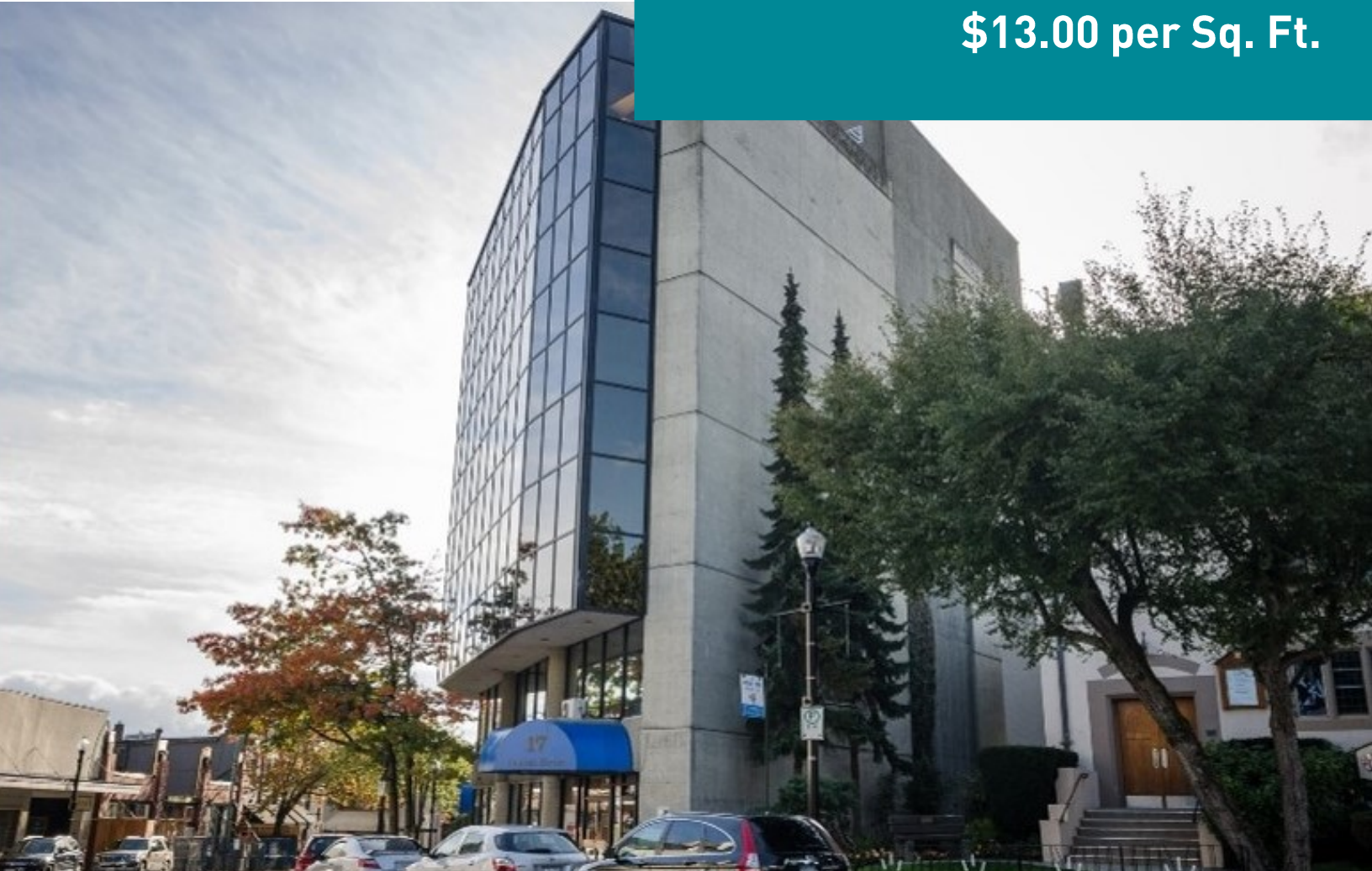


**460**

**COMMERCIAL**

**FOR LEASE**  
**Base Rent**  
**\$13.00 per Sq. Ft.**



**#302 - 17 Church Street**  
**Nanaimo, BC**

## **OPPORTUNITY**

Third floor office space available for lease in downtown Nanaimo within easy walking distance of restaurants, public transportation, shopping, the waterfront, and provincial courthouse.

\*Plus Additional Rent estimated at \$15.10 per Sq. Ft. (2025)

**John Hankins**  
c. 250 713 9830 o. 250 753 5757 ex.432  
[jhankins@460commercial.com](mailto:jhankins@460commercial.com)

460 Commercial Inc.  
2-1551 Estevan Road  
Nanaimo, BC

## #302 – 17 Church St Nanaimo, BC

### DETAILS

- Unfinished office awaits your final touches
- This 6-storey building is elevated and fully air conditioned
- Other tenants include a law firm, engineering company, mortgage broker, and the BC Ministry of Citizen Services
- Zoning DT-1: This zone provides for a mix of uses where residents expect to live in an area where shopping, clubs, cultural, and entertainment uses exist compatibly.

### PROPERTY DETAILS

#### Civic Address

17 Church Street, Nanaimo, BC

#### PID

003-377-377, 003-377-440 &  
003-383-644

#### Legal Description

That Part of Lot E, Section 1, Nanaimo District, Plan 3459, lying North of a boundary parallel to and perpendicularly distant 16 feet from the North boundary of said Lot E

#### Total Area

1,277 Sq. Ft.

#### Zoning

DT-1

#### Base Rent

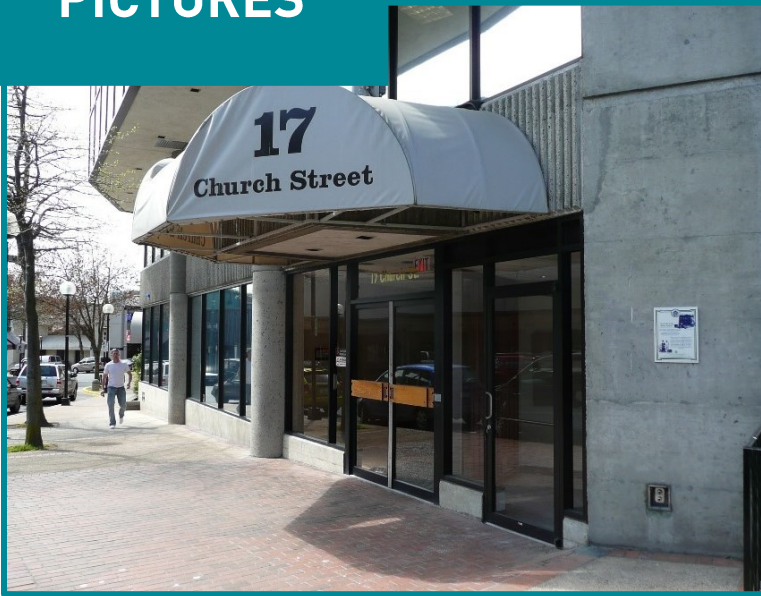
\$13.00 PSF

#### \*Additional Rent (2025)

\$15.10 PSF

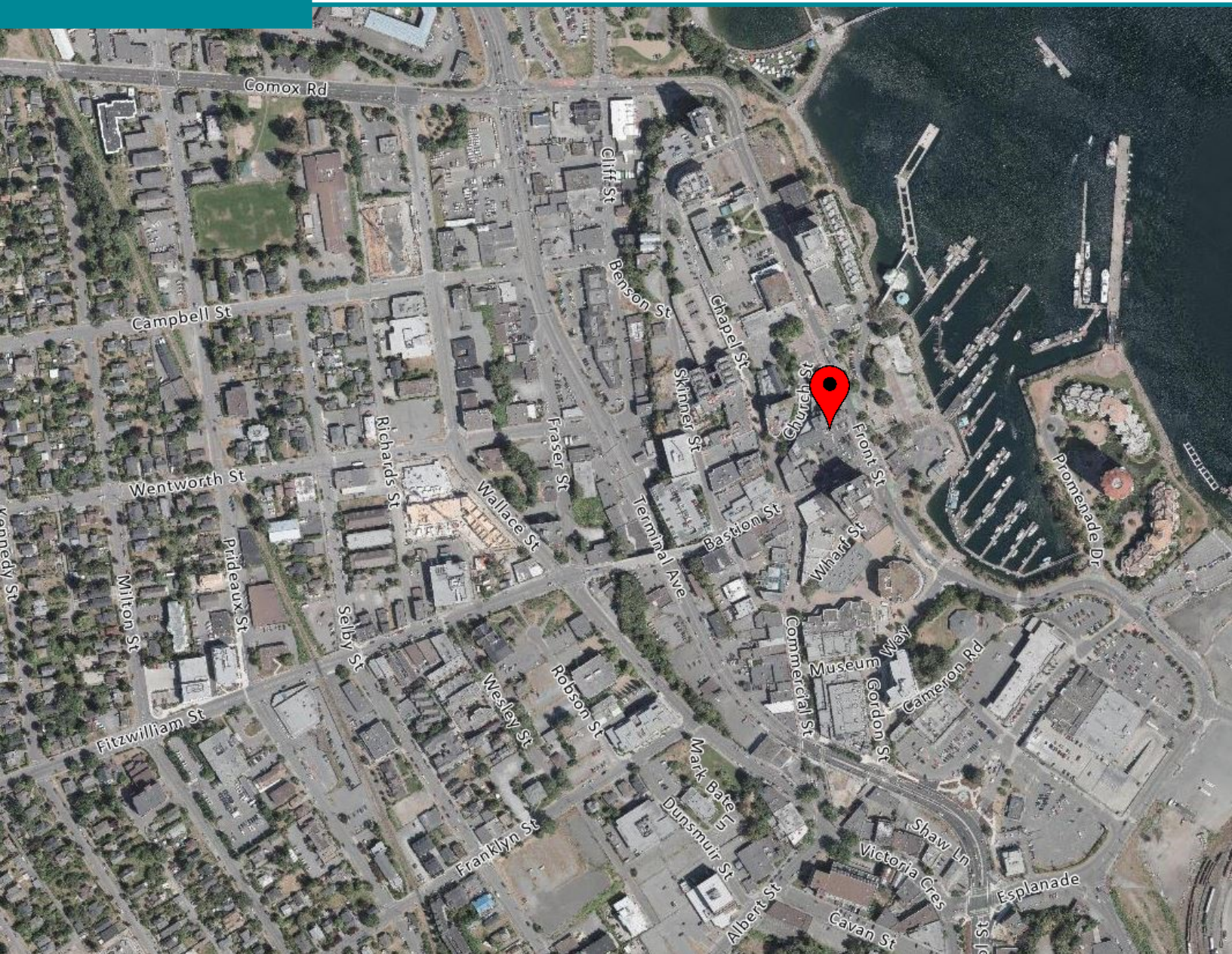
\*Additional Rent may be subject to change.

# PICTURES



# MAP

17 Church Street, Nanaimo BC V9R 5H5



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**COMMERCIAL**

John Hankins

c. 250-713-9830

[jhankins@460commercial.com](mailto:jhankins@460commercial.com)



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