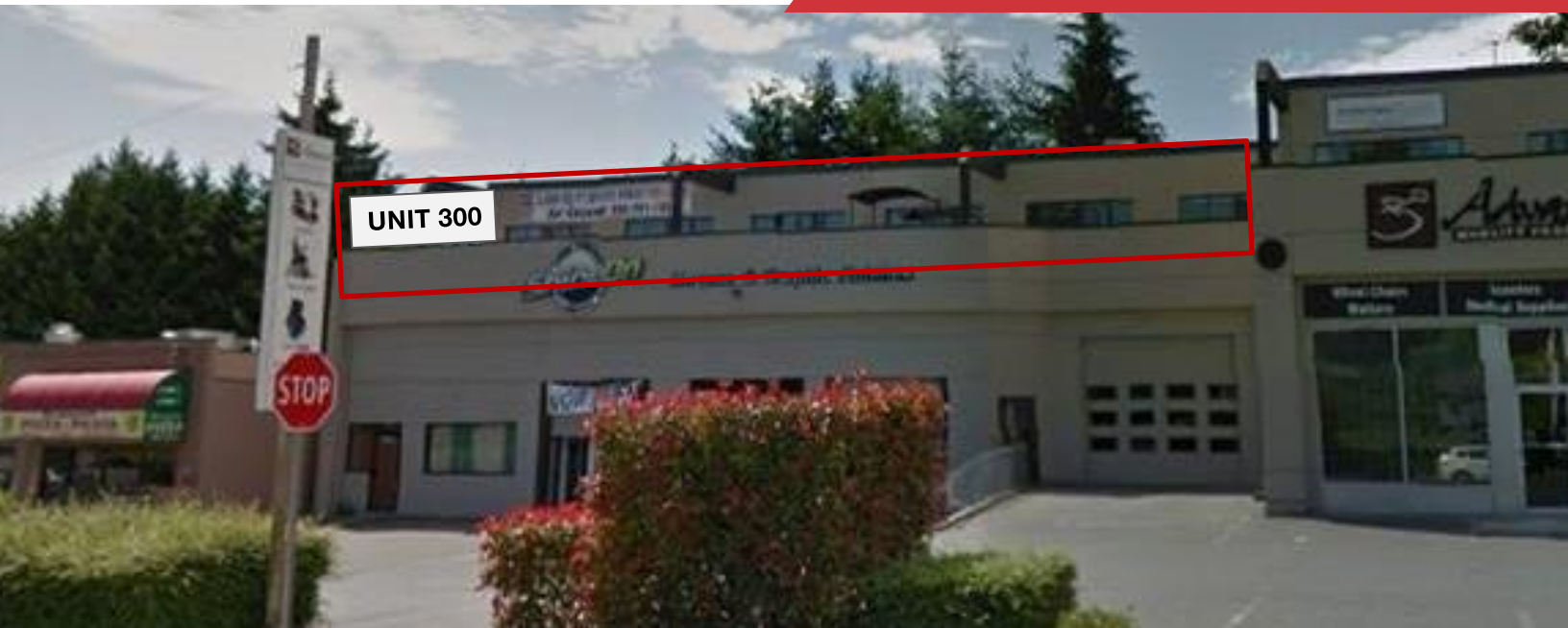




1585 Bowen Rd Unit 300

Nanaimo, BC V9S 1G4

Property Features

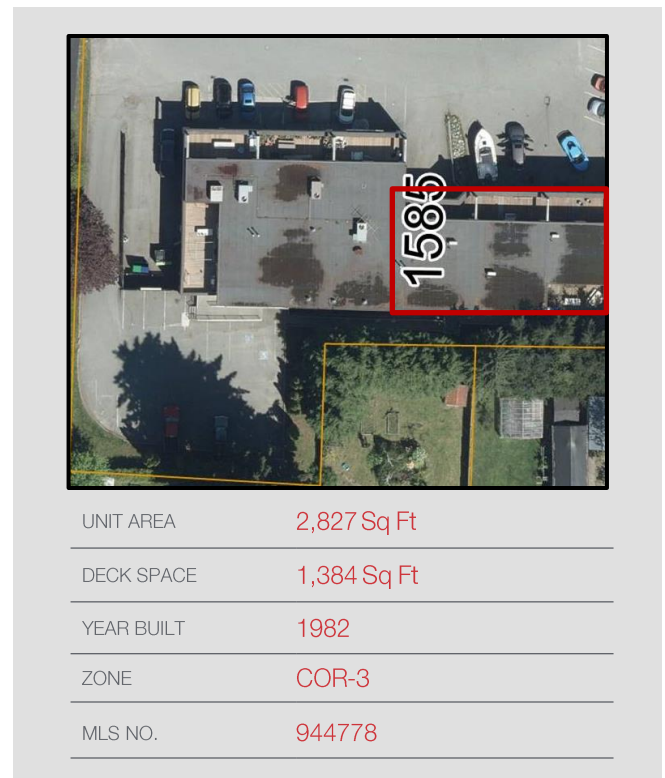
This office space provides great visibility along Bowen Road. The unit is accessed from the rear of the building via two entrances, one a direct entrance into the unit, and the other via a common entrance.

This unit includes a large open office area, three offices, a conference room, break area, and 1,384 square feet of deck space.

There is on-site parking available, which is shared by other tenants, and street parking is also available nearby.

*Plus OE&T estimated at \$6.00 per sq ft (2023)

OE&T includes grounds maintenance, water, garbage, gas, heat, electricity, building insurance, and real estate taxes.



UNIT AREA	2,827 Sq Ft
DECK SPACE	1,384 Sq Ft
YEAR BUILT	1982
ZONE	COR-3
MLS NO.	944778

For more information contact:

John Hankins

+1 250 713 9830 • jhankins@naicommercial.ca

For Lease

#300 1585 Bowen Rd
Nanaimo, BC



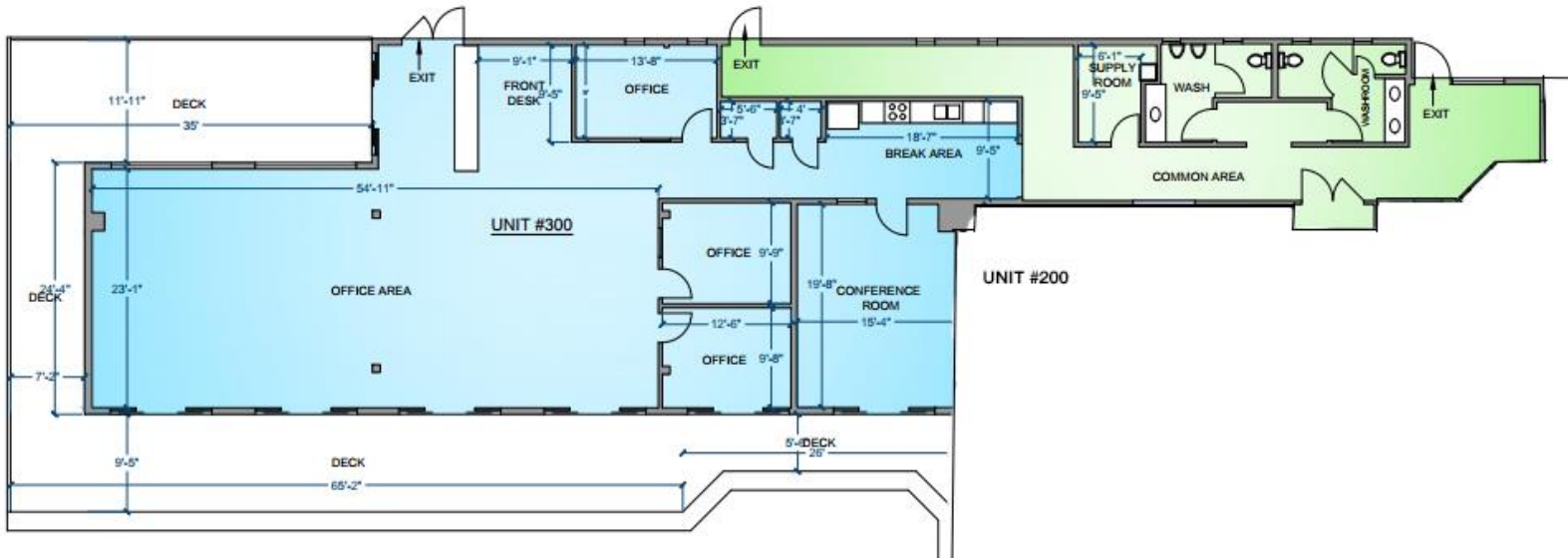
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Nanaimo, BC



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#300 1585 Bowen Rd
Nanaimo, BC



Floor plan – Unit 300

Vancouver Island

British Columbia

Location advantages



Driving Distance to Major Cities from Property

LADYSMITH, BC	25.6 kilometers
PARKSVILLE, BC	35.2 kilometers
COURTENAY, BC	106 kilometers
VICTORIA, BC	115 kilometers
VANCOUVER, BC	82 kilometers (includes ferry)



About Nanaimo, B.C.

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

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 or a 1.5-hour ferry ride from downtown Vancouver, with 16 scheduled sailings daily. Direct flights are offered to Vancouver, Calgary, Edmonton, and Toronto from the Nanaimo Airport (YCD). Nanaimo is also home to a cruise ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community. Businesses choose to locate in Nanaimo in part because of the cost efficiencies and 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.

For Lease

#300 1585 Bowen Rd

Nanaimo, BC

Legal description and zoning

Zone: COR-3 (Community Corridor)

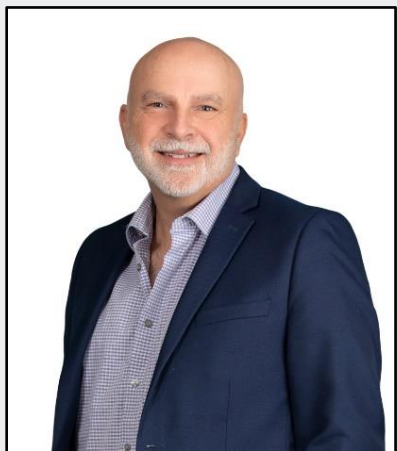
This zone provides for a wide range of uses intended to meet the day to day needs of the surrounding community.

COR-3 zoning allows for various uses such as office, day care, financial institution, retail, and more. For more in-depth information on zoning refer to the City of Nanaimo website.

PID: 000-412-856

Lot 1, Newcastle Reserve, Section 1, Nanaimo District, Plan 36556

For more information contact



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Central Vancouver Island Ltd.

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