

Contemporary corner office space located in a highly visible, two-storey office building in a prime retail and service area of north/central Nanaimo.

**OFFERED FOR LEASE**

**\$17.00 per Sq. Ft.**

**(plus Operating Expenses of  
\$11.00 per Sq. Ft.)**

For more information:

**Randall Taylor** PREC\*

250-714-4248

[rtaylor@naicommercial.ca](mailto:rtaylor@naicommercial.ca)





3260 Norwell Drive is a contemporary two-storey office building which is home to four established professional businesses and services.

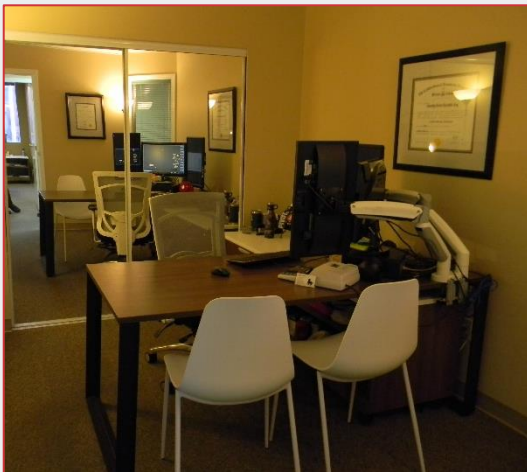
The available lease area is currently occupied by an accounting firm. This unit contains nine enclosed offices, most with exterior windows. The unit also provide a work-cubicle area, reception area/ lobby, a small kitchen, and computer-server closet.

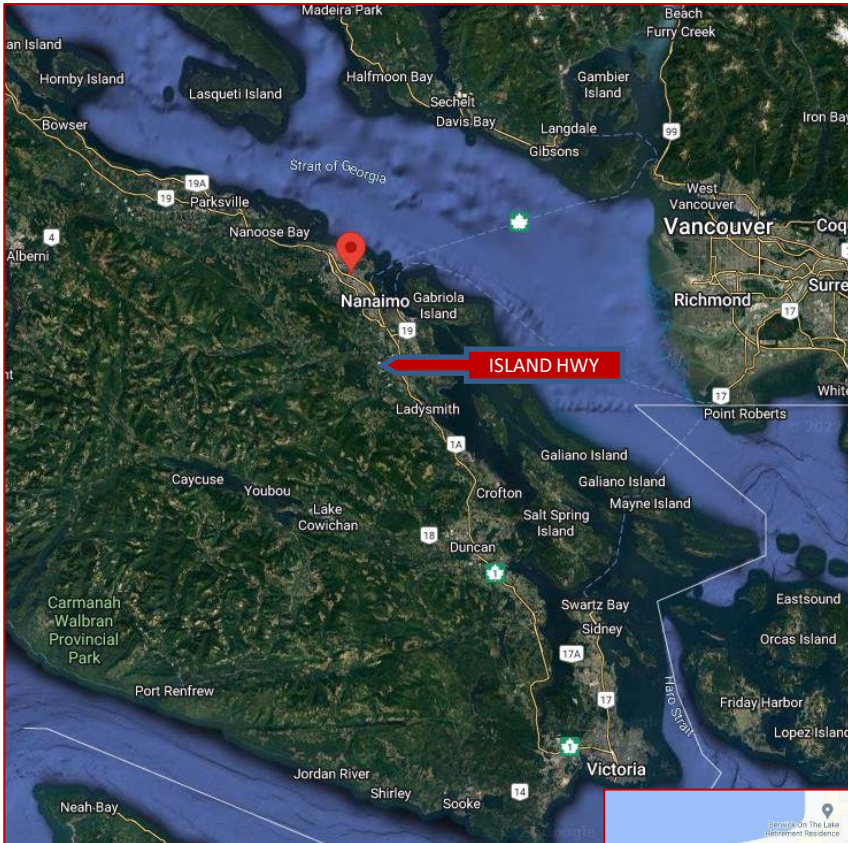
Under-building parking is available for tenants and clients. The full access to the building is by elevator, stairs or ramp to elevator lobby

Well located in a prime shopping area of north-central Nanaimo. The building is located prominently on the corner of a busy commercial street, with many services available in the immediate area.. Transit stops are located directly across from the property

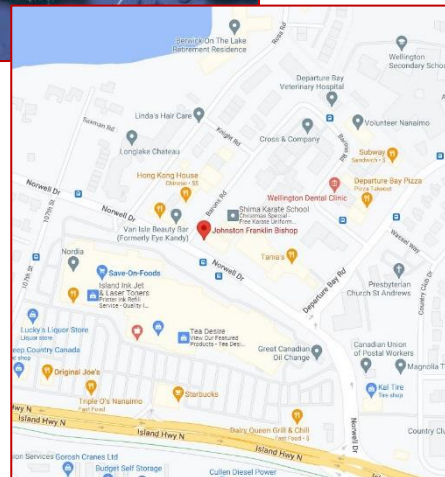
This unit is available March of 2023.

Zoned COR-3 providing for a wide range of office or professional service uses.





VICTORIA, BC	150 km
NANAIMO, BC	40 km
COURTENAY, BC	74 km
VANCOUVER, BC	115 km (includes ferry)
SEATTLE, WA	346 km



Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5 hour ferry ride with 16 scheduled sailings daily. Air Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community and exceptional quality of life. Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

This welcoming region of 170,757 (RDN 2020) people is proud of their recreational facilities, community spirit, and the region's natural beauty.

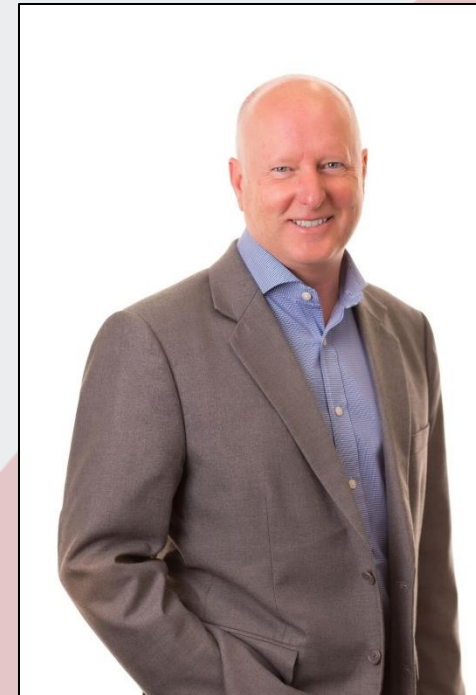
# About Us

Over 30 Years of Experience  
Working for You

## NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.



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