

Professional Space for Lease

Unit 103-2520 Bowen Road, Nanaimo, BC

DTZ Barnicke Nanaimo Ltd. is pleased to offer for lease this 5,300 square feet of open plan retail/office space on the ground floor of a multi-tenanted light industrial and retail complex positioned in a very high visibility location on Bowen Road. The building is situated on the main arterial route connecting the downtown core to South, Central and North Nanaimo and is within close proximity to the Old Island Highway, the Parkway and the ferry terminals.

The complex is professionally managed and Unit 103 features loading dock access at the rear of the premises. Other tenants' businesses provide products and services for home owners including decorating, design, fixtures, furnishings and financing. McLaren Electric and United Carpet are among the high profile businesses located in this development.

Some tenant improvements available depending on lease term commitment.

Contact:
Bob Buchanan

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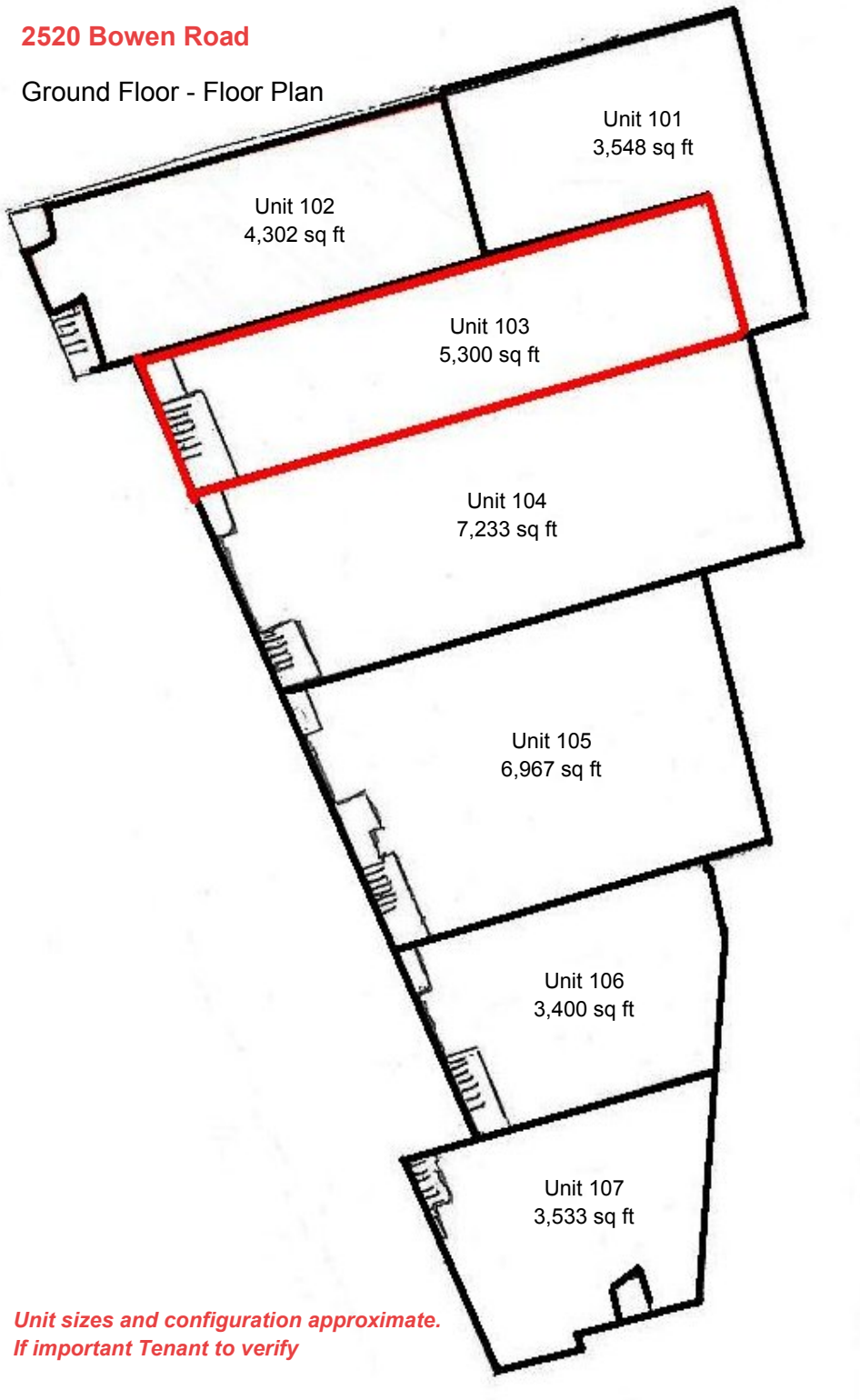
DTZ Barnicke Nanaimo Ltd.
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Canada, V9R 5E8

Tel: 250 753 5757
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www.dtzbarnicke.com/nanaimo

2520 Bowen Road

Ground Floor - Floor Plan



*Unit sizes and configuration approximate.
If important Tenant to verify*

Location

What's special about Nanaimo is that it has it all, in a surprisingly affordable package. The City of Nanaimo is a classic West Coast community, offering natural beauty at every turn, and vast recreation potential. Nanaimo has one of the longest shorelines in Canada, and a forested mountain backdrop just outside downtown. Here, you can go from the wilderness to the city center in just a few minutes, and spend more time in the places you want to be.

Rents

Net Rent: \$6.50 per sq ft
Additional Rent: \$3.59 per sq ft
(est. 2012)

Additional Rent includes building, mechanical and grounds maintenance, water, sewer, garbage, common area hydro, common area janitorial and offsite parking.

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