

FOR LEASE



OFFICE OR RETAIL SPACE WITH PREMIUM BAKER STREET FRONTAGE

639 BAKER STREET, NELSON BC

TRISTAN CHART, CFA

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PROPERTY DETAILS

 MUNICIPAL ADDRESS
639 Baker Street, Nelson BC

 LEASEABLE AREA
~4,971 SF (Main)

 CEILING HEIGHTS
~15 ft. to truss

 ZONING
C1 (Core Commercial)

 POSSESSION
Immediate

 LEASE RATE
\$16.00 PSF

 NNN
\$4.05 PSF

EXECUTIVE SUMMARY

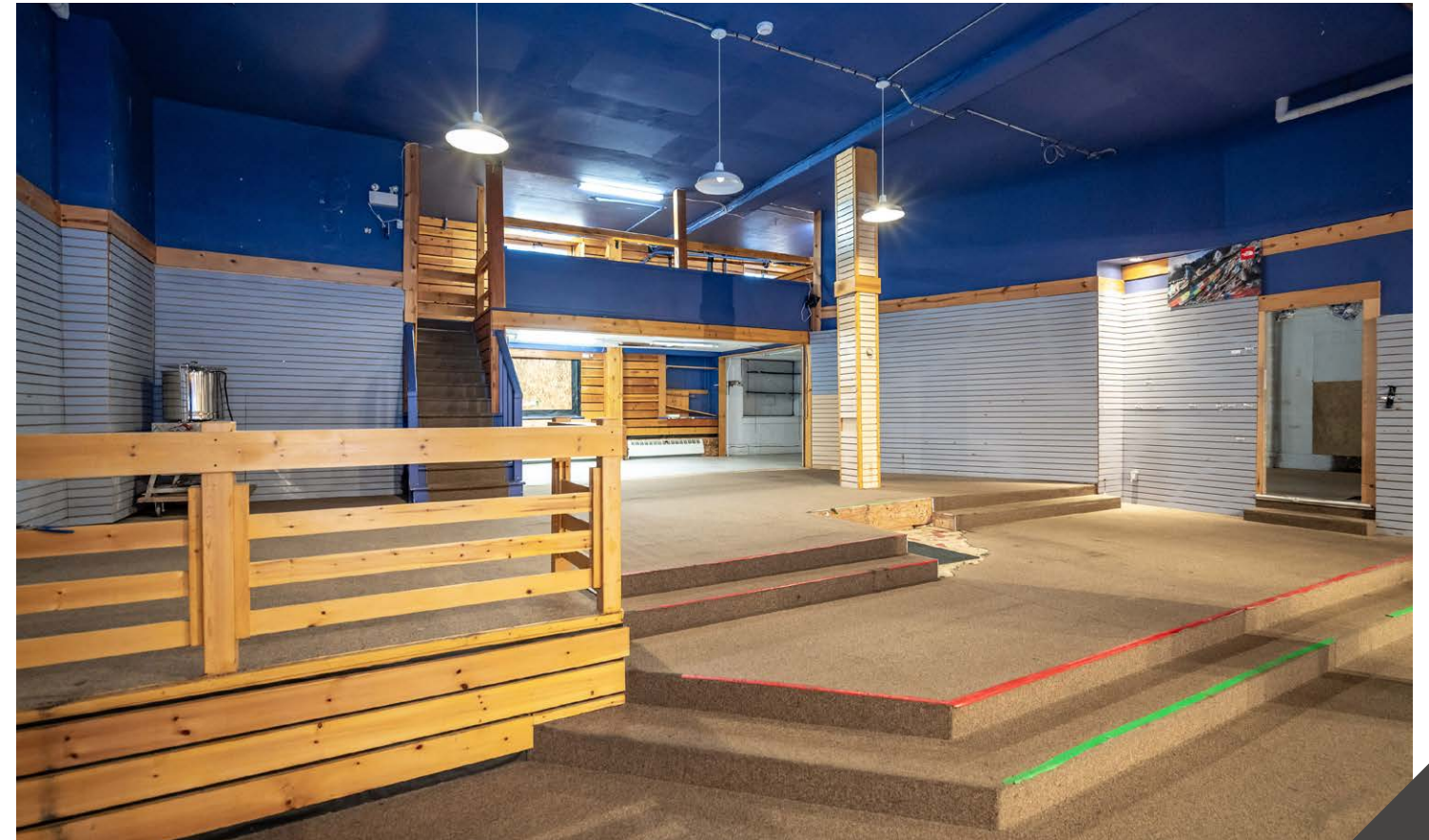
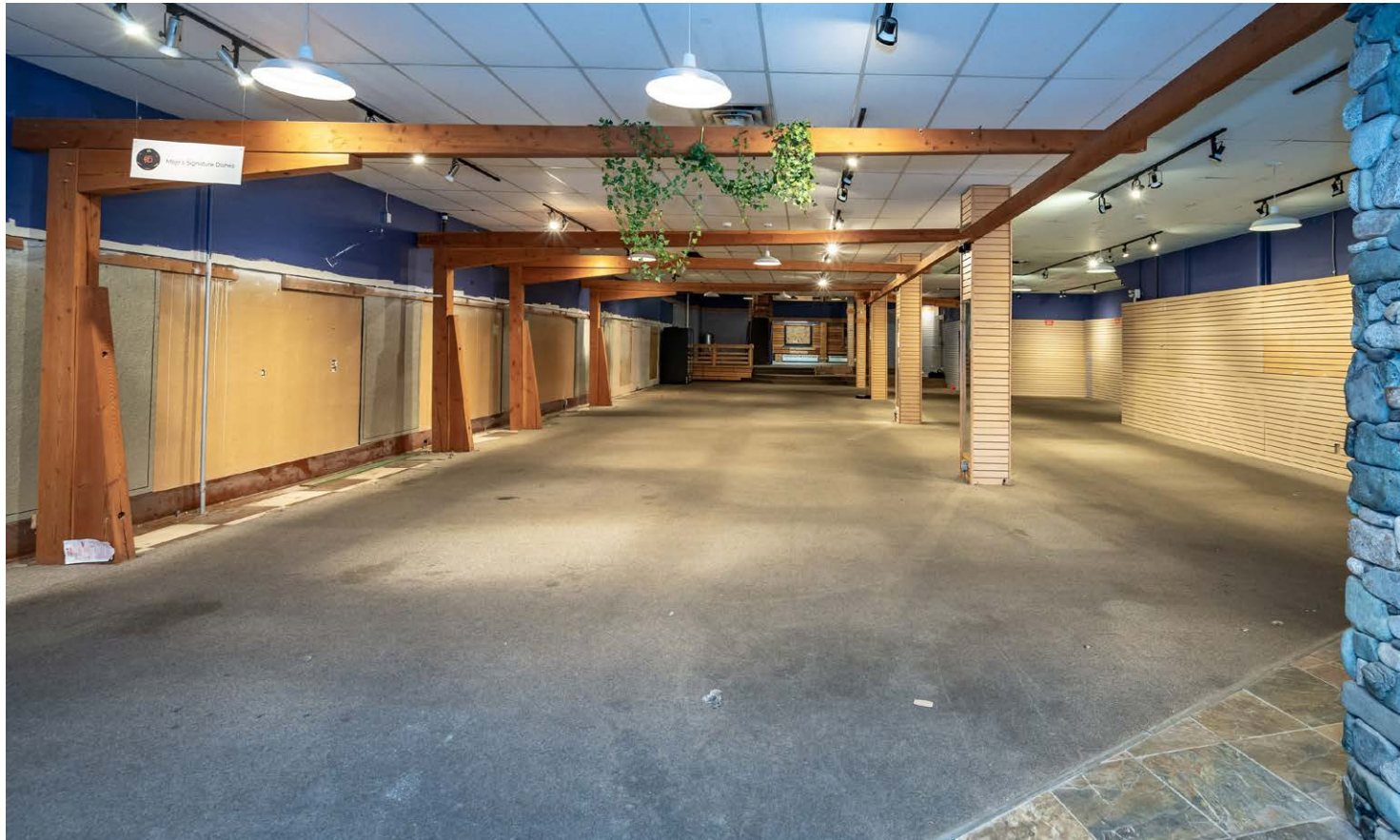
On behalf of the Landlord, RLK Commercial is pleased to offer for lease the full main floor and basement of 639 Baker Street, located in Nelson, BC. Comprising a versatile +4,971 SF main floor plus a “bonus” 393 SF mezzanine and a +3,500 SF basement, the unit represents an exciting Baker Street leasing opportunity offering a prime space suitable for office, retail, restaurant or a multitude of other commercial uses.

This exceptional property features a flexible and spacious open-concept layout with ~37 feet of premium Baker Street frontage featuring ~15-foot heights to ceiling truss, ~110 feet of depth, three phase power, separate utility metering, rear laneway loading, two washrooms, and floor to ceiling windows offering high-impact retail visibility and exposure along Nelson’s most important shopping and entertainment street. This strategic location ensures maximum exposure, providing a steady stream of shoppers and clients.

LEASING OPPORTUNITY HIGHLIGHTS

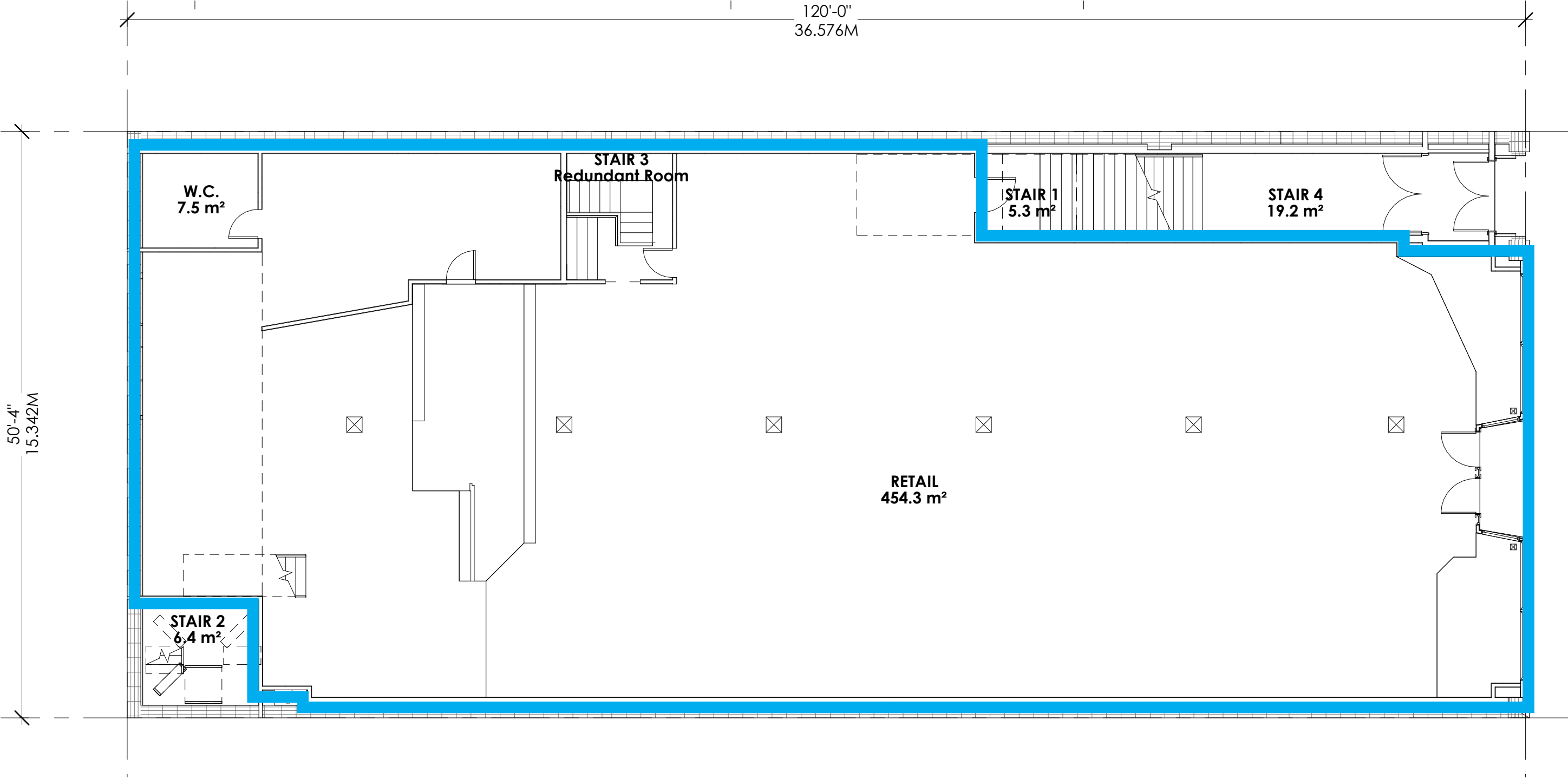
- Outstanding high-profile Baker Street location with significant vehicle and pedestrian traffic
- Situated alongside Pharmasave, The Oak Hotel, RE/MAX, and RHC Insurance
- Floor to ceiling glazing with ~37 feet of frontage, offering an abundance of natural light and street front visibility
- Ready for immediate occupancy or tenant improvement work
- Plumbing in place for washrooms on main floor and in basement
- Rear laneway loading with enlarged door and ramp for palette loading
- Three phase power
- Air conditioning
- “Bonus” mezzanine office space and basement storage
- Potential for large rear windows with mountain and lake views



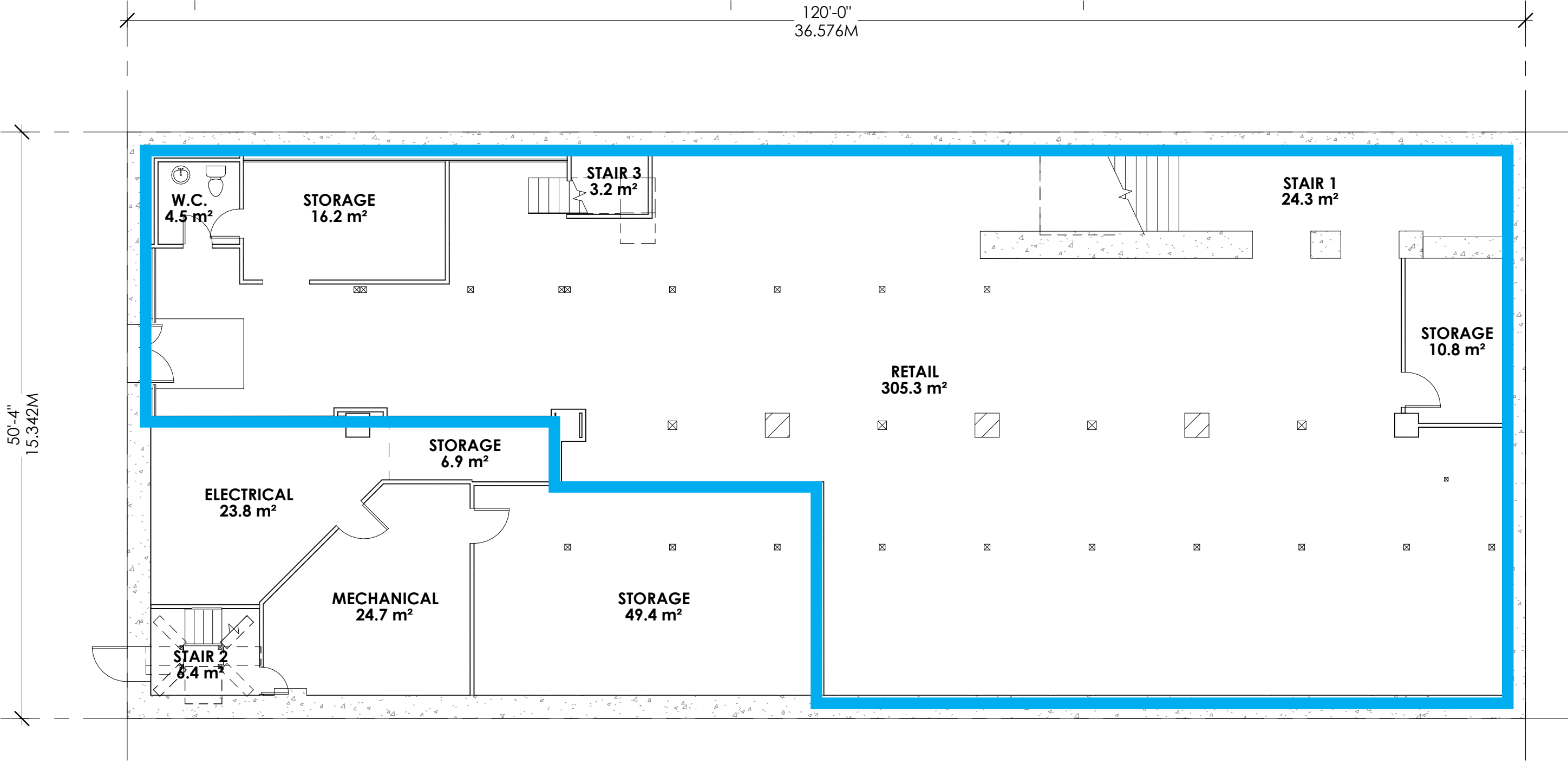




FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - BASEMENT FLOOR



LOCATION OVERVIEW



FEATURED DOWNTOWN AMENITIES

RESTAURANTS / CAFES



RETAIL



HOSPITALITY



RECREATION / ENTERTAINMENT





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