

# 300

TERMINAL AVENUE

2 Storey Commercial Building with  
Retail & Office Opportunities



For Lease | Retail/Office

**CBRE**

# 300

TERMINAL AVENUE

## Opportunity

CBRE Limited is pleased to present a unique opportunity to lease retail/office space in the heart of Nanaimo. The property consists of two floors, featuring 1,500 sq. ft. on the ground floor and 1,600 sq. ft. on the second floor. The entire space can be leased together for a total of 3,100 sq. ft., or the floors may be leased separately. The ground floor includes two offices/private rooms, two washrooms, a kitchen, and additional storage space. The second floor offers two more washrooms and nine offices/private rooms. Ample parking is available adjacent to the property, along with excellent signage opportunities. Tenants can easily walk anywhere within the core to grab lunch, meet clients, or access the ferry to Vancouver.

## Details

<b>ADDRESS</b>	300 Terminal Avenue, Nanaimo BC
<b>BUILDING SIZE</b>	
FIRST FLOOR	1,500 SF
SECOND FLOOR	1,600 SF
<b>TOTAL SIZE</b>	3,100 SF
<b>LEASE RATE</b>	\$15.00 PSF
<b>ADDITIONAL RENT</b>	\$3.00 PSF
<b>AVAILABILITY</b>	Immediately
<b>ZONING</b>	DT4: Downtown

## Property Features

-  Ample on-site parking
-  11 offices/private rooms throughout
-  Extra storage space on the ground floor
-  2 washrooms on each floor
-  Kitchen on ground floor

## Permitted Uses

*Including but not limited to...*

- Auto part sales
- Bingo hall
- Commercial school
- Cultural facility
- Daycare
- Entertainment
- Financial institution
- Laboratory
- Laundromat
- Liquor store
- Office
- Personal service
- Recreation facility
- Retail
- Veterinary clinic







# Nanaimo

  
**NANAIMO AIRPORT**  
 13 Min

  
**VICTORIA**  
 96 Min

**94**  
 **WALKER'S PARADISE**  
 Daily errands do not require a car.

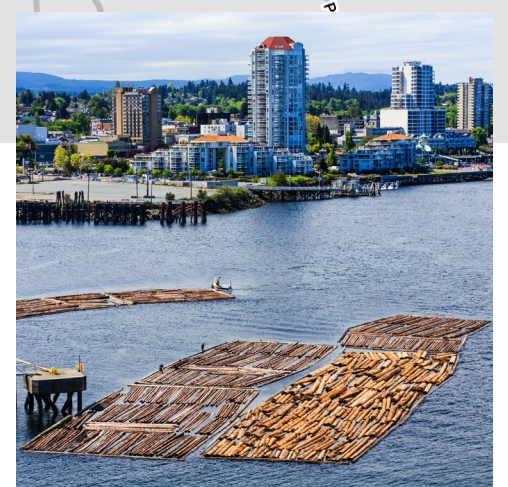
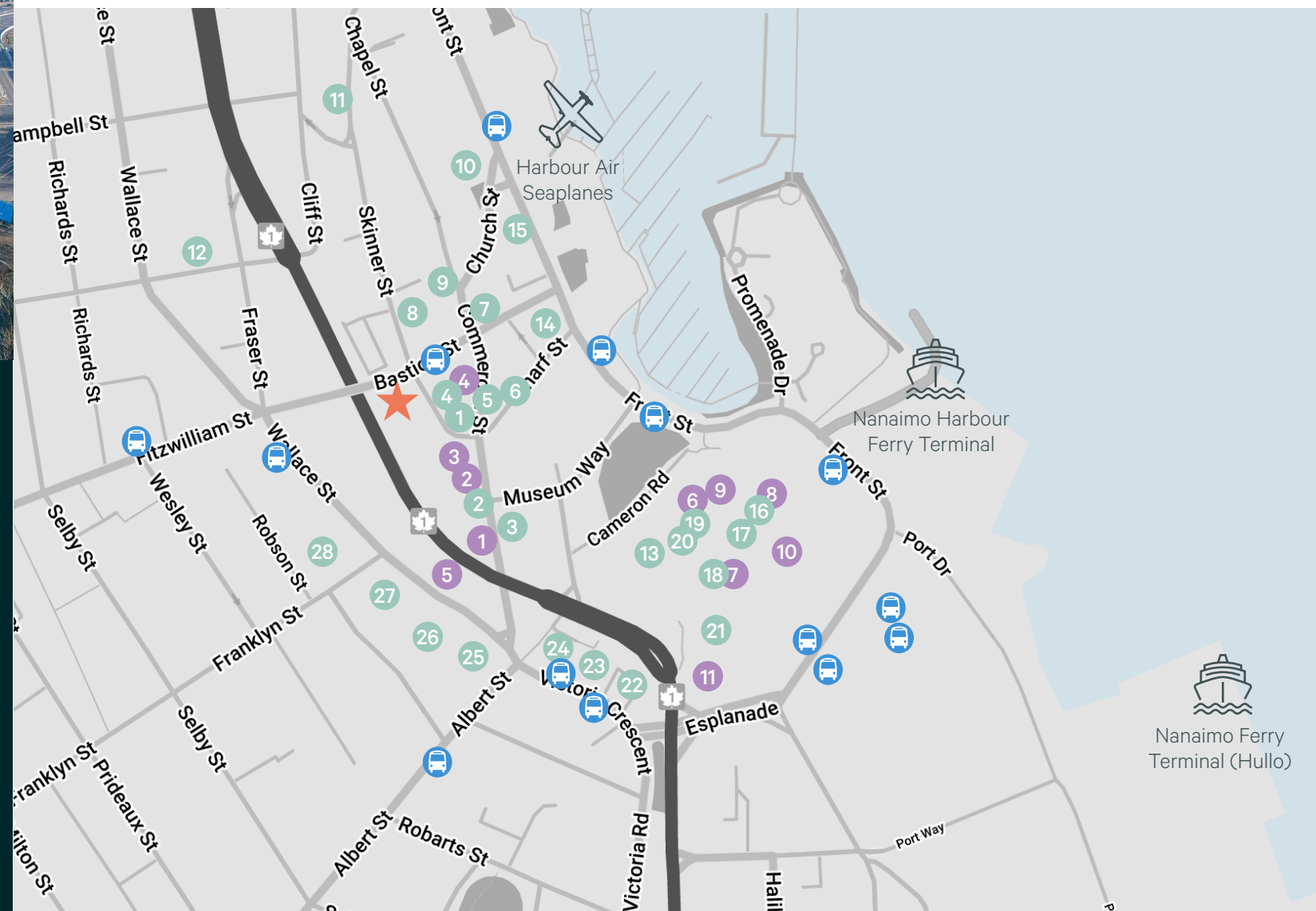
**46**  
 **SOME TRANSIT**  
 Transit convenient for most trips.

SOURCE: WALKSCORE.COM

## Location

 **Subject**  
 300 Terminal Avenue, Nanaimo

<h3>Cafes + Restaurants</h3> <ol style="list-style-type: none"> <li>1 Red's Bakery</li> <li>2 Gabriel's Cafe</li> <li>3 Serious Coffee</li> <li>4 Milk Jam Donuts</li> <li>5 Craft Fare</li> <li>6 Mon Petit Choux</li> <li>7 Ironworks Cafe &amp; Creperie</li> <li>8 The Old City Station Pub</li> <li>9 Melange</li> <li>10 Firehouse Grill</li> <li>11 The Nest Bistro</li> <li>12 Mrs. Riches Restaurant</li> <li>13 The Pantry Restaurant</li> <li>14 Minnoz Restaurant &amp; Lounge</li> </ol>	<ol style="list-style-type: none"> <li>15 The View Oceanside Grill</li> <li>16 Subway</li> <li>17 Local Pizza</li> <li>18 Starbucks</li> <li>19 Noodlebox</li> <li>20 Barburrito</li> <li>21 Wendy's</li> <li>22 A &amp; W</li> <li>23 The Queens</li> <li>24 Nana Sushi</li> <li>25 The Vault Cafe</li> <li>26 Diamond Indian Cuisine</li> <li>27 Nanda Chicken</li> <li>28 Mambo Gourmet Pizza</li> </ol>	<h3>Shopping &amp; Services</h3> <ol style="list-style-type: none"> <li>1 Lucky Cloud</li> <li>2 Fascinating Rhythm</li> <li>3 Scotiabank</li> <li>4 Rumours Vintage Collective</li> <li>5 Man Lee</li> <li>6 Dollarama</li> <li>7 London Drugs</li> <li>8 BC Liquor</li> <li>9 Vapour Solutions</li> <li>10 Thrifty Foods</li> <li>11 TD Canada Trust</li> </ol>
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 Nanaimo Ferry Terminal (Hullo)



For Lease

300 Terminal Avenue | Nanaimo, BC

## Listing Agent

Andrea Teahen

Senior Associate

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**CBRE**

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