



Parksville
PROFESSIONAL CENTRE



MOVE IN READY OFFICE UNITS FOR LEASE

Parksville Professional Centre

154 Memorial Avenue, Parksville

WILLIAM | WRIGHT



Key building for medical and office professionals situated in the heart of downtown Parkville

The Parkville Professional Centre (the “Property”) is made up of 24,209 SQFT of office and retail spread over two buildings with a large surface parking lot containing 65 stalls for both tenants and visitors.

The Property is home to tenants including Lisa Kerwin Law Corporation, Dr. Louis Beaudoin Inc., Drs. Sulz, Fridricksson and Bell, Drs. Morris, Szachnowska & Hickey-Somerville, and Ministry of Citizen Services amongst others. This fully air-conditioned building is ideal for medical and professional services alike and is located in the heart of downtown Parkville.



Memorial Avenue upgrades 13,800 sqft of public space and dedicated food truck parking spots





Unit Breakdown & Pricing

Floor	Unit	Zoning	Size	Basic Rent	Additional Rent
Main	#100B	CD	± 2,468 SQFT	\$16.00/FT	\$12.35/FT
Second	#100C	CD	± 1,179 SQFT	\$16.00/FT	\$12.35/FT
Second	#203	CD	± 770 SQFT	LEASED	
Second	#204	CD	± 707 SQFT	LEASED	
Third	#301	CD	± 1,542 SQFT	\$16.00/FT	\$12.35/FT
Third	#302	CD	± 1,543 SQFT	\$16.00/FT	\$12.35/FT
Third	#303	CD	± 1,649 SQFT	LEASED	



Parksville
PROFESSIONAL CENTRE

Building Size
± 24,209 SQFT

Air Conditioning
Yes

Stories
3

Parking
65 stalls

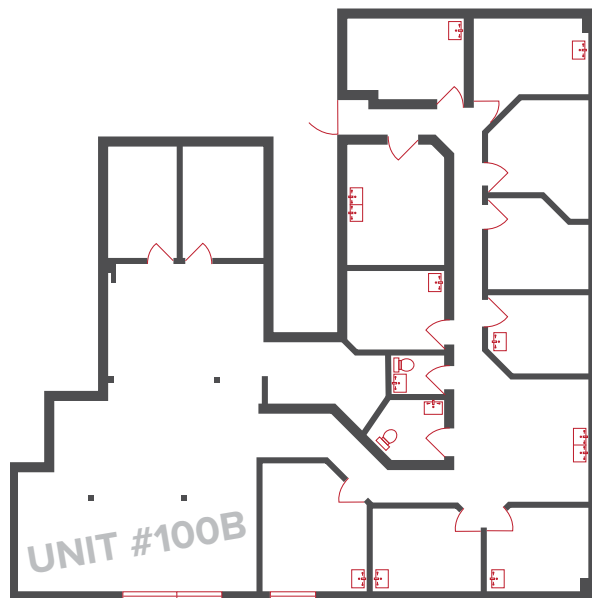
Elevator
Yes

Zoning
C3

Join

+ Lisa Kerwin Law Corporation
+ Dr. Louis Beaudoin Inc.
+ Dr. Sulz, Fridricksson and Bell

+ Dr. Morris, Szachnowska & Hickey-Somerville
+ Ministry of Citizen Services



Main Floor

Unit #100B Size
 $\pm 2,468$ SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT





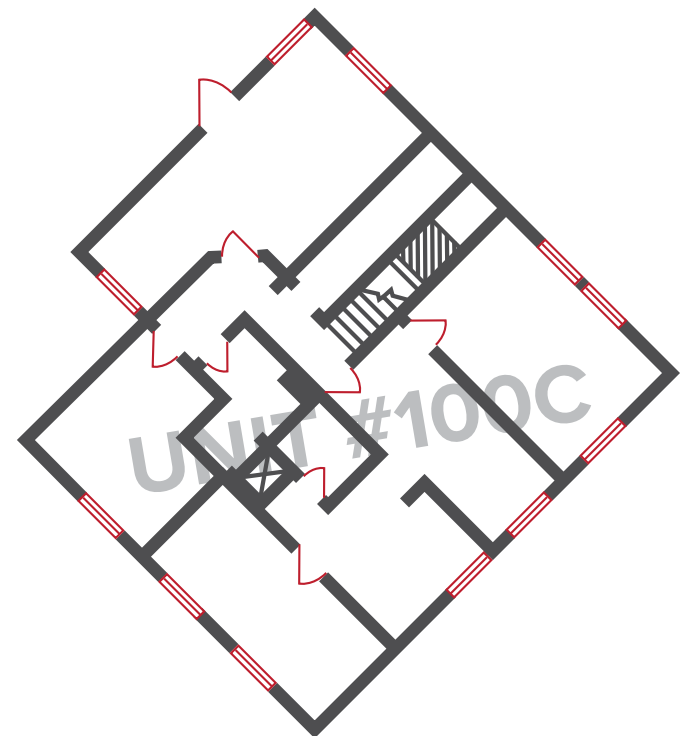
Second Floor

Unit #100C Size
± 1,179 SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT

*Dedicated and
private street level
entry for unit #100C*





Third Floor

Unit #301 Size
± 1,542 SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT

Includes
4 Separate Offices,
A Board Room,
Kitchenette, And
Reception Area



OUTDOOR ACCESS TO ROOFTOP PATIO



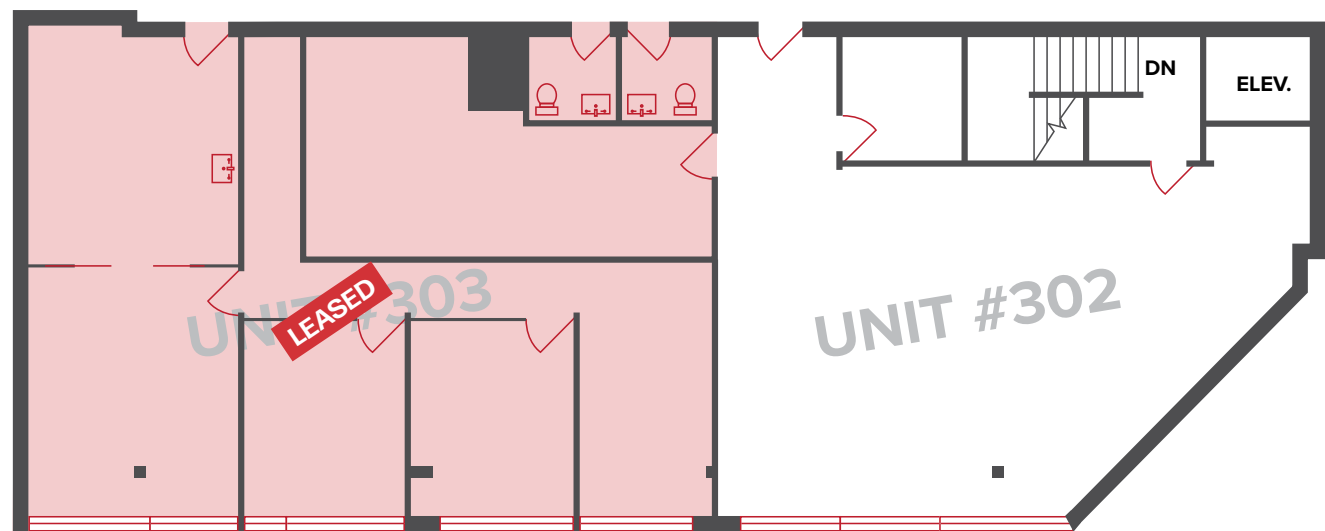


Third Floor

Unit #302 Size
± 1,543 SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT



Parksville, Vancouver Island Waterfront views all around



9.5% Population growth since 2016



16,000 population as of 2022 (Est)



Parksville is located on the east coast of Vancouver Island, 37 km north of Nainaimo, and a short ferry ride across the Strait of Georgia from Vancouver. The city enjoys a spectacular waterfront location. Parksville is serviced by the Vancouver Inland Island Highway (Highway #19) which bypasses Parksville on the west side. This four-lane limited access highway runs from Victoria to Campbell River providing convenient access to other Island cities. Highway 19A and the Alberni Highway run through the middle of Parksville and connect the City to Highway #19.

Transportation to the Lower Mainland of BC is convenient by road, BC Ferries through Nainaimo, or by air via airports at Nainaimo, Comox or nearby Qualicum Beach. Population growth in the City and surrounding areas continues to be strong. Parksville's population grew by 9.5% between Census years 2016 and 2021 and currently is estimated to be 16,000.

154 Memorial Avenue, Parksville





**Vedderbrook
Properties**



Parksville
PROFESSIONAL CENTRE

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