

1 COMMERCIAL STREET, NANAIMO

± 390 – 2,485 SQFT OF PRIME RETAIL & OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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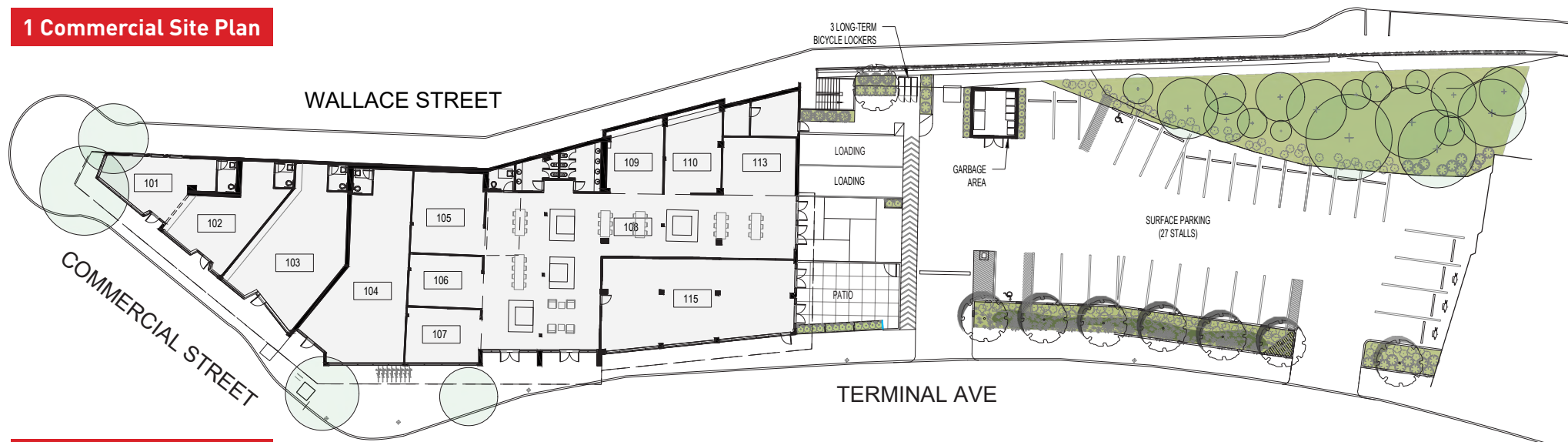
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1 Commercial Revitalized

The most exciting new development in the heart of downtown Nanaimo, 1 Commercial is set to become the centerpiece of the downtown core. The iconic A&B Sound building is being revitalized into a modern and inviting 2 storey mixed-use building, offering both high exposure retail space, street level access office space, and a rooftop cafe/restaurant opportunity with a west facing rooftop patio. The DT4 zoning allows for a wide variety of retail, personal service, office, assembly, financial, and food and beverage uses.

1 Commercial Site Plan



Terminal Street Retail

Rooftop Patio Opportunity



Retail Opportunities

Units from ± 390 – 2,477 SQFT available

Specific retail units can be combined, please contact the listing agents for more details

Interior market style breezeway provides kiosk and flexible small format retail options

Zoning DT4

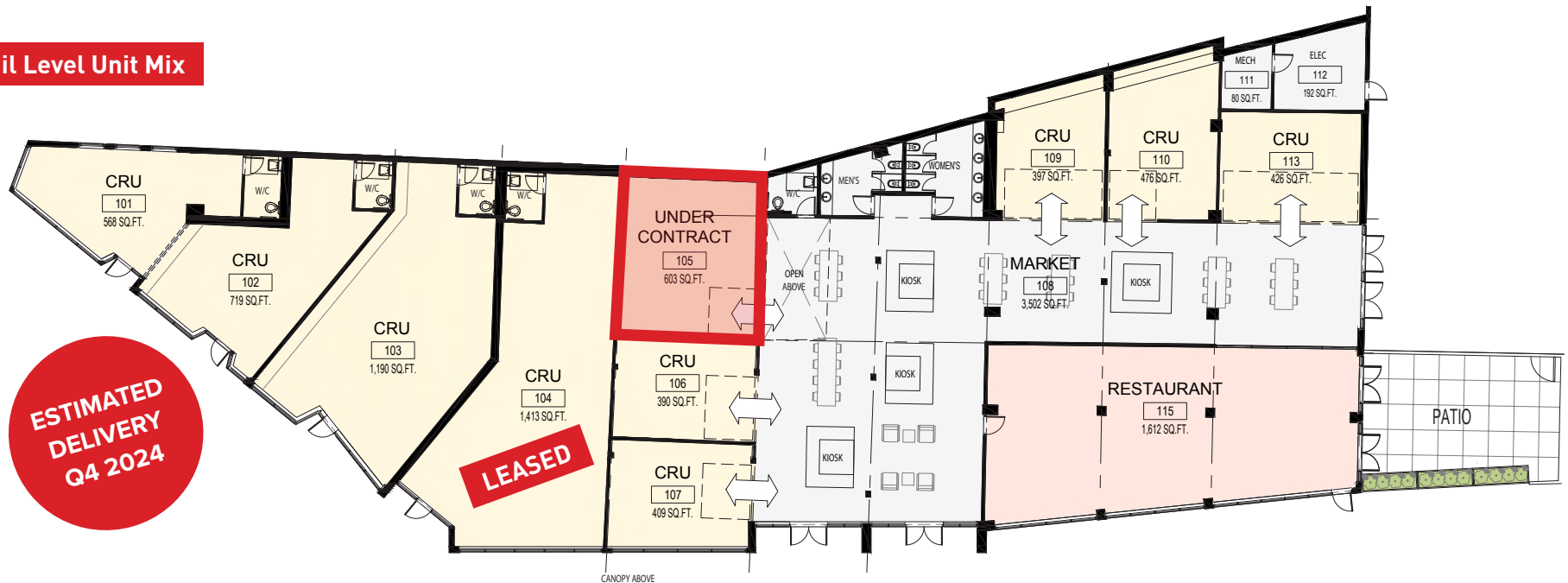
Uses include but are not limited to Retail, Personal Service, Office, Assembly, Financial, Food and Beverage

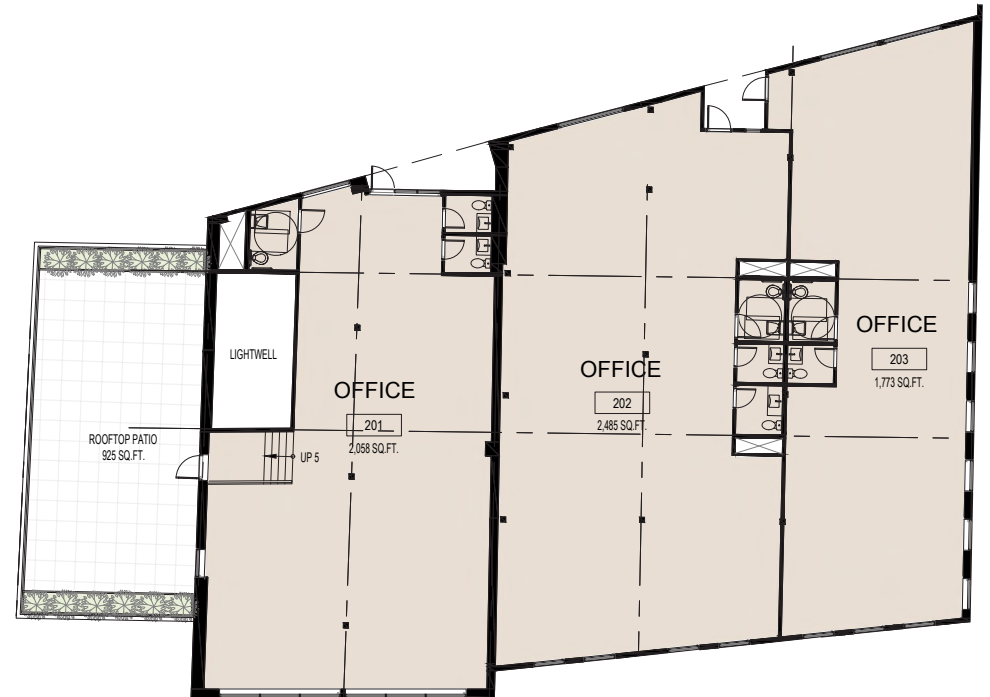
Lease Rates

Contact Listing Agents



Retail Level Unit Mix





Office/Restaurant Opportunities

Units from \pm 1,773 – 4,716 SQFT available

\pm 925 SQFT Rooftop Patio Opportunity

Prime restaurant, office, or coffee shop opportunity with exclusive walkout rooftop patio

Office level accessed from Wallace Street

Lease Rates

Contact Listing Agents

Property Features

± 13,000 SQFT Of New-build Retail Space

± 7,000 SQFT Of New-build Office/Restaurant/Cafe Space

Interior Breezeway Through The Retail Level

Amazing Retail Exposure Onto Terminal And Commercial Street

End-Cap Corner Units - Restaurant/Cafe Opportunity

26 Parking Stalls With 3 EV Charging Stations

Street Level Access For Both Retail And Office Levels

South Facing Second Floor Office Views

± 925 SQFT Second Floor Rooftop Patio



The iconic A&B Sound was known to have lineups around the block in the 1990's for many Nanaimo residents. 1 Commercial is set to bring life and locals back to this focal point of the Downtown Nanaimo area. The open

concept interior breezeway will bring a market style feel to the area which will provide a much needed family friendly attraction for locals and tourists alike. Steiner Properties is proud to be a part of Nanaimo's vision for this area, with this development estimated to complete in Q3 2024!



Location

Located at the corner of Wallace Street, Commercial Street, and Terminal Avenue, the property is ideally positioned at a high visibility intersection. Commercial Street is set to undergo development to revitalize the area to allow for a more pedestrian friendly and accessible neighbourhood.

Transit

1 Commercial is easily accessible by nearly 12 different bus routes at the Nanaimo Downtown Exchange.

For More Information Contact

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