

460**COMMERCIAL****FOR LEASE****Base Rent****\$14.00 per Sq. Ft.*****#306 – 235 Bastion Street
Nanaimo, BC**

OPPORTUNITY

This 907 Sq. Ft. renovated third floor unit is configured for office use. The space opens to an open area with a private office, a large meeting room, and has a washroom in the unit.

*Plus Additional Rent estimated at \$11.50 per Sq. Ft. (2024)

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460 Commercial Inc.

2-1551 Estevan Road

Nanaimo, BC

#306 – 235 Bastion Street Nanaimo, BC

DETAILS

- This four-storey office building with an elevator is located in a high visibility location at the foot of Bastion Street Bridge, the gateway to the City and “The Arts District”.
- Additional shared washrooms and accessible washroom are available along the third floor corridor.
- It is located opposite the City’s Skinner Street Public Parkade, with public transportation close by, close to downtown shopping, and a short walk to the seaplane terminal.
- Other tenants include two law firms, and other professional providers.
- There is limited parking which, if available, can be rented at \$70 per month.

PROPERTY DETAILS

Legal Description

Lot 8 and Lot 9, Block 60, Section 1, Nanaimo District, Plan 584, Except the Easterly 5 Ft.

Unit Size

907 Sq. Ft.

Zoning

DT-1

Base Rent

\$14.00 per Sq. Ft.*

*Estimated Additional Rent

\$11.50 per Sq. Ft.

PICTURES



Reception Area



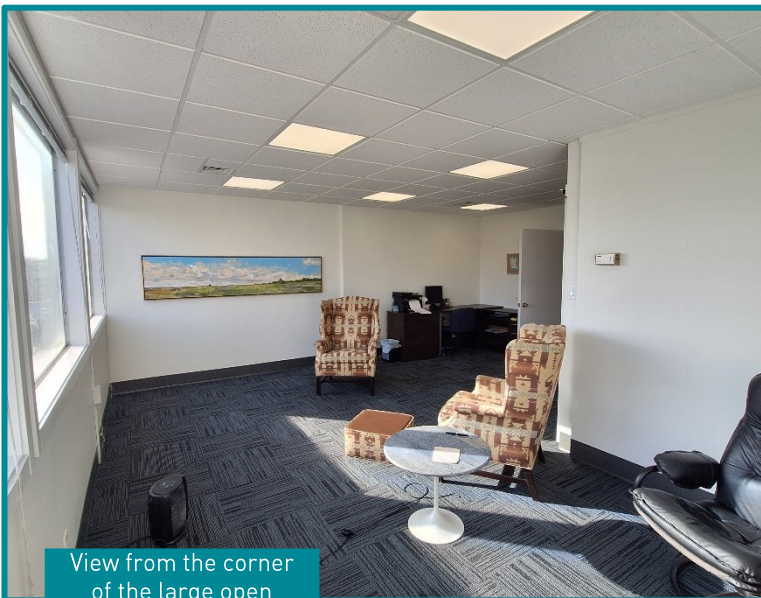
View from reception area showing storage room and the end office area



Large open area showing access to the washroom and kitchen area



Large open office

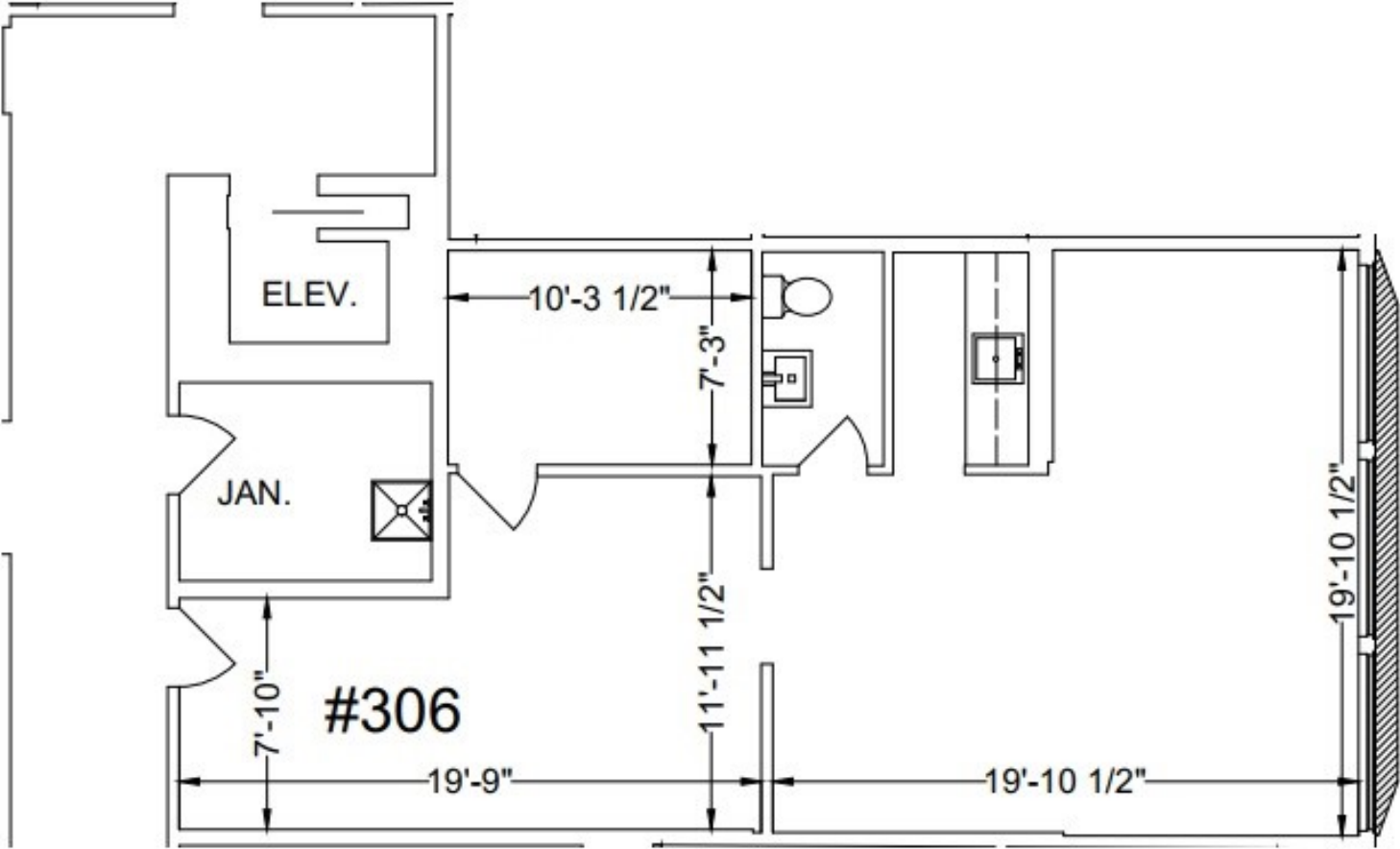


View from the corner of the large open office area



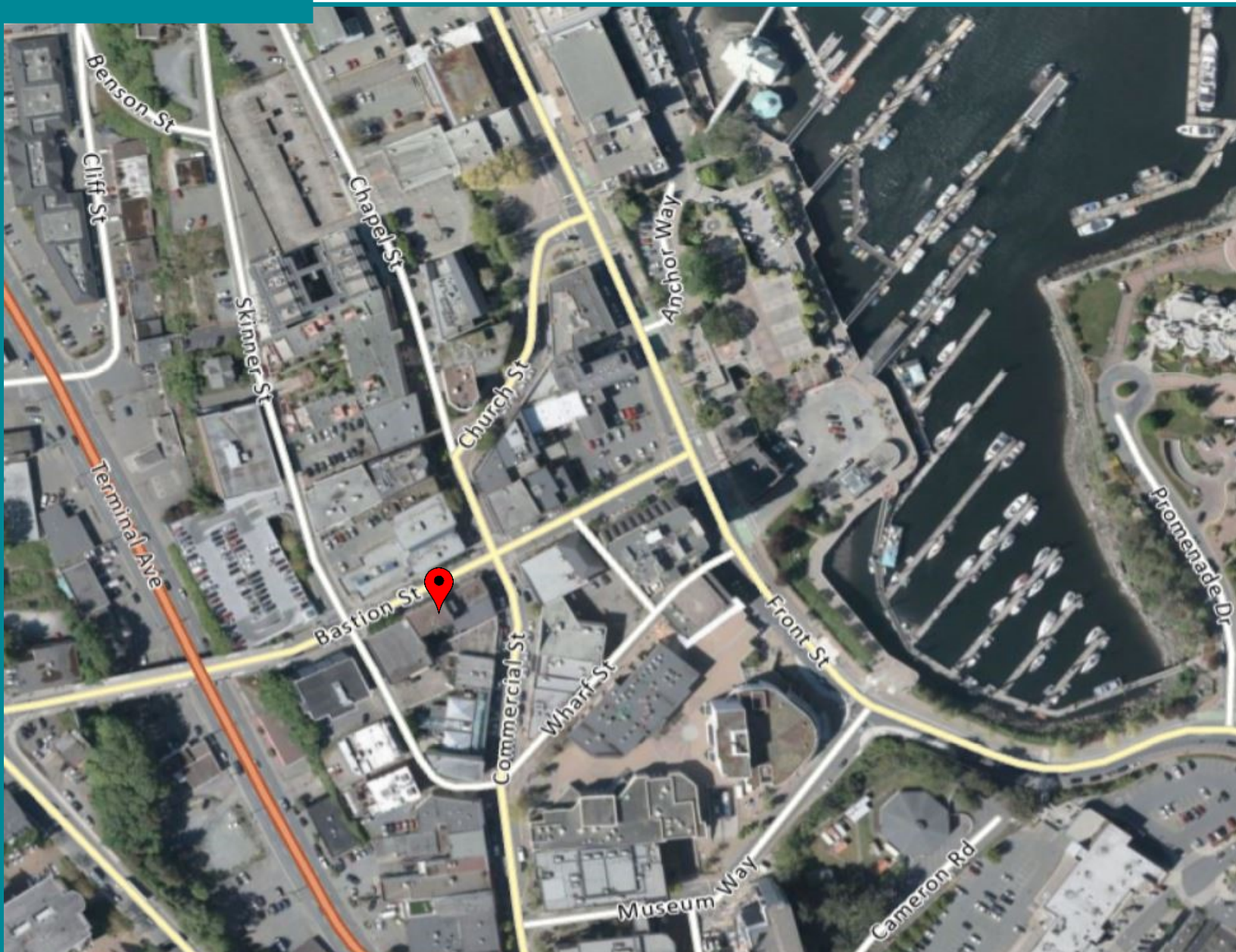
Kitchen and rear office space

FLOOR PLAN



MAP

235 Bastion Street, Nanaimo BC V9T 3L3



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