FOR LEASE

Size: 1,731 Sq. Ft.
Base Rent $25:00 per Sq Ft
Est Additional Rent: $17:81 per Sq Ft

460 COMMERCIAL



Unit 101 - 1808 Bowen Road, Nanaimo, BC

Unit #101 - 1808 Bowen Road offers a well-appointed 1,731 sq. ft. ground floor space within the busy Westhills Centre, ideally suited for office, medical, or service-oriented users. The functional layout includes a welcoming reception and waiting area, multiple private offices, open work areas, staff break room, washroom, and storage, providing flexibility for a variety of business needs.

Strategically located along the high-traffic Bowen Road corridor, the property benefits from excellent visibility, convenient access, and ample on-site parking. Westhills Centre is home to Tim Hortons along with a mix of established professional, medical, and service-based tenants, contributing to consistent activity and a well-rounded commercial environment. The unit is available for occupancy following the current lease expiry at the end of November 2026



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FEATURES

- High-exposure location along the busy Bowen Road corridor with strong daily traffic counts
- Well-appointed ground floor unit within the established Westhills Centre
- Functional layout featuring reception, private offices, open work areas, and staff amenities
- Suitable for a range of uses including office, medical, and service-based businesses
- Ample on-site parking for staff and clients
- Synergy with established tenants including Tim Hortons and other professional and service users
- Available for occupancy following the current lease expiry in November 2026

DETAILS

Civic Address
Unit 101 - 1808 Bowen Road, Nanaimo, BC V9S 5W4

Unit Size
1,781 Sq. Ft.

Legal Description
Strata Lot B, Plan VIS4335, Section 15, Range 8, Mountain Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 or V, as appropriate.

Zoning
COR3

Base Rent
$25:00 per Sq. Ft.

Est. Additional Rent 2026
$17:81 per Sq. Ft.

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Front Entrance and Reception Area

UNIT 101 - 1808 BOWEN ROAD, NANAIMO, BC V9S 5W4





Rear Office Area

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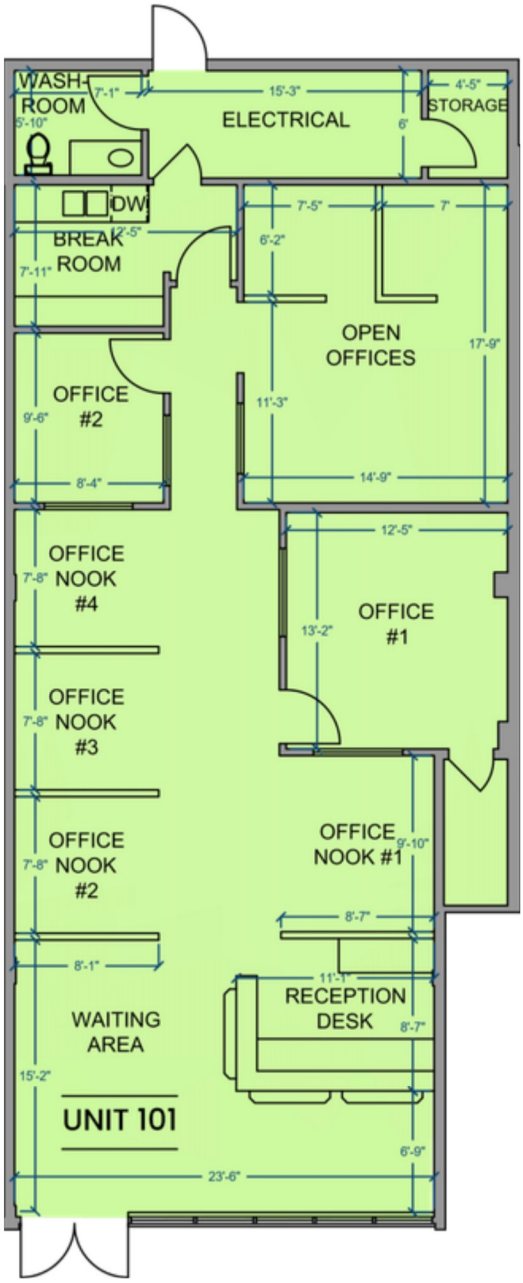
SHINE
April


Swiffer
Lysol

Floor Plan

UNIT 101 - 1808 BOWEN ROAD, NANAIMO, BC V9S 5W4





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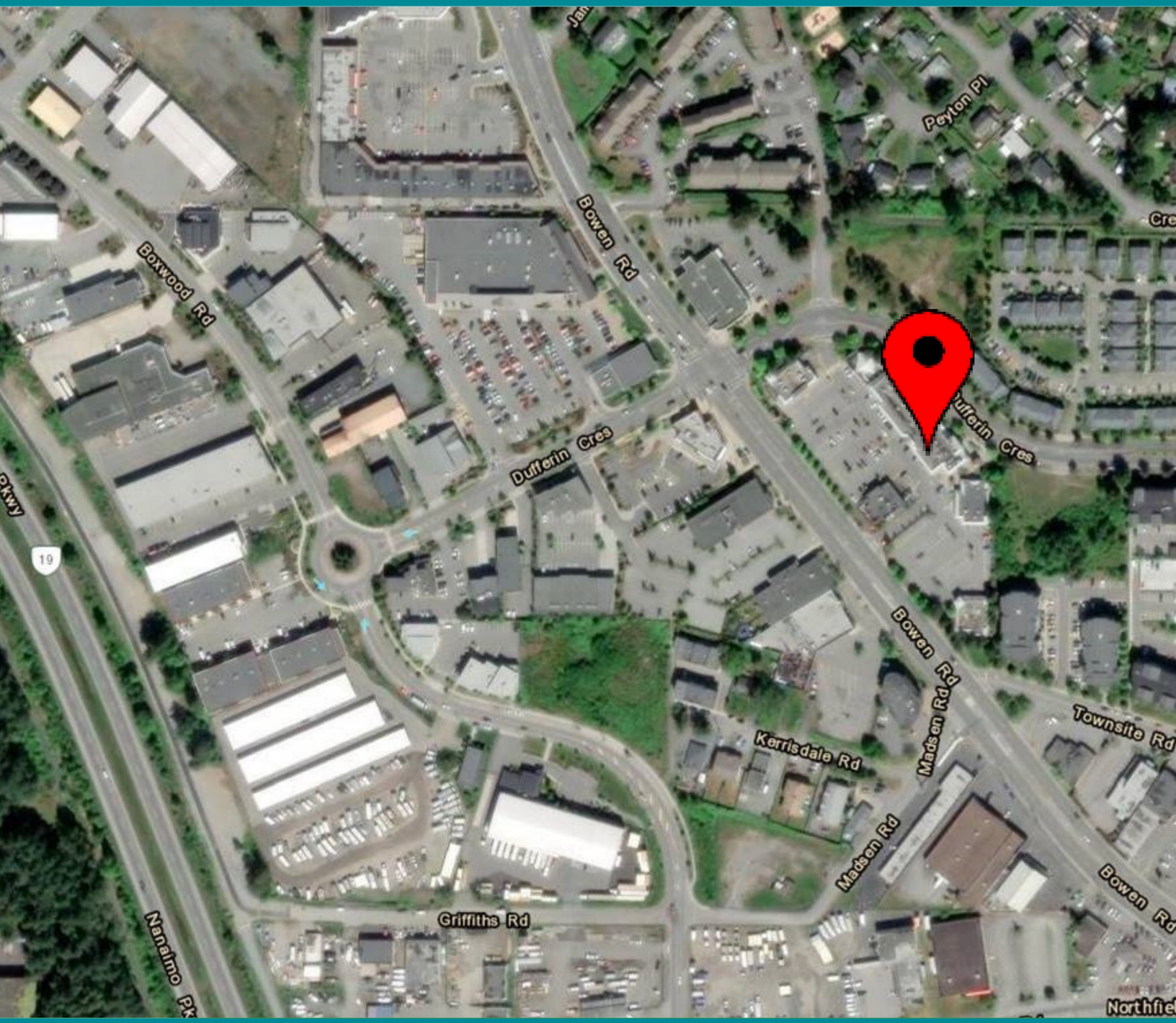
Location Map

UNIT 101 - 1808 BOWEN ROAD, NANAIMO, BC V9S 5W4





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