



**#102 – 1801 Bowen Road**  
Nanaimo, BC

**Opportunity**

- This 1811 Sq. Ft. ground floor office unit is situated in the prime Central Nanaimo area at the Madsen Centre.

\*Plus Additional Rent estimated at \$18.14 per Sq. Ft. (2024)

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## #102 – 1801 Bowen Road

Nanaimo, BC

### Details

- This 1,811 Sq. Ft. ground floor office unit features an office space, separate lunch room, board room, underground parking, secure entry, and an elevator for convenience.
- Located just a short drive from the hospital and directly on Bowen Road, this high visibility location is ideal for your office needs

### Property Details

#### Civic Address

#102-1801 Bowen Rd

#### PID

027-393-437

#### Legal Description

Strata Lot 2 Section 15 Range 8 Mountain District Strata Plan VIS6489 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata lot as shown on Form V

#### Unit Size

1,811 Sq. Ft.

#### Zoning

COR-3

#### Base Rent

\$25.00 per Sq. Ft.\*

#### \*Additional Rent

\$18.14 per Sq. Ft.



# Pictures



Entrance to the building



Street view of building



# Pictures



Main reception



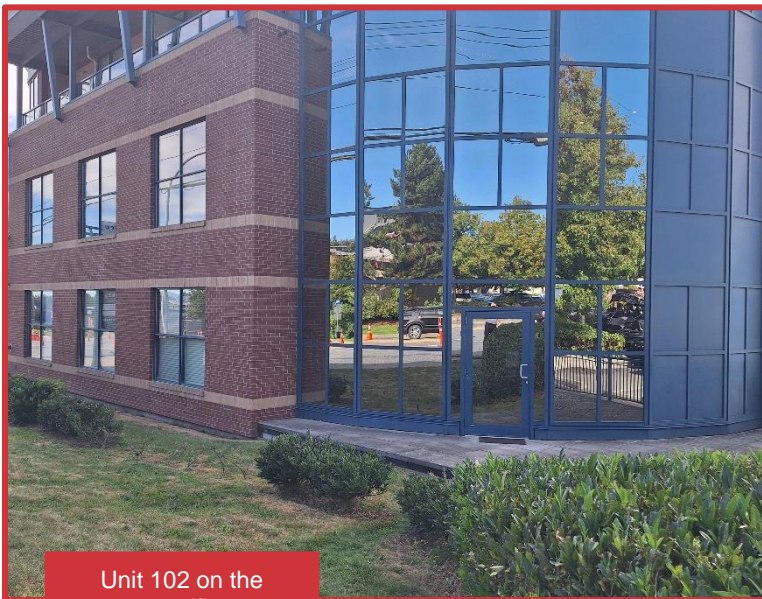
Meeting room view from window



Meeting room view from door entrance



Main entrance to unit from ground floor lobby

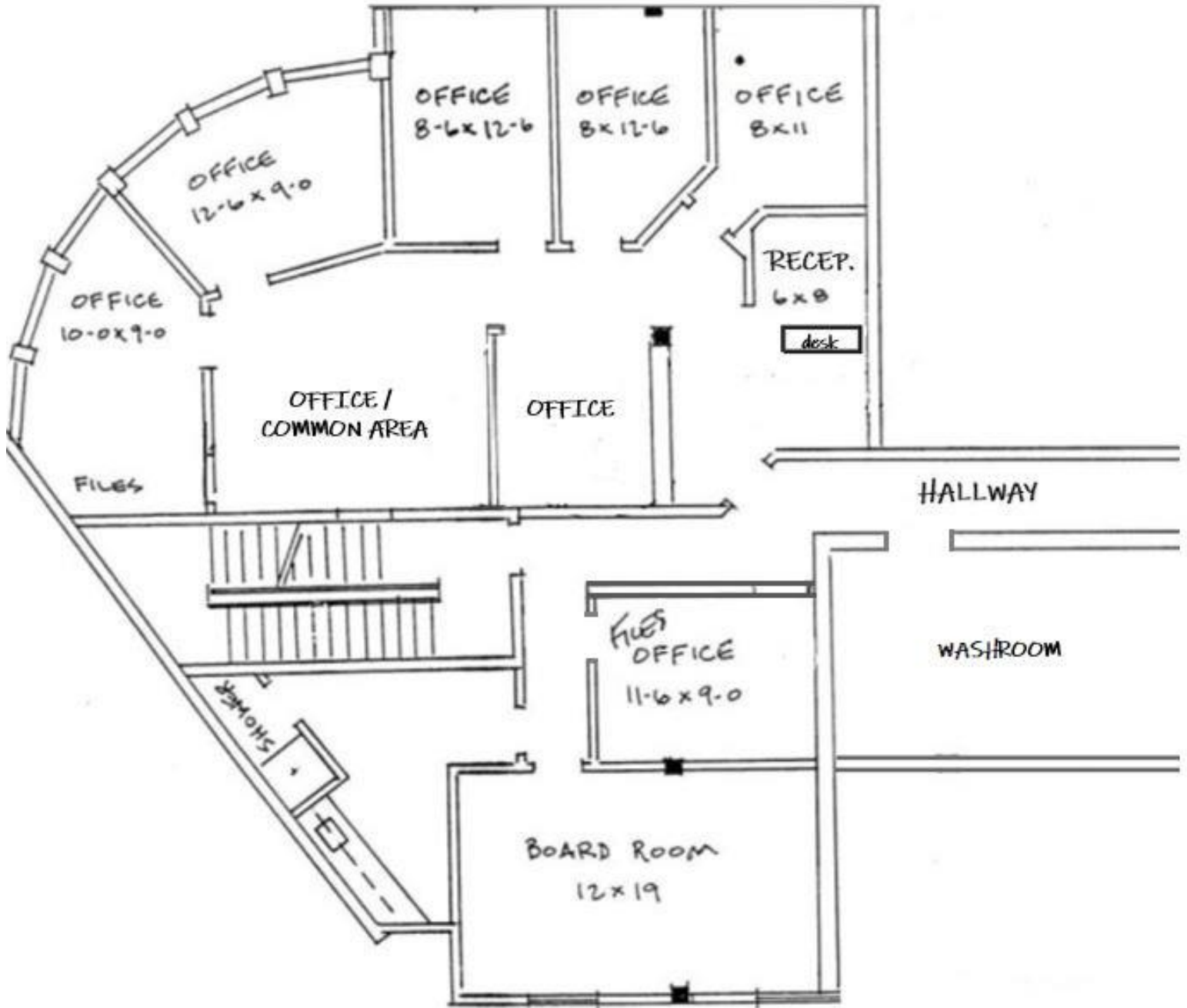


Unit 102 on the ground floor

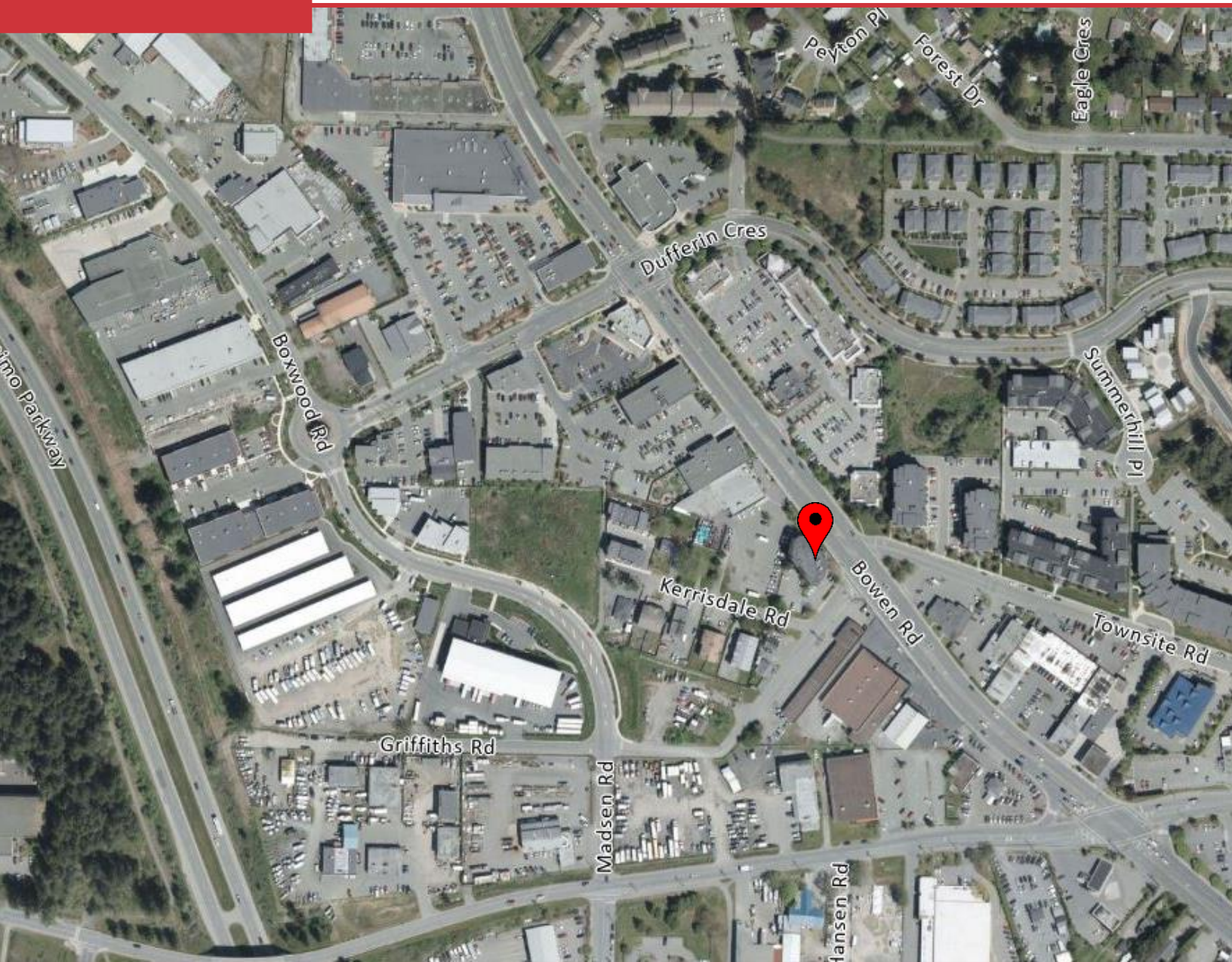


# Floor Plan

\*Floor plan not to scale







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