

FOR LEASE

Size: 2,551 Sq. Ft.

Base Rent \$20:00 per Sq Ft

Est Additional Rent: \$13:87 per Sq Ft

460

COMMERCIAL



Unit 250 - 470 Puntledge Road, Courtenay, BC V9N 3R1

2,551 SF office sublease opportunity in Northgate Plaza, Courtenay. The premises are move-in ready and improved for office use, offering a functional layout suited to a variety of professional and team-based users. The sublease term runs until August 31, 2027, with the Landlord open to negotiating a longer-term direct lease for a qualified tenant. The unit features a reception/waiting area, multiple private offices, central admin/work area, kitchen/staff room, dedicated server/computer room, three washrooms, and storage and printer/copy areas.

Northgate Plaza is a well-established commercial centre located along Cliffe Avenue (Highway 19A), providing convenient access to downtown Courtenay and the broader Comox Valley. The unit is situated within the plaza, offering a professional setting with good accessibility, and benefits from on-site parking, additional street parking along Puntledge Road, and access to public transit, with a wide range of nearby amenities including restaurants, retail, and services.



John Hankins

C. 250.713 9830

E. jhankins@460commercial.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

FEATURES

- Office sublease opportunity in Northgate Plaza, Courtenay
- Sublease term to August 31, 2027; potential for longer-term direct lease (subject to Landlord approval)
- Move-in ready with functional office buildout
- Layout includes reception, private offices, central admin area, kitchen, server room, 3 washrooms, and storage
- Located on Cliffe Avenue (Highway 19A) with convenient access to downtown and the Comox Valley
- On-site and street parking available; access to public transit
- Professional setting within an established commercial center

DETAILS

Civic Address

Unit 250 - 470
Puntledge Road,
Courtenay, BC V9N 3R1

Unit Size

2551 Sq. Ft.

Legal Description

Lot B Section 14 Comox
District Plan 49169 Except
part in Plan VIP61542

Zoning

C-2

Base Rent

\$20.00 per Sq. Ft.

Est. Additional Rent 2026

\$13.87 per Sq. Ft.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Reception Area and Front Entrance

UNIT 250 - 470 PUNTLIDGE ROAD, COURTENAY, BC V9N 3R1



Corner Office and Board Room

UNIT 250 - 470 PUNTLIDGE ROAD, COURTENAY, BC V9N 3R1

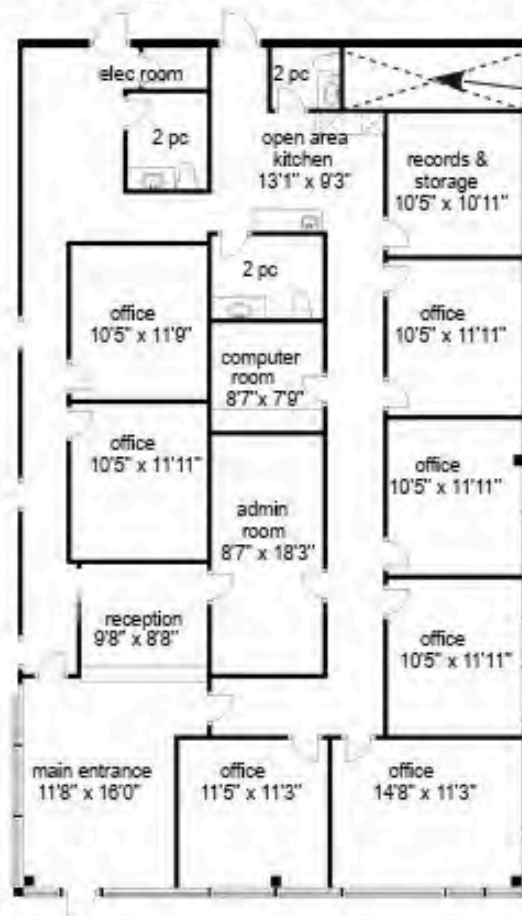




Floor Plan

UNIT 250 - 470 PUNTLIDGE ROAD, COURTENAY, BC V9N 3R1

250 – 470 Puntledge Road, Courtenay



Measurements on the plans are intended for visual reference purposes only and should be verified

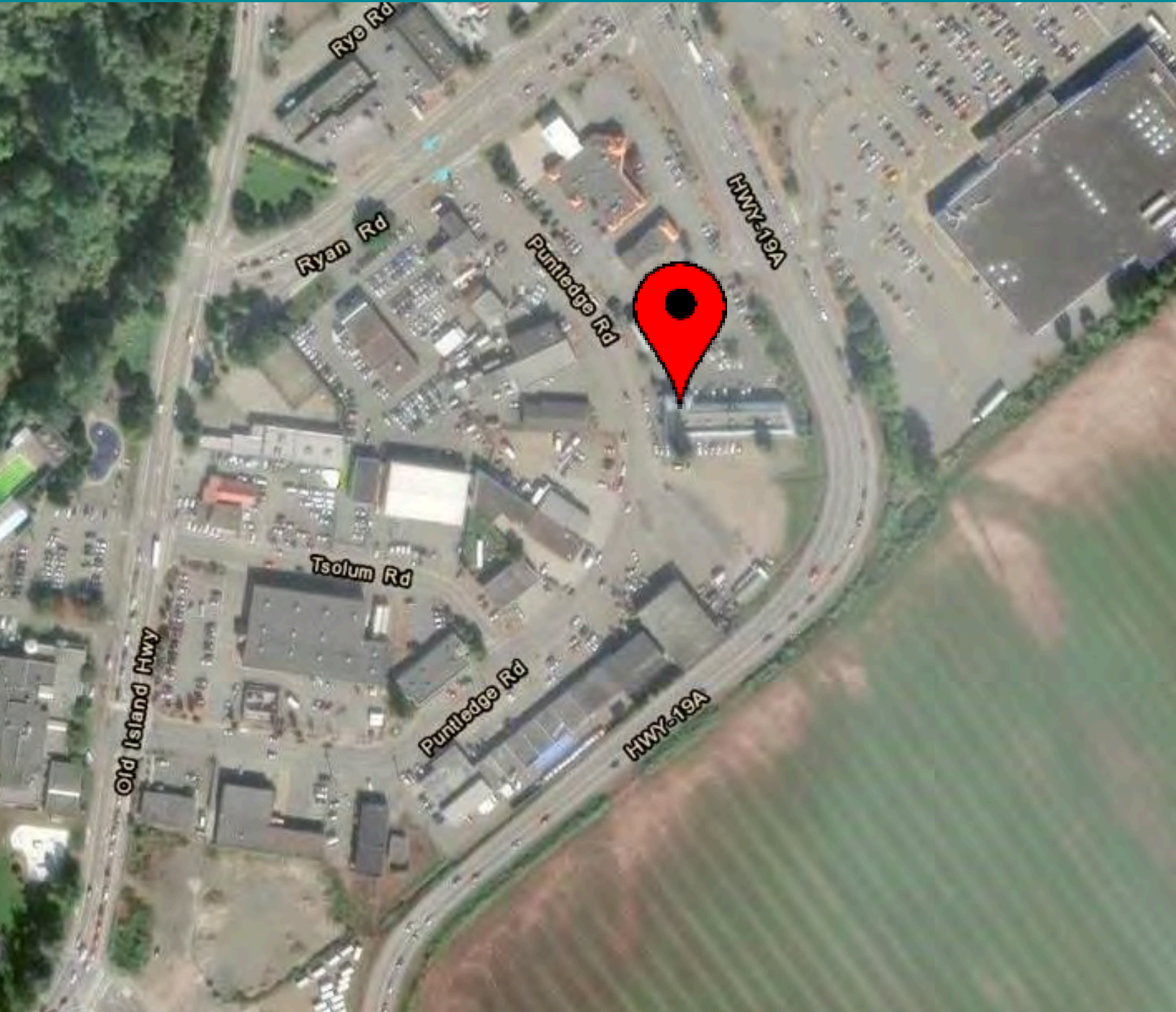


John Hankins

C. 250.713 9830
E. jhankins@460commercial.com
2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

LOCATION

UNIT 250 - 470 PUNTLIDGE ROAD, COURTENAY, BC V9N 3R1



John Hankins

C. 250.713 9830
E. jhankins@460commercial.com
2-1551 Estevan Road, Nanaimo, BC V9S 3Y3