

UP TO
**5 MONTHS
FREE RENT**
*FOR QUALIFIED TENANTS



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 10 tenants including Shopper’s Drug Mart, 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.



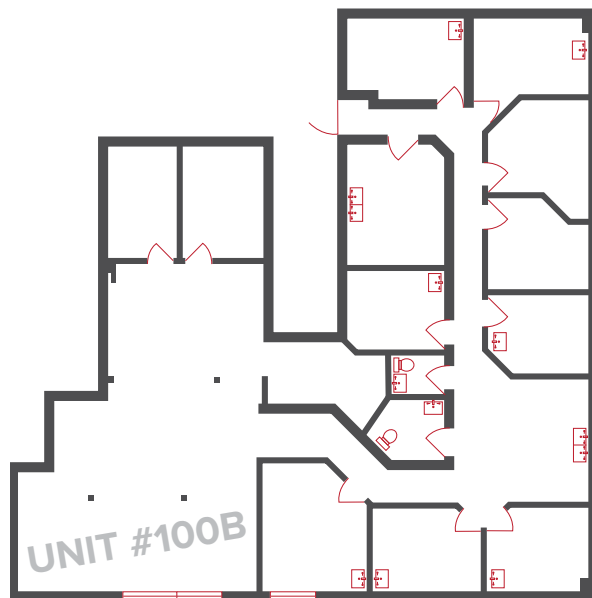
Memorial Avenue upgrades 13,800 sqft of public space and dedicated food truck parking spots





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	\$16.00/FT	\$12.35/FT
Second	#204	CD	± 707 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	\$16.00/FT	\$12.35/FT



Main Floor

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

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT





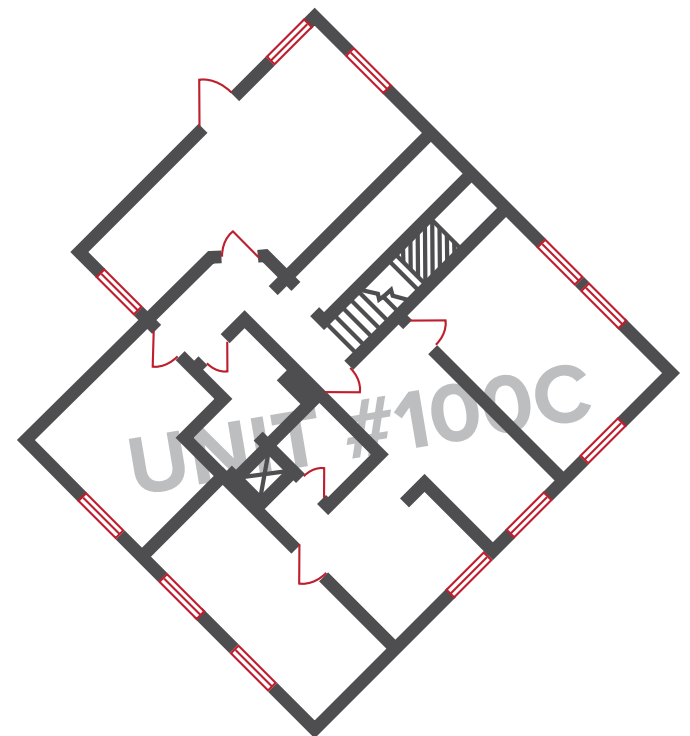
Second Floor

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*



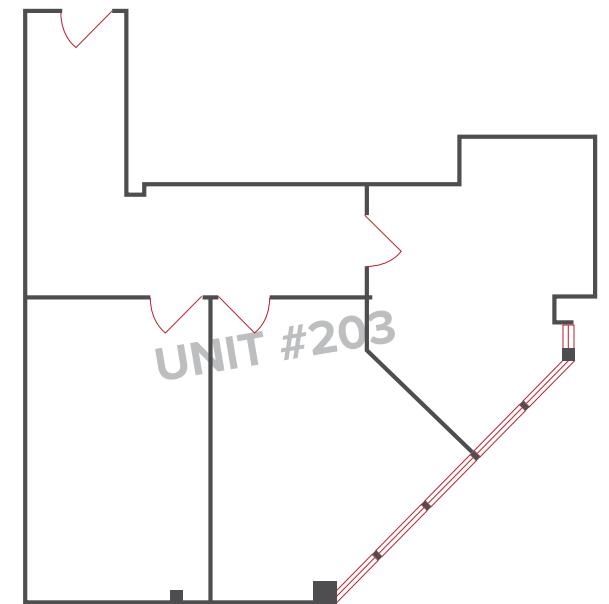


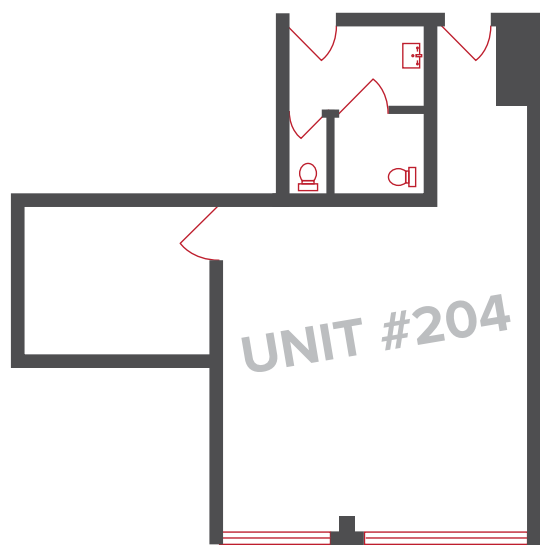
Second Floor

Unit #203 Size
± 770 SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT





Second Floor

Unit #204 Size
± 707 SQFT

Basic Rent
\$16.00/FT

Additional Rent
\$12.35/FT



Parksville
PROFESSIONAL CENTRE

Size
± 24,209 SQFT

Stories
3

Elevator
Yes

Air Conditioning
Yes

Parking
65 stalls

Zoning
C3

Join

+ Shoppers Drug Mart
+ Lisa Kerwin Law Corporation
+ Dr. Louis Beaudoin Inc.

+ Dr. Sulz, Fridricksson and Bell
+ Dr. Morris, Szachnowska &
Hickey-Somerville
+ Ministry of Citizen Services



UNIT #302



UNIT #303



UNIT #303



UNIT #303



UNIT #303

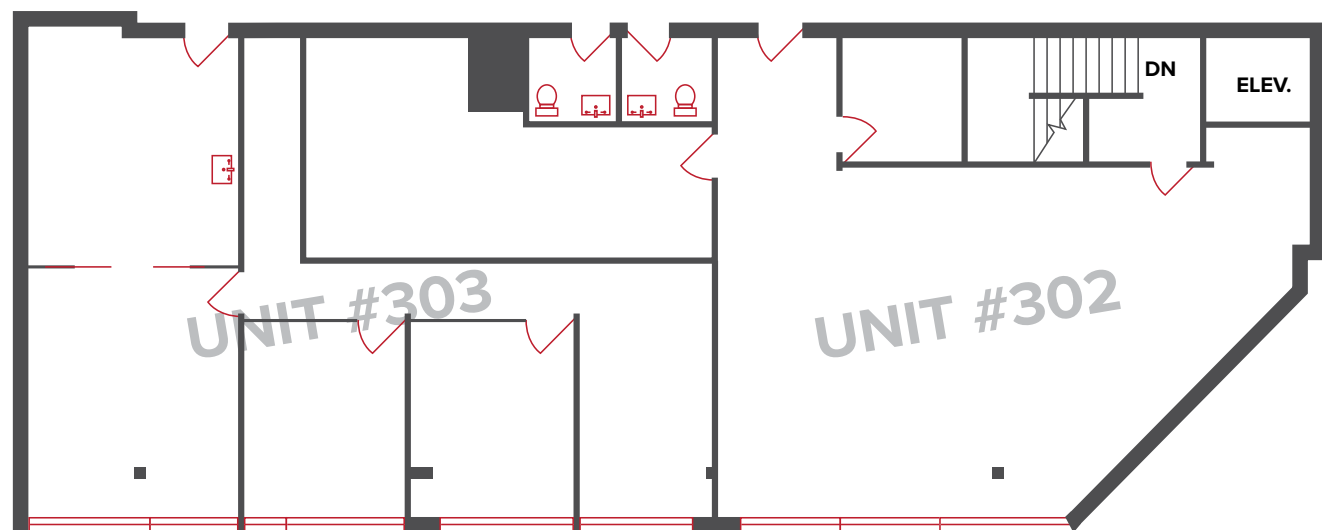
Third Floor

Unit #302 Size
± 1,543 SQFT

Unit #303 Size
± 1,649 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 Nanaimo, 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 Island 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 Nanaimo, or by air via airports at Nanaimo, 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.



**Vedderbrook
Properties**



Parksville
PROFESSIONAL CENTRE

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