

155 COMMERCIAL STREET, NANAIMO
2,340 SQFT SECOND-FLOOR COMMERCIAL SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

EVAN RICHARDSON
evan.richardson@williamwright.ca
250.586.1226





Second Floor Commercial Space

± 2,340 SQFT of Opportunity

Located in the heart of Nanaimo's historic downtown, this second-floor commercial space offers 2,340 SQFT of flexible business space and is perfectly suited for a wide range of professional, service-based, and creative uses. Currently configured with multiple office spaces, the space provides opportunity for all businesses. Positioned along Commercial Street, one of Nanaimo's most walkable and high-traffic corridors, the building benefits from consistent pedestrian activity, strong surrounding businesses, and excellent visibility.



Space Features



Currently configured with multiple office spaces



Large windows and skylights providing excellent natural light



Private second-floor access, connecting to the front and back of the building.



Washrooms on the floor



Suitable for tenant improvements to match your specific use



Opportunity to build out reception, meeting rooms, and workspaces



Why This Space Works Well



Ideal for businesses wanting a strong downtown presence without the expense of ground-floor retail.



Close to everything—food, coffee, banking, transit, parking, and waterfront amenities.



Flexible, efficient floor plate ideal for modern office or service layouts.



Positioned in a revitalizing downtown core with increased development, new residential density, and commercial demand.





Salient Facts

Size	± 2,340 SQFT
Parking	Street and rear lot
Zoning	DT1
Gross Rent	\$4,450 + GST



Zoning: DT1 - Downtown Core

DT1 is one of Nanaimo's most flexible zoning designations, allowing for a broad mix of commercial, office, and service uses. Potential uses include (but are not limited to):



Professional offices (financial, legal, consulting, real estate, etc.)



Medical, dental, or wellness clinics



Tech, creative studio, or co-working spaces



Educational/training centres



Retail showroom or specialty boutique (upper-storey retail permitted in this zone)



Personal services (spa, beauty, health services)



Art, design, or photography studios



Nonprofits or community service organizations

This zoning supports businesses that thrive on central accessibility and customer convenience.

Downtown Nanaimo

155 Commercial Street is located in the heart of Nanaimo and is a crucial piece of the downtown core. Surrounded by a collection of owner-operated businesses, popular retail shops, and professional services, the location is brimmed with vibrancy and community. The addition of the Nanaimo Commercial Street Night markets have made the area a go-to spot for locals, and revitalized traffic on Commercial Street.

Originally the economic center of the city, the area is a charming mix of revitalized heritage buildings and thoughtful new development. It has become the number one destination for shopping in Nanaimo and a hub for doers and relaxers alike.



WALK SCORE

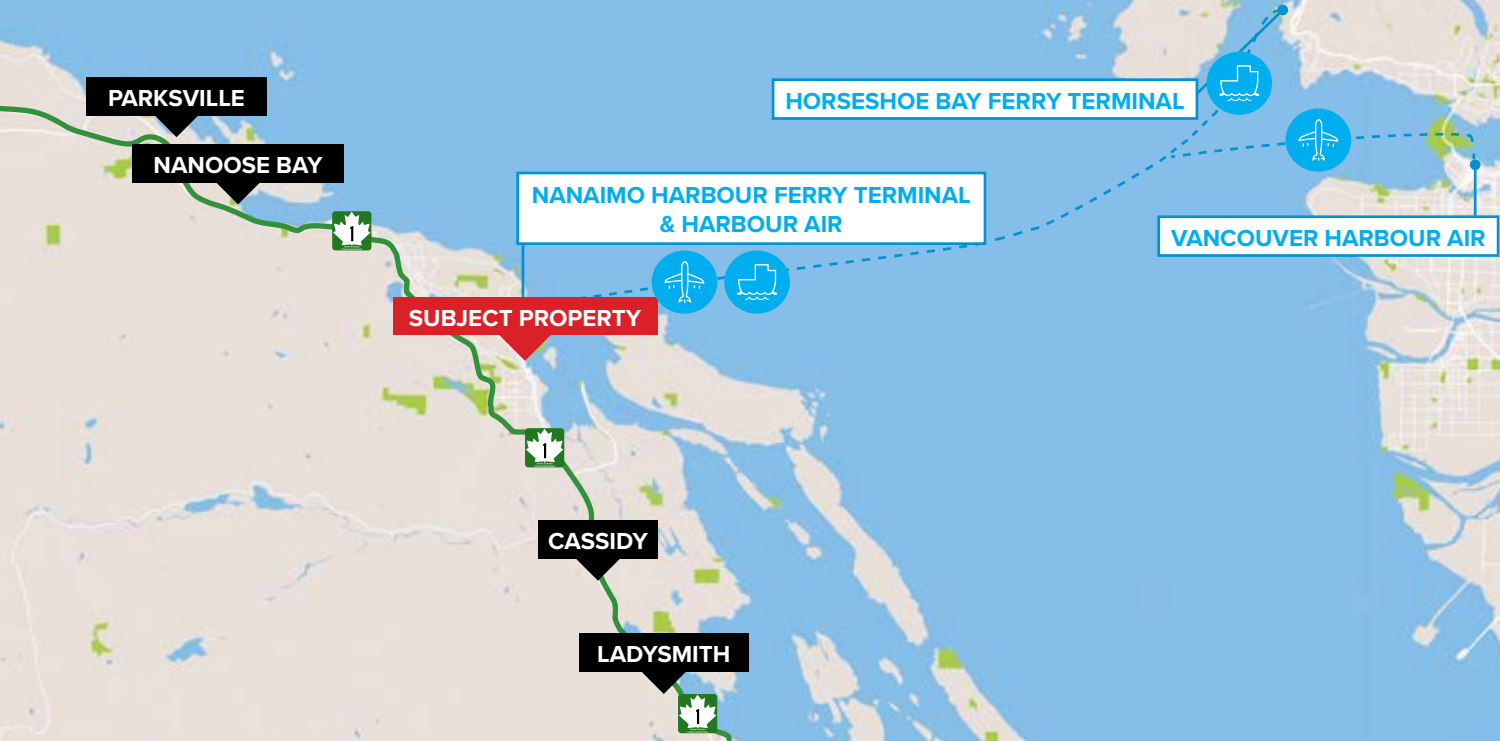
96



NANAIMO POPULATION

99,863





Commute Times

Vancouver Harbour Air to Nanaimo Harbour Ferry Terminal

20 Min Flight

Nanaimo Ferry Terminal to Horseshoe Bay Ferry Terminal

2 Hr Ride

Parksville

36 Min Drive

Ladysmith

21 Min Drive

Commuting to Nanaimo

Premium Downtown Address: Situated directly on Commercial Street, widely regarded as the hub of Nanaimo's shopping, dining, and arts scene.

High Foot Traffic: Steps from boutique retail, locally owned restaurants, professional offices, entertainment venues, and essential services.

Mainland Accessibility: Easy access to Hullo ferry service, a short 1 hour and 10-minute ride to downtown Vancouver.

Transit-Friendly: Less than a minute from major bus routes and walking distance to the waterfront, harbourfront walkway, and seaplane terminals (Harbour Air & Seair).

Tourism & Local Activity: The area benefits from year-round downtown events, cruise ship visitors, festivals, and cultural attractions.

Historic Charm: Surrounded by beautifully restored heritage buildings and pedestrian-friendly streetscapes.

Parking Proximity: Close to several public parking lots and street parking options.

FOR MORE INFORMATION CONTACT

EVAN RICHARDSON

evan.richardson@williamwright.ca

250.586.1226

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617