



102 10 Esplanade Ave

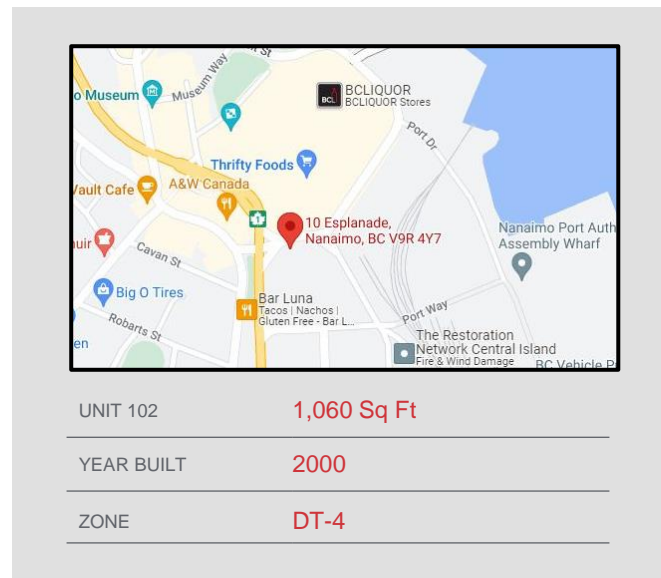
Nanaimo, BC V9R 4Y7

Property Features

This 1,060 Sq Ft ground floor space is currently set up as an office. This bright unit opens into a large reception area with a boardroom, and a large back room that includes a kitchen area and private office. The unit includes an accessible washroom. The unit has large windows, HVAC, and is sprinklered. There is on-site parking and great highway exposure with signage available.

10 Esplanade Avenue is located within Nanaimo's downtown core, overlooking Port Place Mall. This is a busy central area with high visible exposure and traffic counts, public transportation, downtown shopping and amenities, as well as the seaplane terminal.

***Plus GST & Utilities** (hydro, gas, water, sewer, garbage)



For more information contact:

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For Lease

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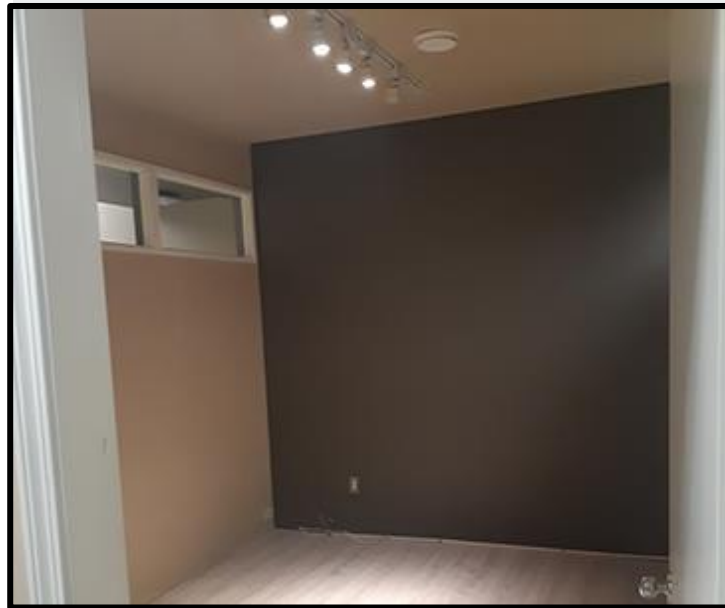
Nanaimo, BC



Office entry from ground floor lobby



Front reception area



Boardroom in the middle of office layout



Back rear office right side

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Back rear office left side



View from rear large office into private rear office



Large office at the rear of unit

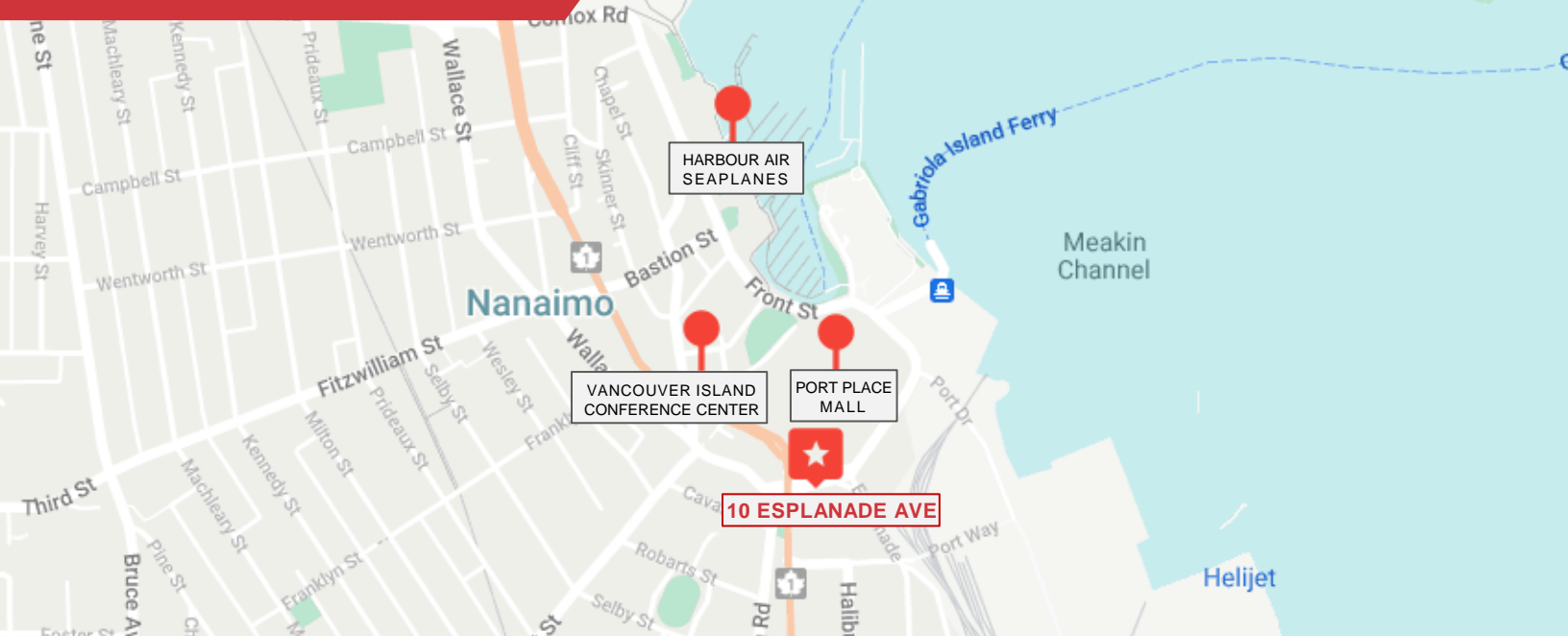


Small kitchenette area

Nanaimo

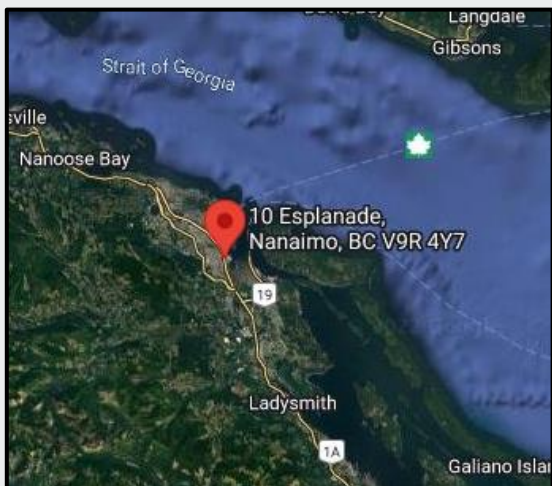
British Columbia

Location advantages



Driving Distance to Major Cities from Property

LADYSMITH, BC	22.4 kilometers
PARKSVILLE, BC	39.8 kilometers
VICTORIA, BC	111 kilometers
COURTENAY, BC	111 kilometers
VANCOUVER, BC	82 kilometers (includes ferry)



About Nanaimo, B.C.

Nanaimo is located on the eastern side of Vancouver Island; 23km (14 miles) west of Vancouver, and 113km (70 miles) north of Victoria, British Columbia's capital city.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia, with a city population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight or a 1.5-hour ferry ride from downtown Vancouver, with 16 scheduled sailings daily. Direct flights are offered to Vancouver, Calgary, Edmonton, and Toronto from the Nanaimo Airport (YCD). Nanaimo is also home to a cruise ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community. Businesses choose to locate in Nanaimo in part because of the cost efficiencies and range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo, together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

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Nanaimo, BC

Legal description and zoning

Zone: DT-4

This zone provides for predominately mixed office and retail area, with three to six storey street wall related buildings intended to support the unique role as a gateway into the downtown core.

DT-4 zoning allows for a number of uses, including, but not limited to: Artist studio, assembly hall, commercial school, daycare, financial institution, internet centre, or laboratory.

For a complete list of permitted uses for this particular zoning, please visit the City of Nanaimo website.

PID: 024-637-041

Lot C (DD EN108465), Block 12, Section 1, Nanaimo District, Plan 584

PID: 000-643-602

Lot 9, Block 12, Section 1, Nanaimo District, Plan 584

For more information contact:



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