Downtown Nanaimo close to restaurants, shops and the harbour front.

This space has its own street entrance and consists of two large offices with lots of natural light. The unit also has a kitchen area, its own washroom and storage space.

For More Information:

John Hankins

Representative

250 713 9830

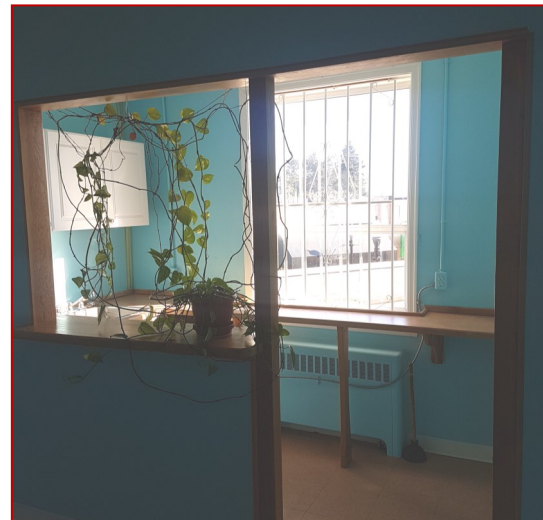
jhankins@naicommercial.ca

Bob Moss

Managing Broker

250 753 5757

bmoss@naicommercial.ca



INTERIOR PHOTOS

Zoning - DT1– Downtown Core

Permitted uses include, but are not limited to: Arcade, Artist Studio, Assembly Hall, Commercial School, Cultural Facility, Daycare, Entertainment Use, Financial Institution, Hotel, Internet Centre, Laundromat, Lounge, Micro Brewery, Museum, Pawn Shop, Personal Care Facility, Pharmacy, Printing and Publishing Facility, Public Market, Retail, Veterinary Clinic

For complete zoning by-law information please visit the City of Nanaimo website.

Downtown Nanaimo is the heart of the City, a people-friendly and unique place because of the harbour and the history evident in heritage sites, events and its physical design. The downtown area attracts residents, businesses, government, professional services and tourists because of its beauty, spectacular waterfront, excellent transportation links, arts and culture events and facilities, culinary attractions, diverse shopping, and lifestyle opportunities, all within a positive and strong economic environment.



Offered for Lease

\$12.00 per sq ft

(plus OE&T estimated at \$6.67 per sq ft)