



For Lease

101, 102, 103, & 104 – 1849 Dufferin Crescent
Nanaimo, BC

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OFFERING OVERVIEW

Positioned in a highly accessible and established area of Central Nanaimo, this 5,756 SF Class A office space presents an exceptional opportunity for businesses seeking a professional, high-quality workplace in a prominent commercial location.

The premises offer a sophisticated and functional office environment designed to accommodate a range of professional users, with an efficient layout, quality finishes, and an abundance of natural light. The property provides an attractive corporate setting while offering convenient access to Nanaimo's broader commercial amenities, transportation routes, and surrounding residential neighbourhoods.

With its combination of quality construction, prominent location, and flexible office configuration, this opportunity is well suited to established businesses, professional services firms, and organizations looking to consolidate or expand their Nanaimo operations.

Asking Rate

\$25.00 PSF Net

Op. Costs & Taxes

\$15.24 PSF

Available

January 1st, 2027

PROPERTY HIGHLIGHTS



Central Nanaimo location providing convenient access to major transportation corridors, commercial amenities, services, and surrounding residential neighbourhoods.



High-quality construction and finishes creating a polished and professional setting for both employees and clients.



Efficient and functional floor plan designed to accommodate a combination of private offices, open work areas, meeting rooms, reception, and collaborative spaces.



Modern office environment suitable for professional services, corporate users, healthcare-related businesses, technology companies, and other office-oriented occupiers.



Excellent connectivity to Nanaimo's broader commercial and residential areas, supporting convenient access for employees, clients, and visitors.



Prominent professional setting well suited to organizations seeking to establish or enhance their presence in the Nanaimo market.



Exceptional amenity base immediately surrounding the offering with a mix of established retail, dining, professional services and healthcare.

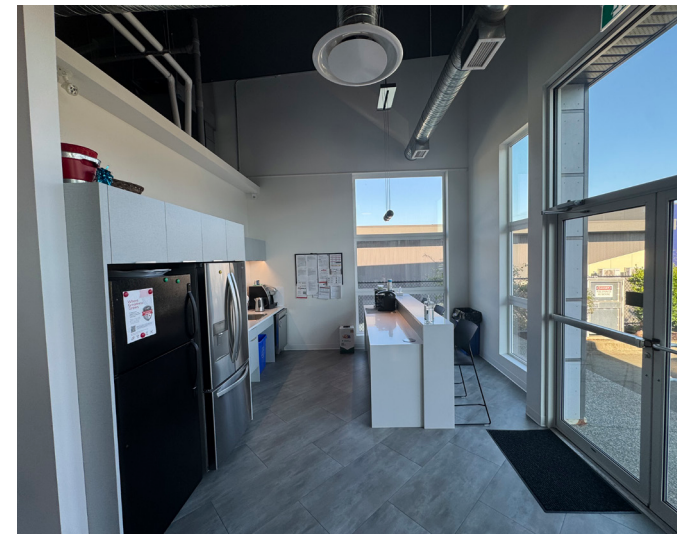


ZONING & SITE USE CONSIDERATIONS

COR 3 (Community Corridor) Zoning - provides for a wide range of uses intended to meet the day to day needs of the surrounding community.

Permitted uses include but are not limited to the following:

- Assembly Hall
- Commercial School
- Daycare
- Financial Institution
- Office
- Personal Care facility
- Printing and Publishing Facility
- Religious Institution
- Recreational Facility
- Religious Institution
- Retail
- Sign Shop
- Social Service Resource Centre
- University, College & Technical School



BIKE SCORE

75

WALK SCORE

79



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