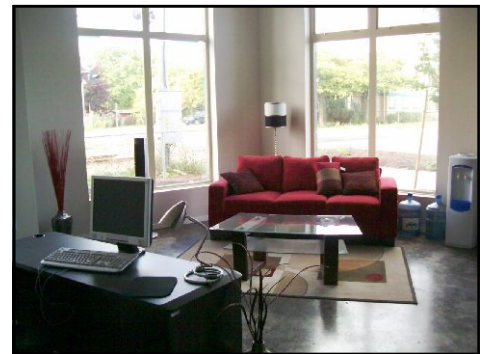




Unit 117



Interior of Unit 116

**Office/Commercial Space for Sale or Lease  
555 Franklyn Street, Nanaimo, BC**

DTZ Barnicke Nanaimo Ltd. is pleased to present this unique opportunity to position your business in a new professional office and retail complex in downtown Nanaimo.

Welcome to VIVO, Nanaimo's newest contemporary urban residential building and winner of an Award of Excellence from the City of Nanaimo's Design Advisory Panel for Mixed-Use Buildings. For sale or lease are 4 street level retail/commercial units ranging in size from 386 sq. ft. to 764 sq. ft (not including patio areas). These contemporary units feature glass, steel and concrete architecture with large windows providing natural light and plenty of street exposure. Ideally sized for a wide range of commercial uses.

The intriguing design of the building provides tenants and owners with the convenience of individual space supported by strata-titled ownership. Located directly below 61 fully occupied residential units providing a built-in market, this complex is ideally suited for professional offices, medical, dental, legal, financial or retail use.

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**Approximate Unit Sizes**

	<b>Approximate Unit Sizes</b>			<b><u>For Sale</u></b>	<b><u>Strata Fees</u></b>	<b><u>For Lease</u></b>
	<u>Interior</u>	<u>Patio</u>	<u>Total</u>	<i>Asking Price plus GST</i>	<i>March 2010 - Feb 2011</i>	<i>Lease Rate + OET</i>
Unit 116	764 sq ft	495 sq ft	1259 sq ft	\$279,000	\$167.85	\$20.00 sq ft
Unit 117	452 sq ft	197 sq ft	649 sq ft	\$174,000	\$99.31	\$20.00 sq ft
Unit 118	460 sq ft	200 sq ft	660 sq ft	\$174,000	\$101.72	\$20.00 sq ft
Unit 119	386 sq ft	164 sq ft	551 sq ft	\$160,000	\$85.25	\$20.00 sq ft

**Location**

Adjacent to the Old City Quarter and situated on the front doorstep of the downtown core, this property is within walking distance to Nanaimo’s beautiful waterfront, shopping, entertainment, transportation links and restaurants. 555 Franklyn Street is only minutes away from the new Port of Nanaimo Conference Centre.

A determined joint effort by downtown property owners and the City of Nanaimo, coupled with changing attitude towards urban living, has created new momentum in downtown Nanaimo. The downtown vicinity will continue to see redevelopment as the benefits of the location are recognized by residents and businesses alike.

**Nanaimo**

Nanaimo is located on the east coast of Vancouver Island, 113 km north of Victoria, and 55 km across the Strait of Georgia from Vancouver. The city projects into the strait like a headland, affording waterfront on three sides and spectacular ocean views at every turn. BC Ferry terminals in Departure Bay and Duke Point link Nanaimo directly to Metro Vancouver.

The City of Nanaimo is a classic West Coast community offering natural beauty at every turn and vast recreation potential, attracting a steady stream of new residents. Here you can go from the wilderness to the city centre in just a few minutes, and spend more time in the places you want to be.

As the second largest city on Vancouver Island, Nanaimo promises a lively and unique urban experience. A new conference centre set in the heart of the city is already attracting another wave of retail and service businesses. Nanaimo is also home to Woodgrove Mall, the largest shopping centre on Vancouver Island.



*VIVO features one-of-a-kind work spaces, glass, steel and concrete architecture and open plans.*

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