



## Office Space for Lease

### 101-65 Front Street, Nanaimo

6,277 square feet of office space is available on the ground floor of Nanaimo Centre One, a five storey office building located in Downtown Nanaimo.

65 Front Street is one of the most central and prominent office buildings in Downtown Nanaimo and boasts updated washrooms and lobby. The landlord will demise the space to suit, with a variable tenant improvement allowance depending on the term of the lease.

Now attracting large corporate tenants such as Island Timberlands, Catalyst Paper Corporation, as well as Provincial Government offices, this building is poised to become a prestigious address for companies who chose to locate in Downtown Nanaimo.

Lease space of this size and quality is in short supply and will not last long in this active market.

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Personal Real Estate Corporation

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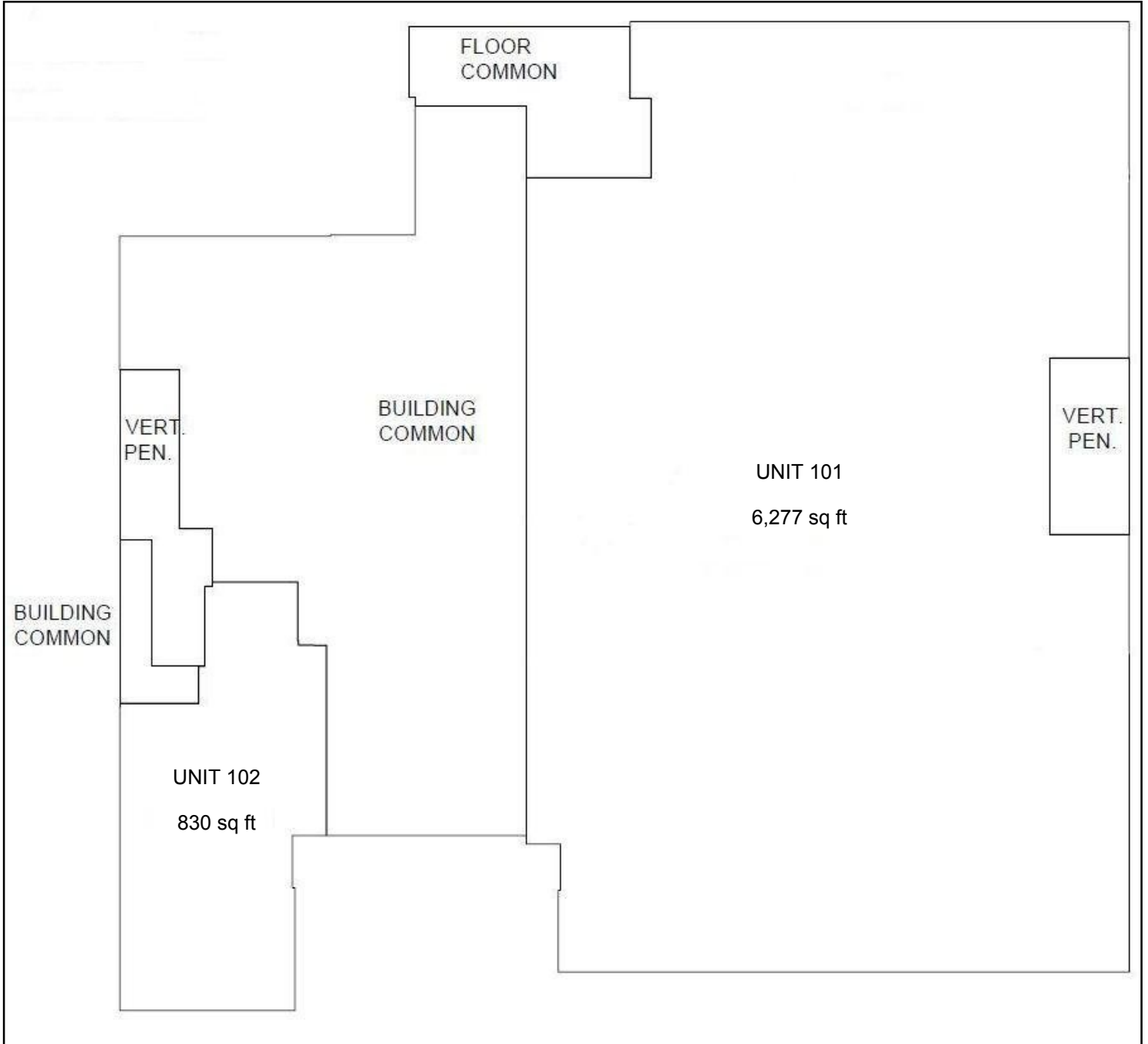
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**Floor Plan**

### Location

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.

Nanaimo Centre One is located across the street from harbour transportation and just steps away from the Court House, Federal Building, public transit and other downtown amenities.

### 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 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.

### Rents

Net Rent: \$11.50 per sq ft Additional Rent: \$ 10.01 per sq ft (est. 2012)

Additional Rent includes: building, mechanical and grounds maintenance, water, security, garbage, heat and electricity, and in-suite janitorial.

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