

SOUNDWORKS 1 COMMERCIAL - NANAIMO, BC

STREET-FRONT RETAIL, INDOOR MARKET, OFFICE



REQUEST FOR PROPOSALS

REQUEST FOR PROPOSALS

Target Tenants: Local Restaurants, Taphouses, Wine Bars, Bakeries, Coffee Shops, Child Care, Specialty Grocer, Office Professionals, contact for additional uses.

Submissions Due: June 30, 2024

Question Period: July 1, 2024 - July 15, 2024

Review of RFPs and Candidate Selection- July, 15, 2024 - July 31, 2024

Candidate Selection - Lease Negotiation - August, 2024

Proposed Possession Date - October, 2024

Submission Contact: Santanna Portman with William Wright Commercial

Phone: 431-588-8747

Email: santanna.portman@williamwright.ca

Downtown Nanaimo LOCATION

Where the city meets the waterfront, we see a bustling hub taking shape. Timeless minimalism design, sets the scene for a classic look ready for tenant's to transform Nanaimo's downtown.

A growing destination for young families, working professionals and students alike, SOUNDWØRKS sits as the gateway to Downtown Nanaimo, and is within close proximity to Old City Quarter and Waterfront.

Ideally positioned at the busy downtown intersection of Commercial Street, Terminal Ave and Wallace St, the site is easily accessible by car, transit, cyclists, and pedestrians.

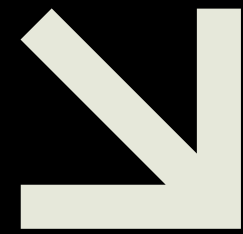


Pedestrian plaza

SOUND WORKS

five from →

**Designed by Colin Harper Architect,
inspired by the beauty Pacific Northwest.**



There is over 17,000 square feet of street-front retail, built to expand and contract depending on business owners needs plus an upper floor, 3,000 square feet office accessed from Wallace S.

Formerly known as Nanaimo's a&b sound flagship, the site has been transformed into a mix of commercial and street-front retail that seamlessly blends indoor and outdoor spaces together.



Street front Patio

RETAIL BLUEPRINTS

17,830 SQUARE FEET* TOTAL

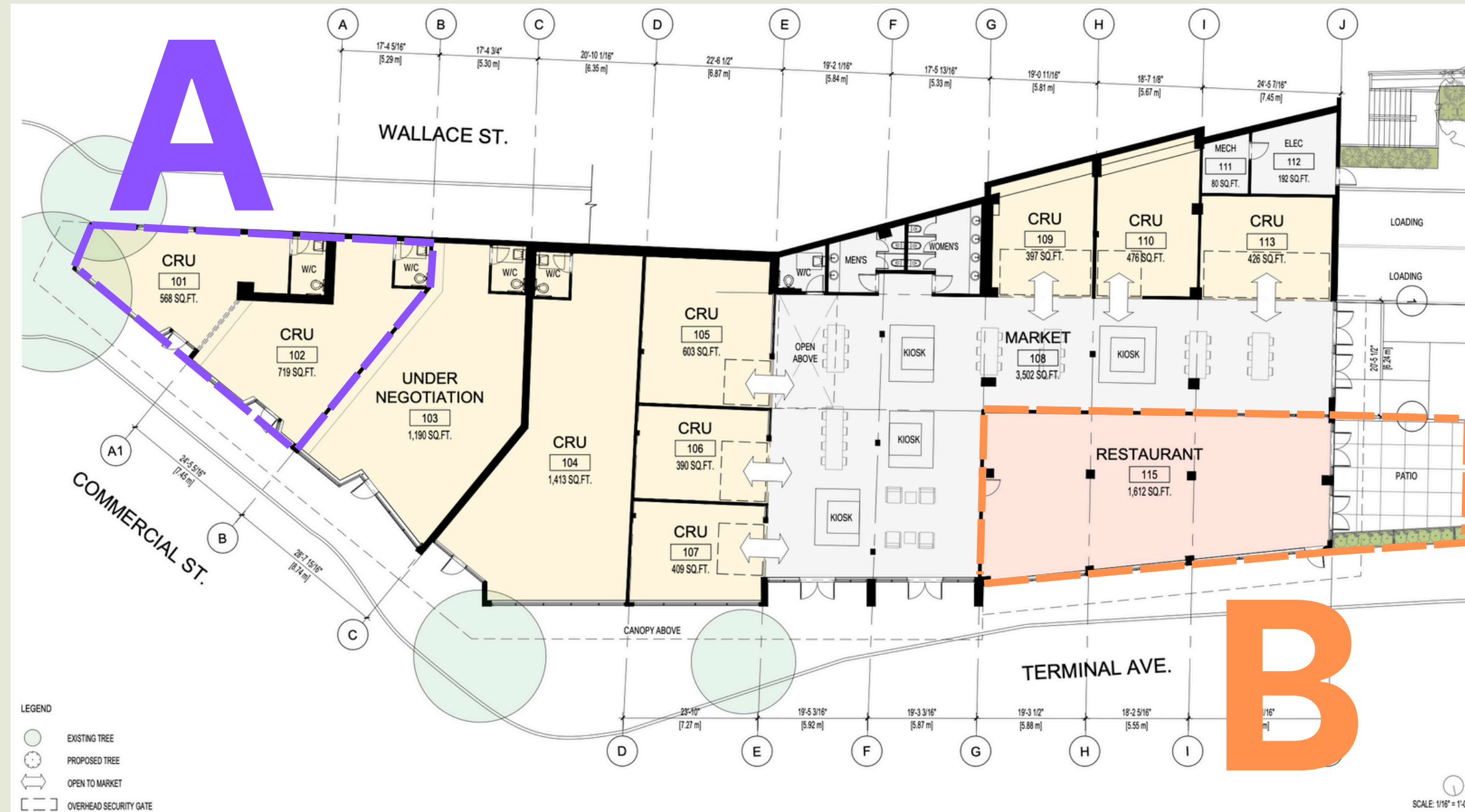
- Retail spaces designed to naturally connect with each other.
- Street-front creates flow between indoor and outdoor areas, for seating, product shoots and hosting events/activations.

▶▶ A, 1,287 SQUARE FEET

- Potential take-away window on Wallace St.

▶▶ B, 1,612 SQUARE FEET

- Patio opportunity adjacent to garden path.



OFFICE BLUEPRINTS

4,543 SQUARE FEET* TOTAL

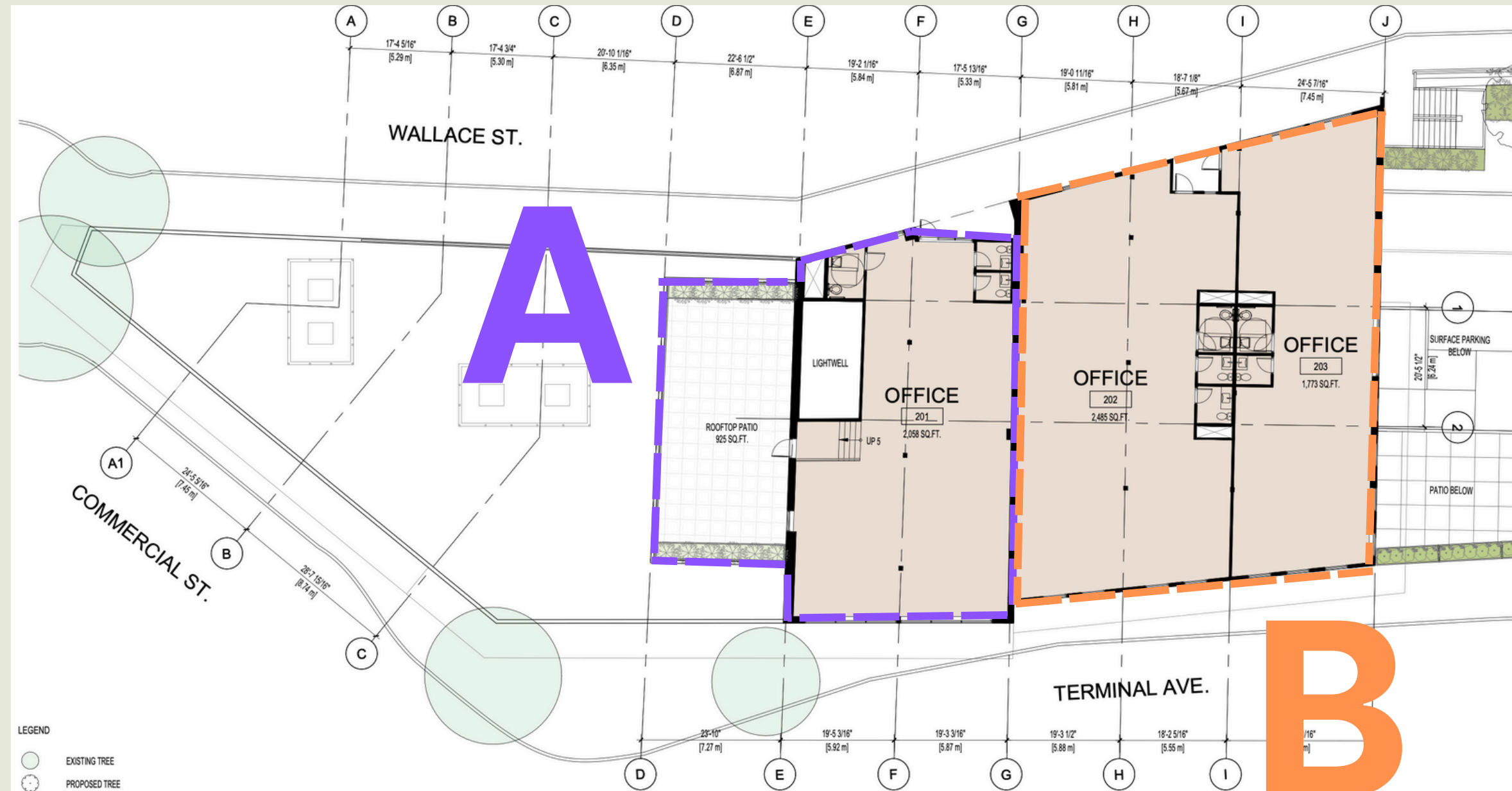
- Office spaces designed to naturally connect with each other.
- Street-front on Wallace St. creates flow between indoor and outdoor areas.

▶▶ A, 2,058 SQUARE FEET

- Private rooftop patio + 925 square feet

▶▶ B, 2,485 + 1,773 SQUARE FEET

- Flexible demising options to suit needs



Lifestyle Retail

PROGRAM

OPPORTUNITIES AT SOUNDWØRKS

Businesses earmarked for the street-front retail and indoor market spaces:

- ▶▶ CAFE / ROASTER / BAKERY
- ▶▶ BIKE SHOP
- ▶▶ TAP ROOM / WINE BAR
- ▶▶ RESTAURANT / SPECIALTY GROCER
- ▶▶ CHILDCARE
- ▶▶ TRENDY LOCAL BUSINESSES



Signage Exposure



Enclosed Marketplace

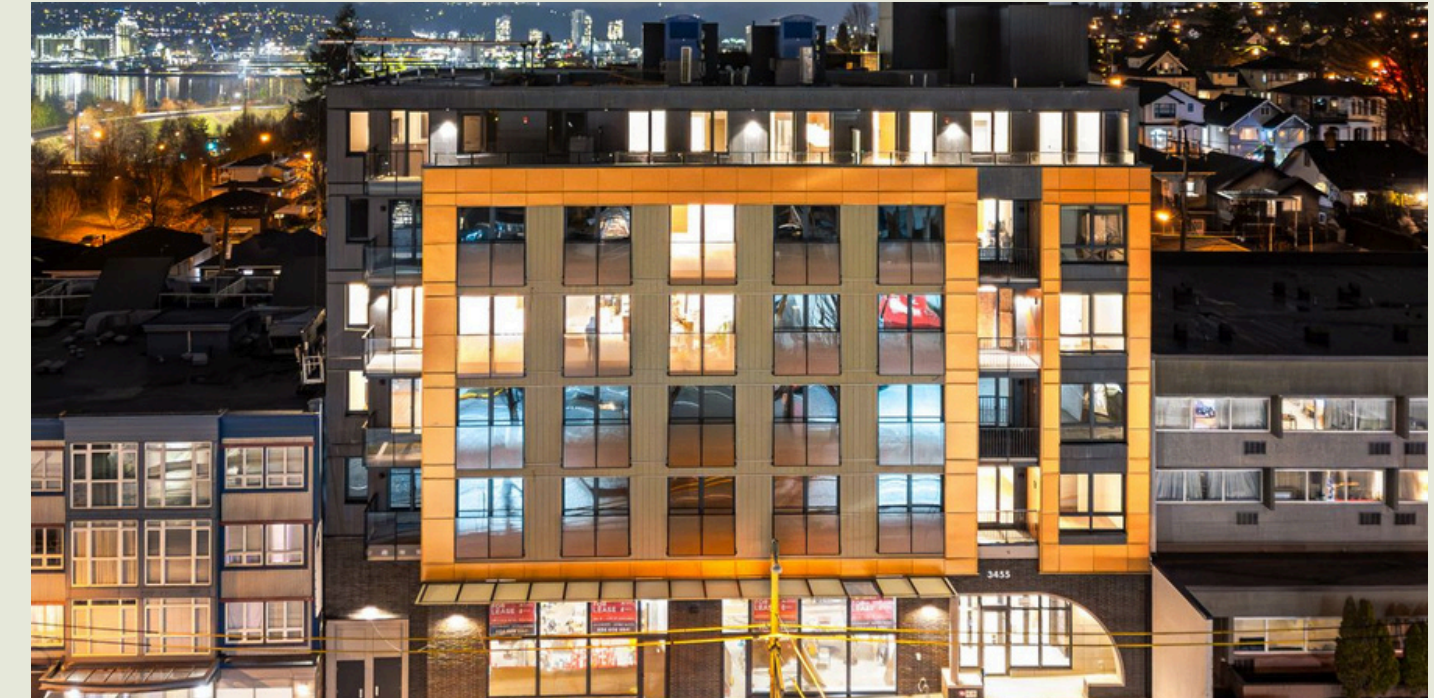


Daily Traffic



RETAIL EXPERIENCE

WILLIAM WRIGHT COMMERCIAL



Tenant experience

William Wright Commercial works closely with clients to understand the essence of their business from end-to-end. Our established network and long-standing connections within the commercial real estate community allow us to deliver the most advantageous opportunities to our clients.

STEINER PROPERTIES



After a&b sound

Steiner Properties was born out of the iconic retail chain of a&b sound, founded by Fred Steiner. Our family continues to leverage our experiences to help retail businesses thrive.

LET'S SWORK

together

GET IN TOUCH WITH OUR LOCAL BROKER AND TOUR THE
SPACE OR INQUIRE ABOUT THE RFP PROCESS

santanna.portman@williamwright.ca

431.588.8747



WILLIAM | WRIGHT
Commercial Real Estate Services