

FOR LEASE

1,625 Sq.Ft Office Space in Nanaimo Home Centre

460

COMMERCIAL



203 – 2520 Bowen Road, Nanaimo, BC

Great Exposure and access from Bowen Road. This 1, 625 office space is located on the second floor of the Nanaimo Home Centre building. Zoned I2 –Light Industrial and is suitable for potential office or showroom space, subject to zoning.

Base Rent: **\$14 per Sq.Ft**

Additional Rent: **\$6.01 Sq.ft**

Zoning: **I2 – Light industrial**

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FEATURES

- Approximately 1,625 SF of versatile second-floor commercial space.
- Dedicated private entrance to Unit 203. Existing improvements include 2 offices, 2 washrooms, a lunchroom and potential boardroom area.
- Suitable for potential office, showroom and other I2-permitted uses, subject to zoning.
- Excellent exposure along Bowen Road, one of Nanaimo's established commercial corridors.
- Centrally located with convenient access to the Old Island Highway (19A) and Nanaimo Parkway.
- On-site shared parking available on a first-come, first-served basis.
- Located within the established Nanaimo Home Centre, alongside United Floors, McLaren Lighting, and Ruffell & Brown Window Covering Centre.
- Convenient access to the highway and surrounding communities
- Immediate possession available

PROPERTY DETAILS

Legal Description

Lot 3, Section 20, Range 6, Mountain District, Plan 16051, Except Part in Plan 43195

Unit Size

1,625 Sq.Ft.

Zoning

I-2 - Light Industrial

Base Rent

\$14 per Sq. Ft*

*Estimated Additional Rent

\$6.01 per Sq. Ft

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