

STRATA OFFICES FOR SALE



OPPORTUNITY

Pacific Station is an innovative, mixed use, multi-phase development that upon completion will include five uniquely designed buildings containing 50,000 square feet of prime commercial office space. Strategically located, the commercial component 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.

After the success of the first two commercial phases of the project, construction of Phase 3 got underway in August 2016. Phase 3 comprises two state-of-the-art buildings featuring a west coast, modern style of architecture, both with excellent exposure to the Island highway. Rarely offered in Nanaimo, the larger of the two buildings features luxuries such as secured, underground parking and convenient elevator access. With flexible unit configuration, office spaces are available from 1,860 to more than 16,000 square feet.

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.

NORTH NANAIMO'S PREMIER BUSINESS COMMUNITY

SITE MAP

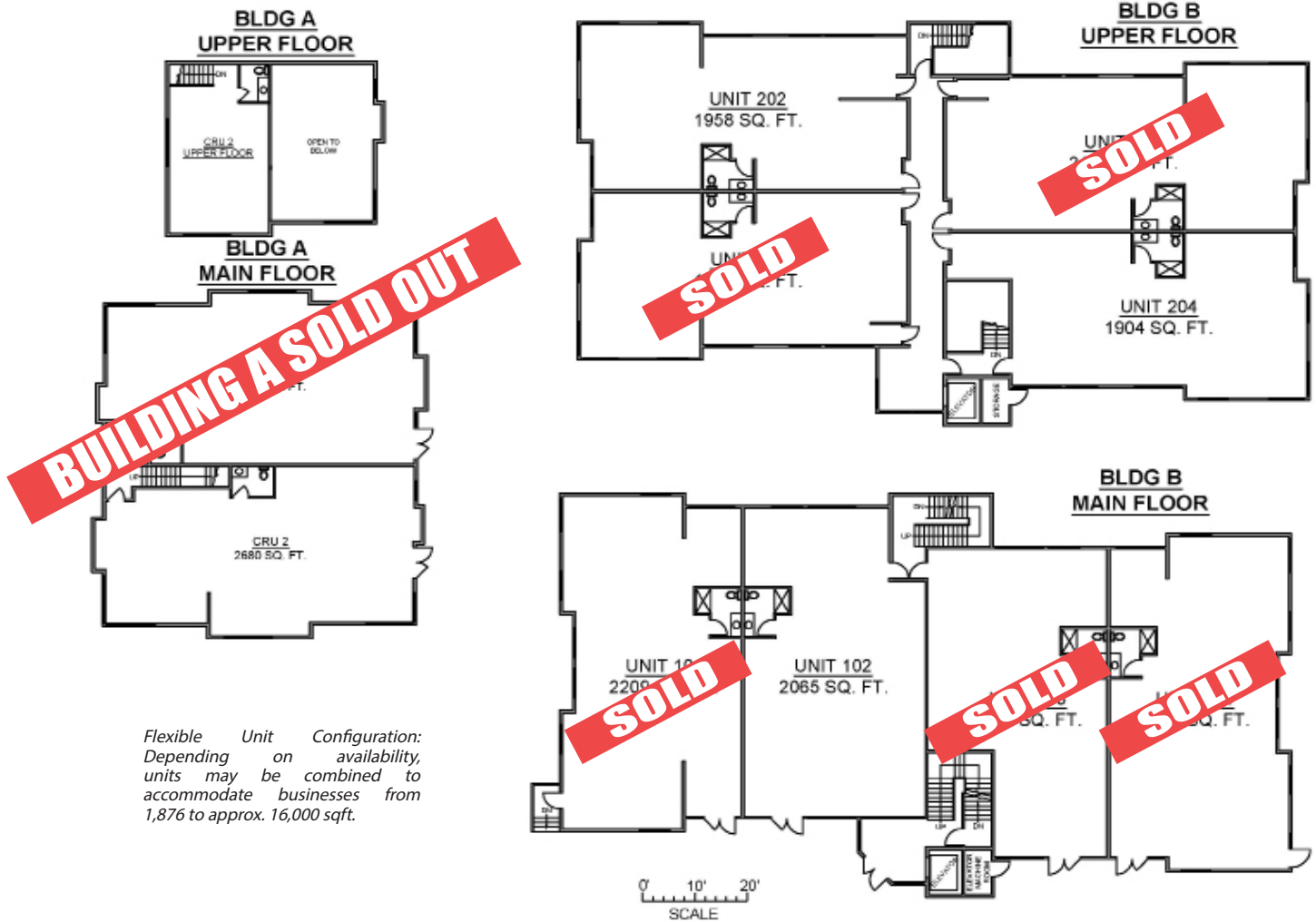
5200 Dublin Way



ZONING

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.

FLOOR PLANS



LOCATION



Strategically located in the heart of North Nanaimo's business hub, Pacific Station is highly visible from the Island Highway which has more than 40,000 vehicles passing by each day. The site is also easily accessible from the Nanaimo Parkway via Mostar Road, providing a convenient connection to other areas of town and surrounding communities.



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