

PRE-LEASING

MULTI STOREY OFFICE SPACE



COUNTRY CLUB MALL

ISLAND HIGHWAY

LABIEUX ROAD

SUBJECT SITE

CO-OP CENTRE

BOWEN ROAD

*New First Class Office Space in Central Nanaimo*

2517 Bowen Road  
Nanaimo, BC

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# FEATURES

## THE PROJECT

The project is a new standalone commercial office building to begin construction shortly comprised of approximately 30,000 square feet of rentable area over 4 floors. Floors 1 – 3 feature 7,612 square feet of rentable floor plate and the 4th floor offers up to 6,548 square feet of rentable area. The building will feature modern construction and amenities including extensive glazing, lobby area on each floor, full elevator access, and excellent exposure and access to one of Nanaimo's major traffic intersections; Bowen and Labieux Roads, and in immediate proximity to the Island Highway, and surrounding commercial amenities.

Each of the units will be completed to base building standards and will feature:

- Concrete Floors
- HVAC equipment for each unit (not including distribution)
- 100 amp electrical service panel, telephone and CATV conduit in each unit (not including distribution)
- Fire alarm, emergency lighting, and fire suppression system

- Landscaping - native and drought resistant planting
- Shared washrooms on each floor (Accessible, Men's & Women's)
- Drywall filled, sanded, primer coat applied and ready for paint
- Common lobby area with elevator access to each floor
- High quality exterior finishes
- Prominent visual exposure to one of Nanaimo's busiest intersections
- Bike room for tenants and public bike-repair station outside
- Green features include:
  - > Green roof
  - > Curtainwall exterior glazing system and sun-shades
  - > Heat-pumps for heating and cooling for each unit
  - > Low flow plumbing fixtures & energy efficient Dyson hand dryers
  - > Wood building structure for carbon capture and locally sourced materials
  - > Operable office windows for fresh air
  - > LED lighting in all common areas
  - > Wired for future roof-top solar collectors for common area lighting

Subject building denoted below as "C"



## LOCATION

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2517 Bowen Road occupies a prominent corner location in Central Nanaimo with excellent access to Bowen Road, one of Nanaimo's main traffic arteries. The site offers easy access/egress from the all directional signalized interchange at Bowen Road and Labieux Road, and additional access points from Bowen Road. The site is in immediate proximity to the Island Highway and a short distance from the Nanaimo Parkway via Northfield Road.

## ZONING

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COR3 – Community Corridor

Permitted uses include but are not limited to artist studio, assembly hall, club or lodge, commercial school, daycare, financial institution, office, personal care facility, printing and publishing facility, production studio, recreational facility, restaurant, retail, social service resource centre, theatre, university, college, technical school, and veterinary clinic.

## AVAILABILITY

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1st Floor	<b>7,612 SF</b>
2nd Floor	<b>7,612 SF</b>
3rd Floor	<b>7,612 SF</b>
4th Floor	<b>6,548 SF</b>

## ASKING NET RENT

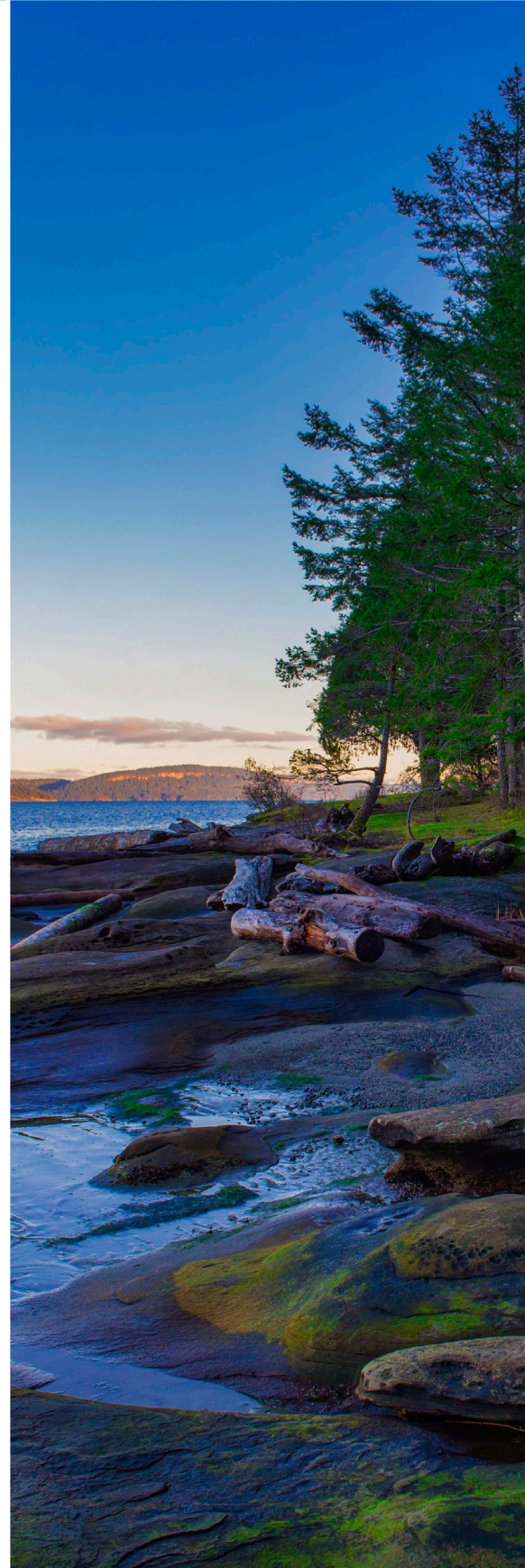
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Contact listing agent for details.

## ADDITIONAL RENT

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TBD





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