



STRATA OFFICES FOR SALE

NORTH NANAIMO'S PREMIER BUSINESS COMMUNITY

OPPORTUNITY

Pacific Station is an award-winning, multi-phase, mixed use development that includes five uniquely designed buildings containing 50,000 square feet of prime commercial office space. Strategically located, the commercial component of the development represents the emerging business centre for the increasingly independent North Nanaimo community, offering professional practices a prestigious address in the ideal location to cater to the higher income demographics in Nanaimo's north end. This is a rare opportunity to benefit from the synergies of locating in a thriving business community in the heart of North Nanaimo's urban core, which already includes a medical clinic, optometry clinic, pharmacy, health + sports (physiotherapy) clinic, chiropractic clinic, architects, engineers, hydrogeologists, notary public, insurance brokers, mortgage brokers, realtors, language school, high-end salon, and more.

Situated alongside the Island Highway with 40,000 cars passing by on a daily basis, the third and final commercial phase of the project comprises two state-of-the-art buildings featuring a west coast, modern style of architecture. Rarely offered in Nanaimo, the larger of the two buildings features luxuries such as secured, underground parking and convenient elevator access.

Constructed by respected, award-winning local builder Westmark Construction Ltd, Pacific Station is the location of choice for professionals looking for contemporary office space in a vibrant business community.



FEATURES



MODERN WEST COAST DESIGN



UNDERGROUND PARKING



ELEVATOR ACCESS



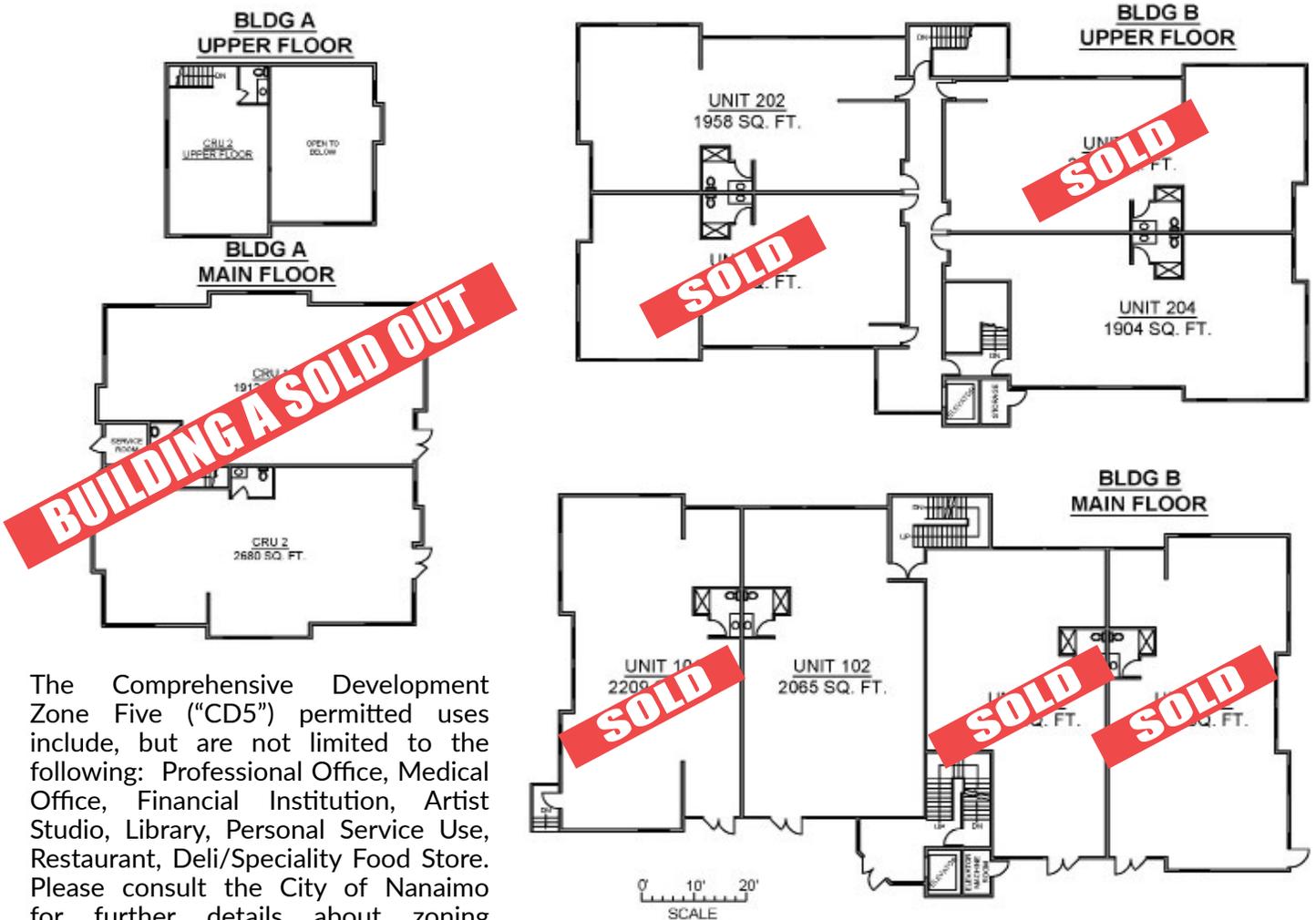
SIGNAGE OPPORTUNITIES

DESIGN YOUR IDEAL OFFICE SPACE



Visual impressions matter and in today's competitive environment, the appearance of your physical workspace has never been more important. With a modern, west-coast design, featuring vaulted ceilings, large windows, and plenty of natural light, these units at Pacific Station provide an ideal framework for you to design a showcase office, sure to impress not only your clients, but to assist you in growing your business by attracting the best and the brightest in your industry who will undoubtedly welcome the opportunity to work in such an impressive space.

PHASE 3 AVAILABLE UNITS



The Comprehensive Development Zone Five ("CD5") permitted uses include, but are not limited to the following: Professional Office, Medical Office, Financial Institution, Artist Studio, Library, Personal Service Use, Restaurant, Deli/Speciality Food Store. Please consult the City of Nanaimo for further details about zoning requirements and permissible uses.



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