

MARINA VIEW ESTATES THE COMMERCIAL COLLECTION

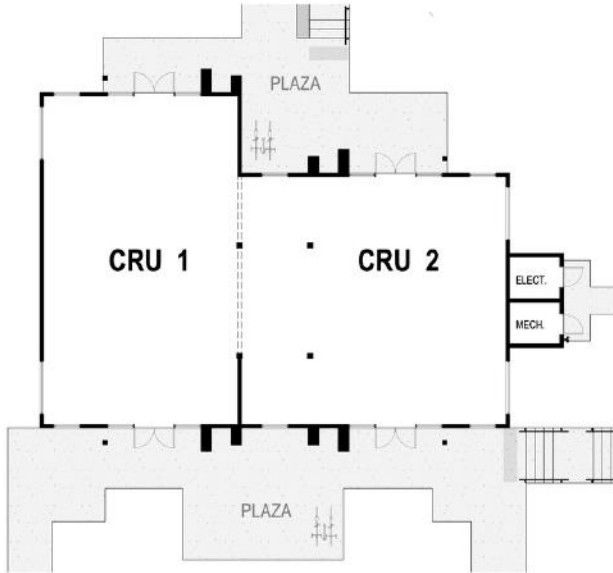
1305 ROCKY CREEK RD, LADYSMITH



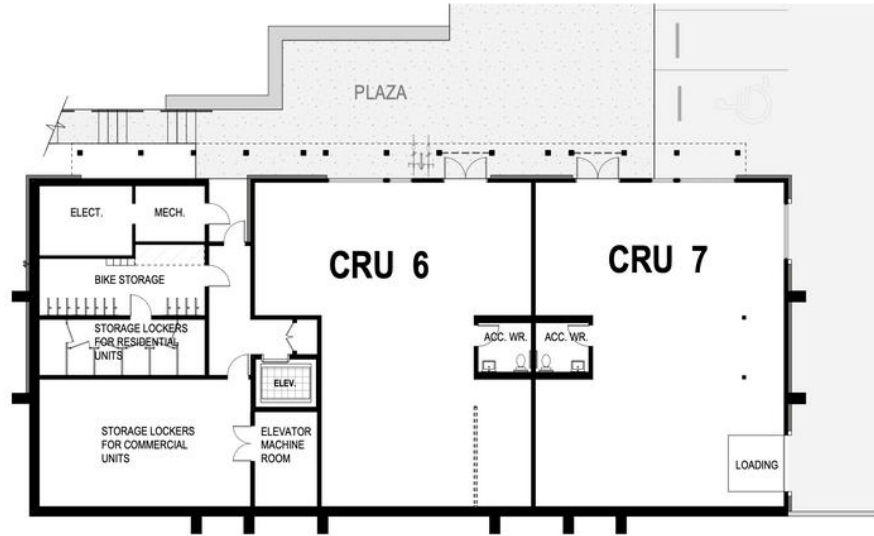
Building A
2 Units: 3,020 SF Total



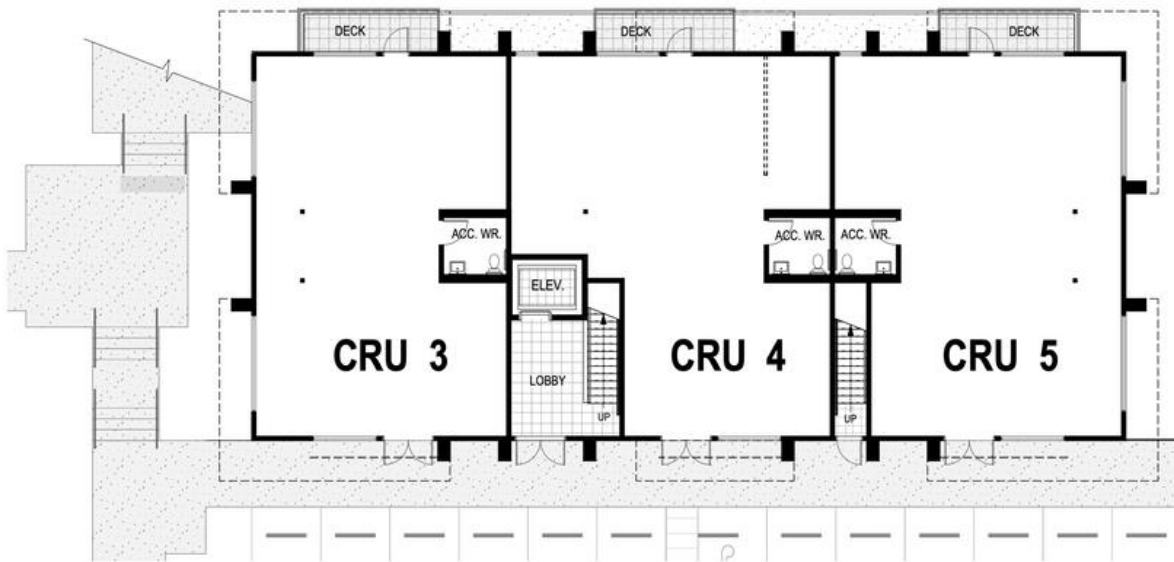
Building B
5 Units: 8,356 SF Total



 FLOOR PLAN - BUILDING A



 LEVEL 1 - BUILDING B



 LEVEL 2 - BUILDING B

Square Footage: Units in each building can be combined. Floor plan images are not to scale.

<u>Building A:</u>	CRU 1 - 1,500 SF CRU 2 - 1,520 SF
<u>Building B Level 1:</u>	CRU 6 - 1,725 SF CRU 7 - 1,740 SF
<u>Building B Level 2:</u>	CRU 3 - 1,524 SF CRU 4 - 1,702 SF CRU 5 - 1,665 SF

DEVELOPMENT DETAILS & PERMITTED USES



ADDRESS: 1305 ROCKY CREEK ROAD

MUNICIPALITY: LADYSMITH

ZONING: CD-7

LEASABLE AREA: 1,500-8,356SF

AVAILABLE CRUS: 7

DEVELOPER: FMC HOLDINGS

ARCHITECT: BJK ARCHITECTURE

BASE RENT: CONTACT LISTING AGENT

ADDITIONAL RENT: TBD

PARKING SPACES: 42

PERMITTED USES INCLUDE, BUT ARE NOT LIMITED TO:

- OFFICE
 - PROFESSIONAL, MEDICAL AND DENTAL, HEALTH AND WELLNESS MANAGEMENT, CONSULTING SERVICES, FINANCIAL SERVICES OR MUNICIPAL OFFICES
- PERSONAL SERVICE ESTABLISHMENT
 - PERSONAL TRAINERS, YOGA STUDIO, MARITAL ARTS, NUTRITIONIST, FLORISTS, PHOTOGRAPHY, AESTHETICIAN SERVICES.
- VETERINARY CLINIC
- BAKERY / COFFEE SHOP
- COMMERCIAL SCHOOL
- COMMUNITY CARE FACILITY
- CONVENIENCE STORE
- LIQUOR RETAIL SALES
- MICRO-BREWERY
- NEIGHBOURHOOD PUB OR RESTAURANT
- RETAIL



Marina View Estates – The Commercial Collection

Marina View Estates brings a new standard of professional and service-oriented space to Ladysmith's growing waterfront district. Thoughtfully designed to complement the surrounding residential community, the commercial component provides a modern, accessible environment for businesses seeking a high-quality presence on Vancouver Island's east coast.

Positioned just minutes from downtown Ladysmith and overlooking the harbour, the development combines functional design with coastal character. Contemporary architecture, ample on-site parking, and ocean views create a welcoming environment for clients and staff alike. Each building offers flexible configurations suited to professional offices, medical and wellness services, and community-focused operators.

Construction is underway with phased delivery beginning in 2026, providing prospective tenants with the opportunity to plan and customize their spaces to fit long-term needs. The project's forward-thinking infrastructure includes energy-efficient mechanical systems, robust electrical capacity, and thoughtful landscaping to ensure a cohesive, sustainable setting.

Marina View Estates represents a unique opportunity to establish your business within a purpose-built, master-planned community—one that reflects the character of Ladysmith and the vibrancy of the region's growing economy.

For additional information, please contact the listing agent: John MacDonald *PREC