



Professional Office/Retail Space

105-1450 Waddington Road
Nanaimo, BC

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KEY FEATURES

- › Corner unit with streetfront exposure to busy traffic artery
- › Extensive on site parking
- › Potential for outside “patio” use
- › Flexibility of shell space for “custom” tenant improvement
- › Excellent central Nanaimo location
- › Immediate proximity to Nanaimo Regional General Hospital
- › Surrounded by complementary commercial and professional services



FOR LEASE > 105-1450 Waddington Road, Nanaimo, BC

OPPORTUNITY

Retail/office unit for lease to be comprised of approximately 1,000 square feet. The unit is to be demised from an existing larger space within a retail Pharmacy and provides for excellent street exposure as a streetfront corner location. Waddington Professional Centre is an attractive, recently constructed west coast style 3 storey building offering modern commercial retail and office lease space. The proximity of the property to Nanaimo's hospital and medical services core provides an excellent location for medical and professional offices, and medical retail and ancillary retail uses to service the local market.

LOCATION

The property is located at 1450 Waddington Road, in the heart of Central Nanaimo, just two blocks east of Nanaimo Regional General Hospital, and surrounding properties include multi and single family residential neighbourhoods with commercial retail and professional office buildings including well known health groups. Access to the Island Highway, Nanaimo's main transportation corridor, is only 1/3 of a kilometer to the north and the property is in immediate proximity to two major retail centres. Waddington Road is a heavily trafficked artery and provides for great exposure for the subject Premises. The site is minutes from downtown Nanaimo, all major ground transportation routes, the BC Ferry terminals, and the downtown float plane terminals.

SPACE AVAILABLE

Approximately 1,000 square feet of rentable area is available, to be demised into a unit suitable for uses such as a medical office, and complementary uses including retail or a coffee shop.

DATE AVAILABLE

For lease immediately. Unit will be constructed upon binding lease agreement.

ZONING

CC1 – Local Service Centre

Provides for small scale and community services within neighbourhoods. Permitted uses include, but are not limited to: medical/dental office; restaurant; retail; veterinary clinic; religious institution; daycare; artist studio.

ASKING RATE

\$27.00 PSF net

Additional Rent:
Estimated at \$12.00 PSF (2019)

CONTACT US

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