

1 COMMERCIAL STREET, NANAIMO

± 390 – 2,485 SQFT OF PRIME RETAIL & OFFICE SPACE

FOR
LEASE



WILLIAM | WRIGHT



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PEDESTRIAN PLAZA

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.

1 COMMERCIAL REVITALIZED

William Wright Commercial is pleased to present the opportunity for local Island businesses to join the downtown Nanaimo core and experience an elevated retail experience with ample exposure and an opportunity to join a new indoor marketplace.

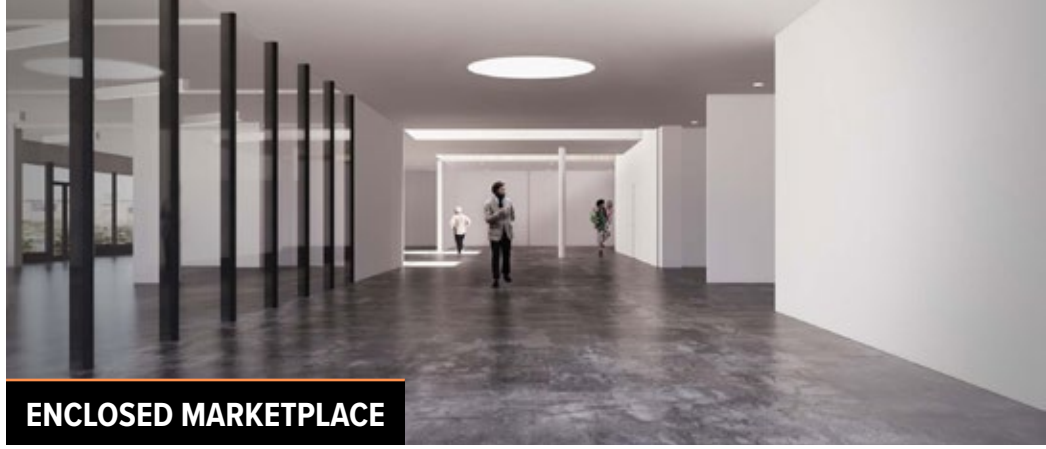
Formerly known as Nanaimo's a&b sound flagship, SOUNDWØRKS has been transformed into a mix of commercial and street-front retail that seamlessly blends indoor and outdoor spaces together. A growing destination for young families, working professionals and students alike, SOUNDWØRKS sits as the gateway 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 Avenue, and Wallace Street, the site is easily accessible by car, transit, cyclists, and pedestrians.



STREETFRONT PATIO



SIGNAGE EXPOSURE



ENCLOSED MARKETPLACE



FLEXIBLE LAYOUTS

SOUNDWORKS IS 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.

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HIGH TRAFFIC EXPOSURE



RETAIL BLUEPRINTS

17,830 SQFT* TOTAL

Retail spaces designed to naturally connect with each other.

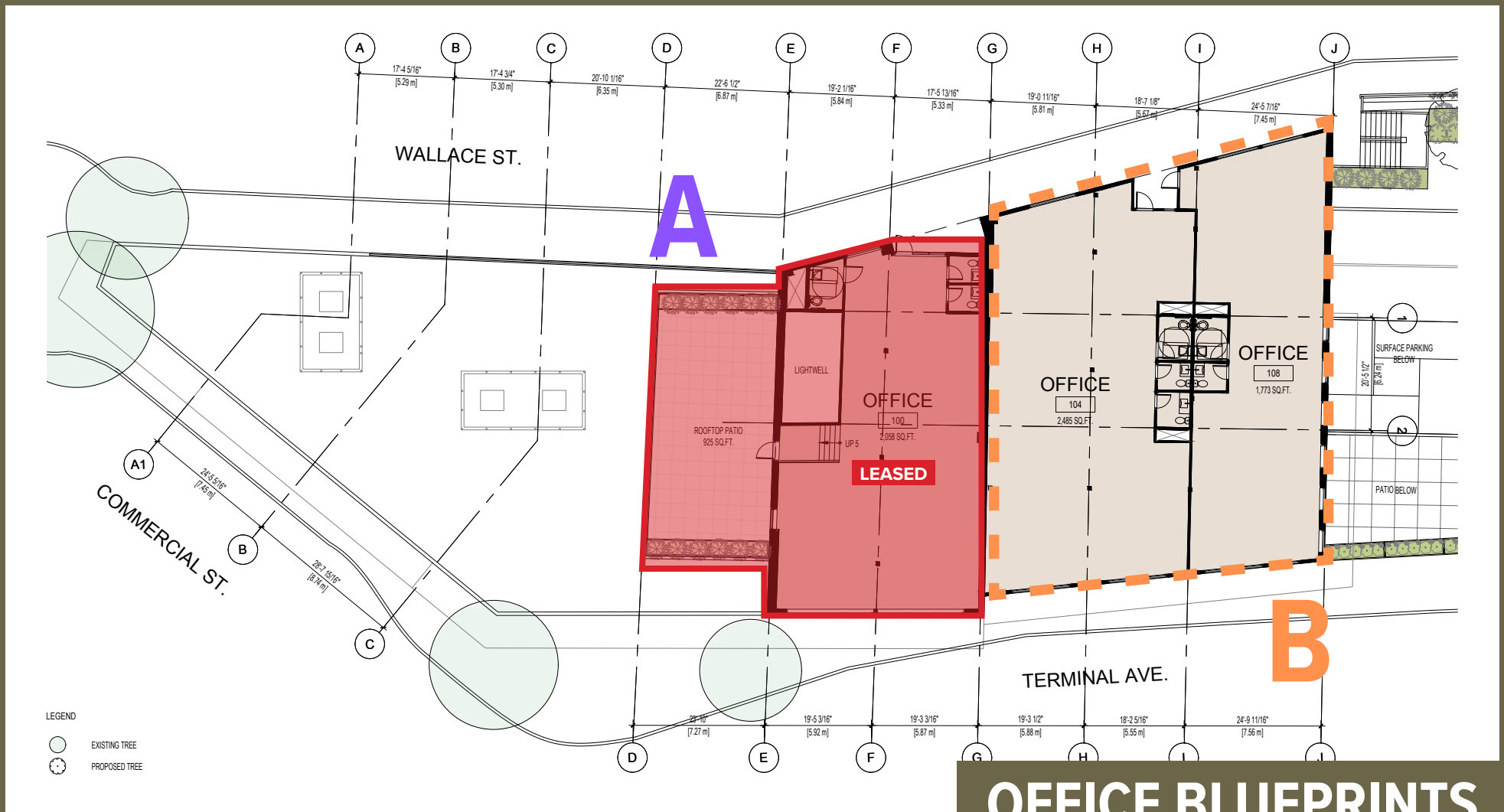
Street-front creates flow between indoor and outdoor areas, for seating, product shoots and hosting events/activations.

A, 1,287 SQFT

Potential take-away window on Wallace Street.

B, 1,612 SQFT

Patio opportunity adjacent to garden path.



OFFICE BLUEPRINTS

4,543 SQFT* TOTAL

Office spaces designed to naturally connect with each other.

Street-front on Wallace Street creates flow between indoor and outdoor areas.

A, 2,058 SQFT **LEASED**

Private rooftop patio + 925 square feet.

B, 2,485 + 1,773 SQFT

Flexible demising options to suit needs.

TARGET TENANTS FOR THE STREET-FRONT RETAIL AND INDOOR MARKET SPACES

Local Restaurants

Taphouses

Wine Bars

Bakeries

Coffee Shops

Child Care

Specialty Grocer

Office Professionals



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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.



LOCATION

Located at the corner of Wallace Street, Commercial Street, and Terminal Avenue, the property is ideally positioned at a high visibility intersection. Commercial Street is set to undergo development to revitalize the area to allow for a more pedestrian friendly and accessible neighbourhood.

TRANSIT

1 Commercial is easily accessible by nearly 12 different bus routes at the Nanaimo Downtown Exchange.

FOR MORE INFORMATION CONTACT

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