



## Bastion House

**235 Bastion Street, Nanaimo, British Columbia**

**7 Professional Office Units**

**611 sq ft to 1,403 sq ft**

DTZ Barnicke Nanaimo Ltd. is pleased to offer for lease six units in this strategically located downtown commercial office building. The four storey building is fully air conditioned, wheelchair accessible and has high speed data line service available for today's busy entrepreneurs.

There is 1 unit available on the second floor, 4 units available on the third, and 2 units available on the fourth floor of the building. Three of the units come with excellent ocean vistas.

Commercial offices, banks, hotels, and retail spaces surround the building and the Vancouver Island Convention Centre, sea wall, court house, dining, entertainment, shopping, and the Nanaimo seaplane terminal are within easy walking distance.

Select parking is available on site (at the rear) and the Bastion Street Parkade just across the street provides plenty of parking for clients.

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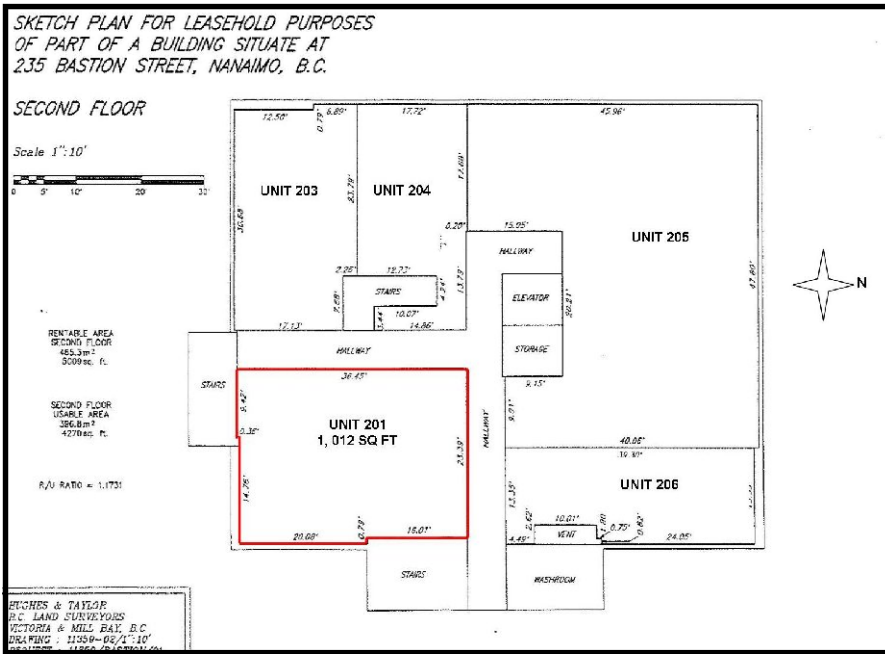
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[www.dtzbarnicke.com/nanaimo](http://www.dtzbarnicke.com/nanaimo)

**Zoning DT-1 Core Zone**

The intent of this zone is to provide for a mix of uses where residents expect to live in an area where shopping, clubs cultural and entertainment uses exist compatibly. Permitted uses would include office use, commercial school, court of law, financial institutions and universities, colleges and technical schools to name but a few.

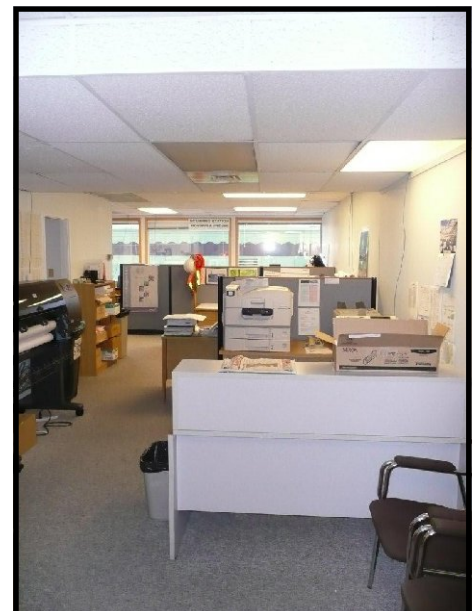
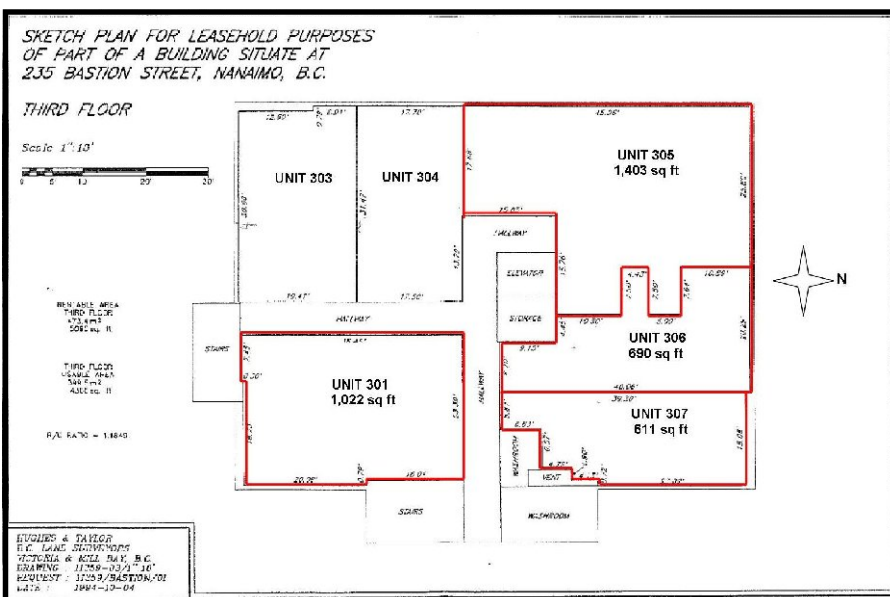
**Second Floor Plan**



**Downtown Revitalization**

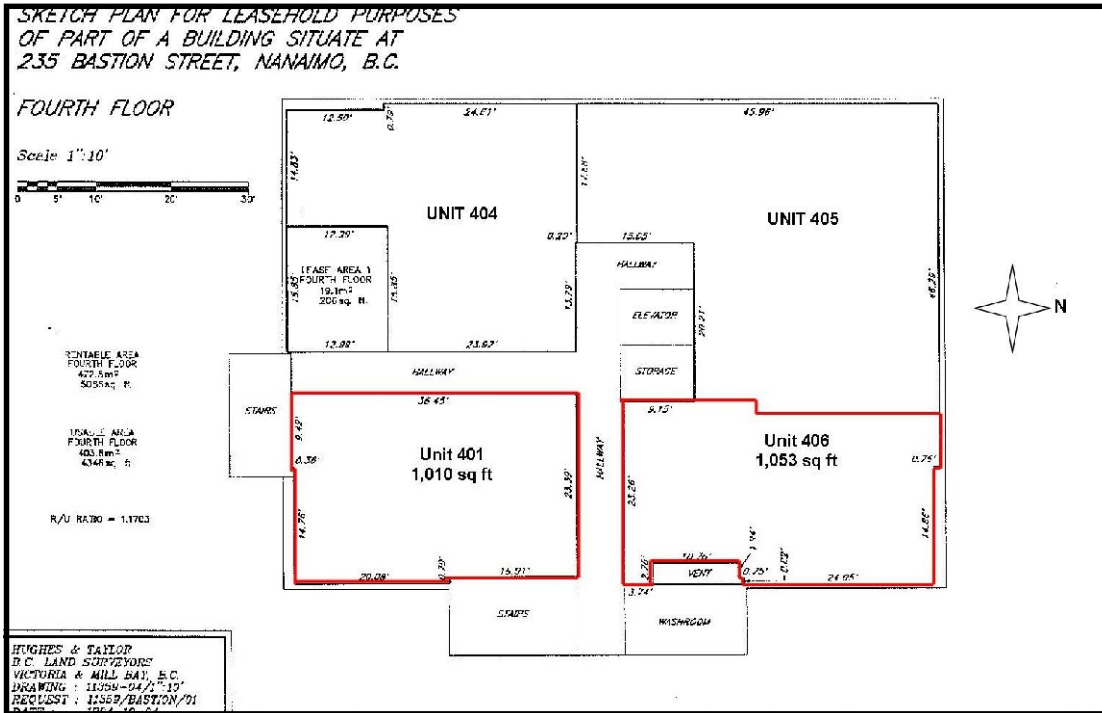
A determined effort by the downtown property owners and the City of Nanaimo coupled with changing attitudes toward urban living, have created new momentum in downtown Nanaimo. With the opening of the new Vancouver Island Conference Centre, the major makeover of the Port Place Shopping Centre now underway, waterfront condominium developments, and the growing construction of the new cruise ship terminal, downtown Nanaimo is alive with increasing numbers of residents, employees and tourists. There are many exciting changes appearing at every corner you turn.

**Third Floor Plan**



Information contained herein has been obtained from the owners or sources deemed reliable by DTZ Barnicke Nanaimo Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.

**Fourth Floor Plan**



**Nanaimo, British Columbia**

Nanaimo is centrally located on the east coast of Vancouver Island and serves as the economic hub for the area north of Victoria. With its mild climate, beautiful scenery and abundant recreational opportunities, Nanaimo is attracting greater numbers of tourists, families and retirees. Residential housing starts have reached record levels as the area's population and economic activity grows steadily. Commercial development throughout Nanaimo is part of this trend.



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### For Lease

### Approximate Unit Sizes

Lease Rate plus OET

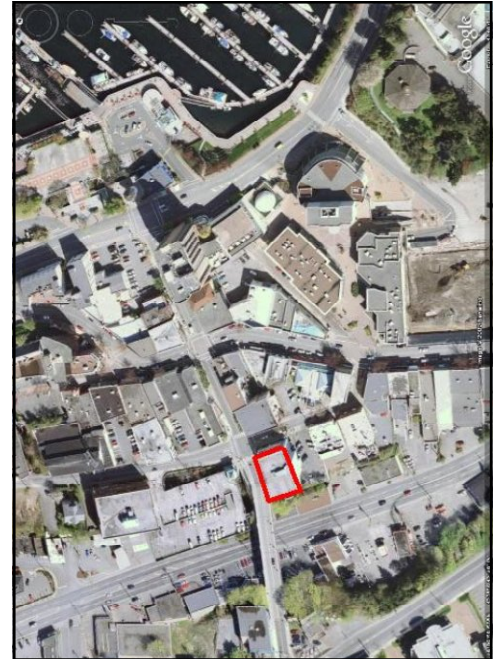
<b>Second Floor</b>	Unit 211	1,012 sq ft	\$12.00 per square foot
<b>Third Floor</b>	Unit 301	1,022 sq ft	\$12.00 per square foot
	Unit 305	1,403 sq ft	\$12.00 per square foot
	Unit 306	690 sq ft	\$12.00 per square foot
	Unit 307	611 sq ft	\$12.00 per square foot
<b>Fourth Floor</b>	Unit 401	1,010 sq ft	\$12.00 per square foot
	Unit 406	1,053 sq ft	\$12.00 per square foot

**Additional Rents (Est. 2012):**                      \$ 9.53 per square foot

Additional rent includes building, mechanical and grounds maintenance, electricity and heat, water, garbage, property taxes, and common area janitorial.

### Unit Features

- Unit 201 is a well-lit, open style suite that has great views looking down Terminal Avenue to the East. Can be re-configured to suit.
- Unit 301 is currently vacant and can be upgraded and re-configured to suit. This suite features ensuite plumbing complete with shower. Eastern exposure with sweeping view of the Downtown and harbour.
- Units 305 & 306 are currently set up as one space (nearly 2,100 sq ft), with four private offices, with views to the North and West, washroom, kitchen, large open workstation area, and filing room.
- Unit 307 is a bright unit with two large windows, one in a private office, one in the spacious reception/waiting area. Incorporating this unit with units 305 and 306 above for a larger user remains a distinct possibility.
- Unit 401 has most recently used as a doctor's office. It currently has a reception/lobby area, 3 patient examining rooms, two private offices, including a kitchen area with sink and 2-piece washroom.
- Unit 406 has ocean views to the North & East, with a large office area, two file rooms, reception/lobby area, and small kitchen/staff room area.



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