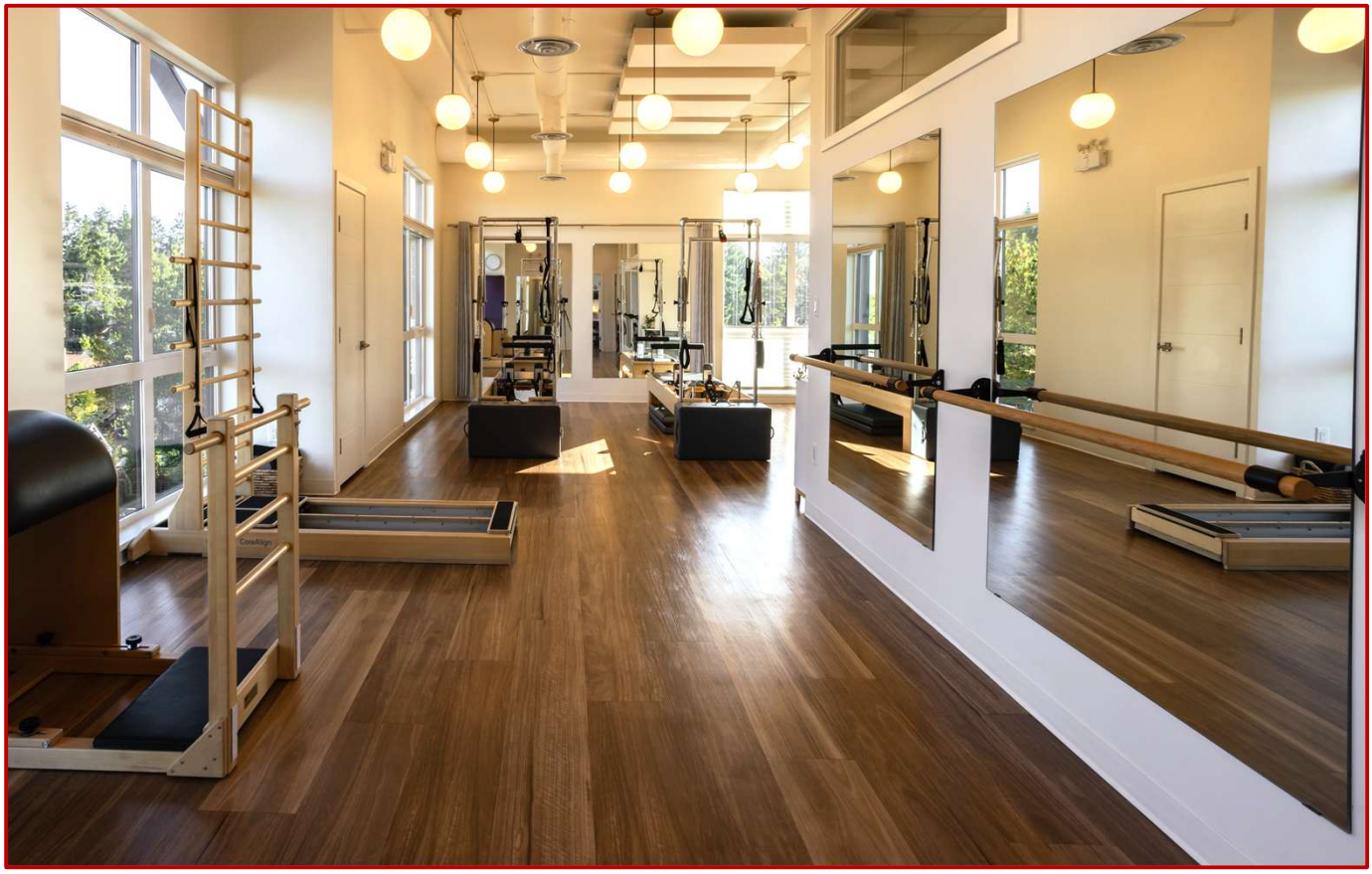
NAI Commercial (Victoria) Inc.
Commercial Real Estate Services, Worldwide.

Professional Strata Office/ Clinic



Portsmouth Professional Centre

301 – 6545 Portsmouth Road, Nanaimo, British Columbia

Portsmouth Professional Centre is home to health, legal, financial, corporate administration, and education service providers. The Centre provides professionals with a comfortable workspace while offering a contemporary, quality environment for patients or clients. Portsmouth Professional Centre reflects distinction and impression of being exceptional for its occupants and their clients .

For more information:

Randall Taylor 250 714 4248
rtaylor@naicommercial.ca

Jed Grieve 250 812 4151
jgrieve@naicommercial.ca

Offered for sale at $1,100,000.00

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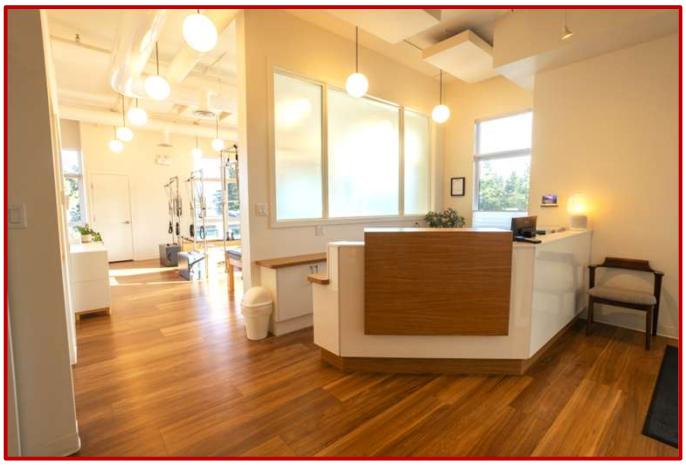
Turnkey Premium Construction

This top-floor suite features 1,657 square feet of a an architecturally designed interior, purpose-built for high-end professional and clinical practices.

The bright, open-layout includes warm commercial-grade luxury vinyl flooring, crisp neutral walls, a Mix of over-height, exposed ceilings, with dropped acoustic tile ceilings in office areas. Custom lighting projects throughout the strata unit.

The floor plan maximizes natural light throughout the strata unit with floor-to-ceiling perimeter windows and frosted interior clerestory panels.

Strata Unit Interior

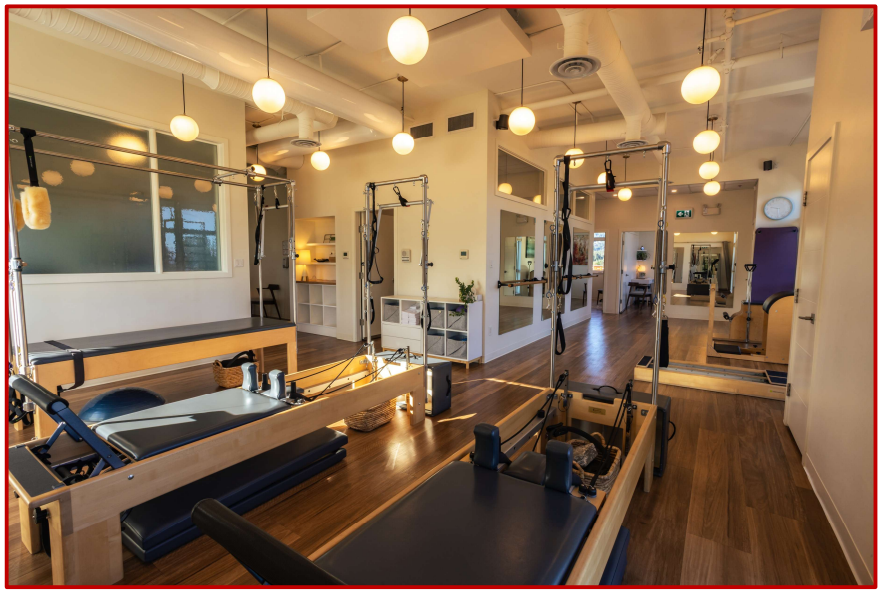




Functional Layout & Acoustics

The floor plan is designed for optimal workflow and client comfort.

Interior finishes feature a custom wood-accented reception desk and client waiting lounge, four private treatment suites with sound-insulated partition walls, an expansive open studio workspace, and a dedicated staff kitchenette with in-suite laundry.



Custom construction available now!

The strata unit is located on the third floor of building “B” in Portsmouth Professional Centre.

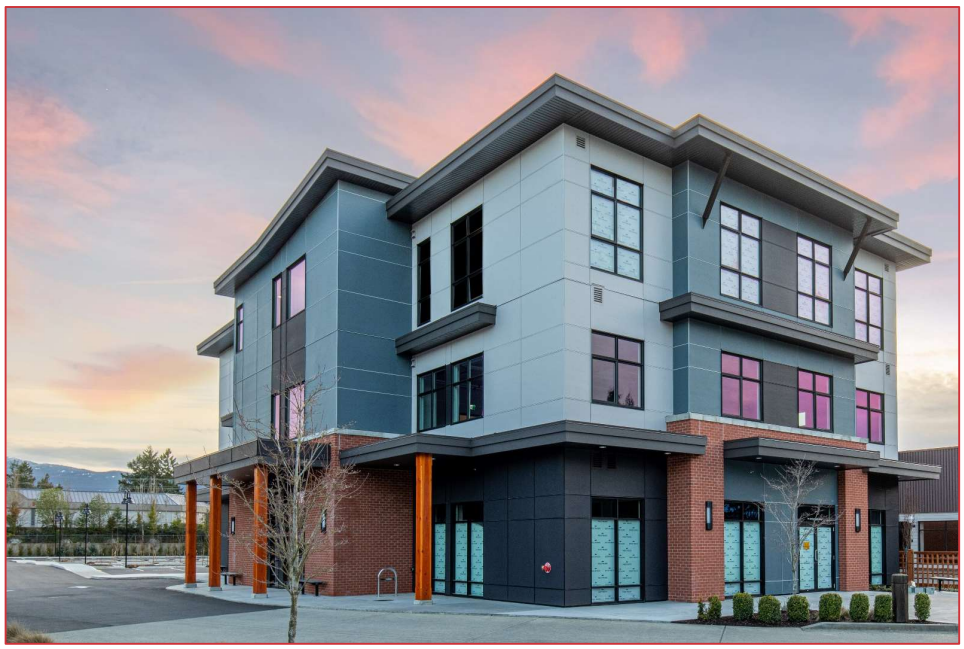
The building amenities include full elevator access and common universal washrooms on upper floors.

The unit provides the immediate benefit of customized design and construction.

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Building and development



Building construction

Floor Structure: Concrete topping over plywood sub-floor over wood joists, insulated to cavity, with fire rated gypsum board to underside.

Floor Cover: Smooth-trowelled concrete slab flooring with commercial-grade laminate covering

Ceilings: Painted gypsum board to ceiling underside; sprinkler system and HVAC duct work exposed.

Plumbing: Second and third floors each have two 2-piece washrooms located in the common hallway.

Fire System: A full fire suppression sprinkler system is installed.

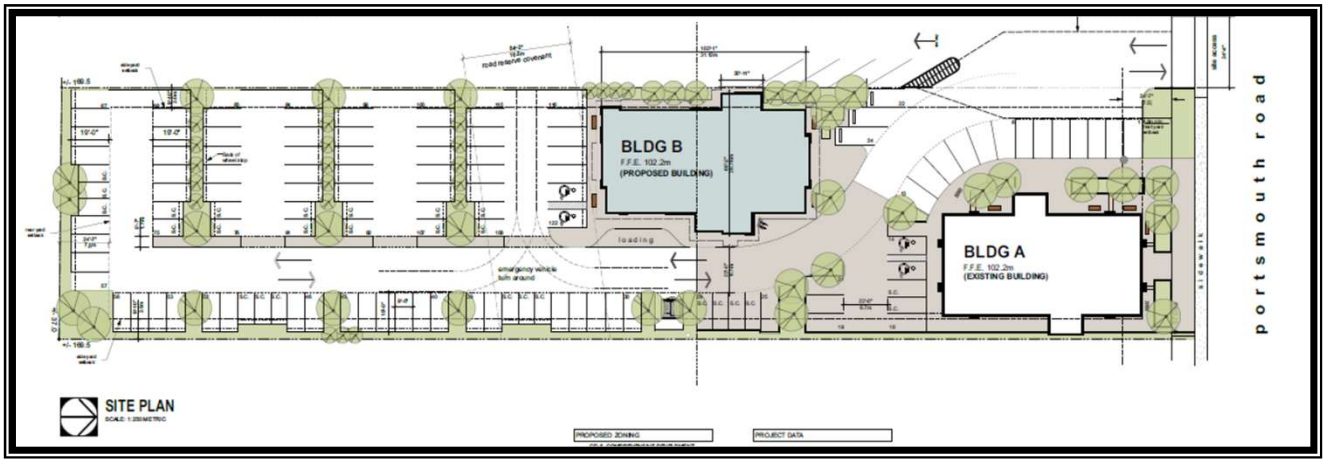
Heating: Roof-mounted HVAC system installed to each unit.

Electrical: This strata unit has 125-amp, three phase service panel. Extensive interior lighting installed to support the designed clinic.

Exterior Walls: The exterior is a mix of Hardi-plank and concrete, with brick, acrylic stucco, metal and timber accents with sweeping rooflines. All finishes are attached to approved rainscreen sub-strate. Glazed storefront in metal frame, thermal pane, low E windows.

Roof: Flat and part sloping roof structure of built-up torch-on membrane cover over rigid insulation on plywood deck on wood joists. Standard venting, flashing, gutters, downspouts, and soffits.

Parking: The development was designed for medical and professional use, with greatly expanded parking of 122 stalls to accommodate patients and clients.



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Zoning Permitted Uses (Strata Bylaws)

Portsmouth Professional Centre has been designed to support the practices of a variety of professional services. The businesses and professional practices of strata owners are protected with bylaws which allow only the following uses within the development:

- *Medical/health services and related services (excludes retailing of cannabis products and e-cigarettes, (unless sold in a pharmacy)*
- *Accounting/ Architecture/ Educational services/ Engineering/ Financial services/ Law/ "Clean" high-tech commercial services*
- *Graphic design services/ Real estate brokerage/ and other professional services governed by a formally certified professional body*

Location

Portsmouth Professional Centre is a premium real estate development, ideally situated in the busy north end of the City of Nanaimo, British Columbia. Positioned near the intersection of Portsmouth Road and Dickson Road, the Centre offers direct access to the Island Highway and major transit routes. The property benefits from expansive on-site parking featuring 122 stalls to comfortably accommodate owners, staff, and high client volumes.

Portsmouth Professional Centre is within walking distance of the Woodgrove Shopping Centre (the largest mall in Nanaimo) with many other retail outlets, private and public services nearby.



Legal Description

Unit 301 – 6545 Portsmouth Road, Nanaimo, BC

Strata Lot 12, District Lot 28. Wellington District, Strata Plan EPS1455 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V
PID 030-958-407

Website and video of Unit 301 – 6545 Portsmouth Road: https://suite301portsmouthrd.ca/

For Sale at: $1,100,000.00 (One Million, One Hundred Thousand Dollars)

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Location Advantages

Nanaimo, Central Vancouver island, British Columbia

The City is a classic west coast community, offering natural beauty at every turn. It has one of the longest shorelines of any city in Canada, and unlimited recreation options with a forested mountain backdrop reachable within a few minutes of leaving the city centre.

- Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia.

- Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 105,000, with strong growth projections

- Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5-hour ferry ride with 16 scheduled sailings daily. Air Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.





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Over 35 years of experience working for you

NAI Commercial

NAI Commercial Victoria Inc. is a full service commercial real estate brokerage providing personalized service throughout Vancouver Island. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from the Victoria Capital Region to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Victoria Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

For more information:



Randall Taylor
250 714 4248
(Personal Real Estate Corporation)
rtaylor@naicommercial.ca



Jed Grieve
250 812 4151
Commercial Real Estate Advisor
jgrieve@naicommercial.ca

Representing commercial, industrial & development real estate across mid-Vancouver Island; from the Malahat to Campbell River.

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