

# FOR SUBLEASE

38 PAYZANT AVENUE | BURNSIDE BUSINESS PARK, DARTMOUTH, NS

2ND FLOOR OFFICE | 1,180 SF

**kw** COMMERCIAL  
ADVISORS  
A DIVISION OF KELLER WILLIAMS SELECT REALTY



## LOCATION OVERVIEW

38 Payzant Avenue is well positioned with access to both Akerley Boulevard and Wright Avenue via both Williams Avenue and John Savage Avenue. Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111. Burnside Business Park is a superior location with superb transportation links. Burnside enterprises are within 15 minutes of downtown Halifax and Robert L. Stanfield International Airport.

## PROPERTY FEATURES

- 1 office, open bullpen area and a washroom
- Walk-up access to the space via the front entrance
- 3 designated parking spots, extra spaces available for negotiation
- Small portion of warehouse can be made accessible for a tenant with need for storage space

**SPACE AVAILABLE:** 1,180 SF

**LEASE RATE:** \$1,500 Gross per month (includes utilities)

**LEASE TERM:** Negotiable



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524  
philbolhuis@kwcommercial.com

**Tom Gerard, SIOR, CCIM**  
Real Estate Advisor  
902.830.1318  
tomgerard@kwcommercial.com

**KELLER WILLIAMS SELECT REALTY**  
6080 Young Street, Suite 308  
Halifax, NS B3K 5L2  
www.kwcommercialhalifax.com



# FOR SUBLEASE

38 PAYZANT AVENUE | BURNSIDE BUSINESS PARK, DARTMOUTH, NS

2ND FLOOR OFFICE | 1,180 SF



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524  
philbolhuis@kwcommercial.com

**Tom Gerard, SIOR, CCIM**  
Real Estate Advisor  
902.830.1318  
tomgerard@kwcommercial.com

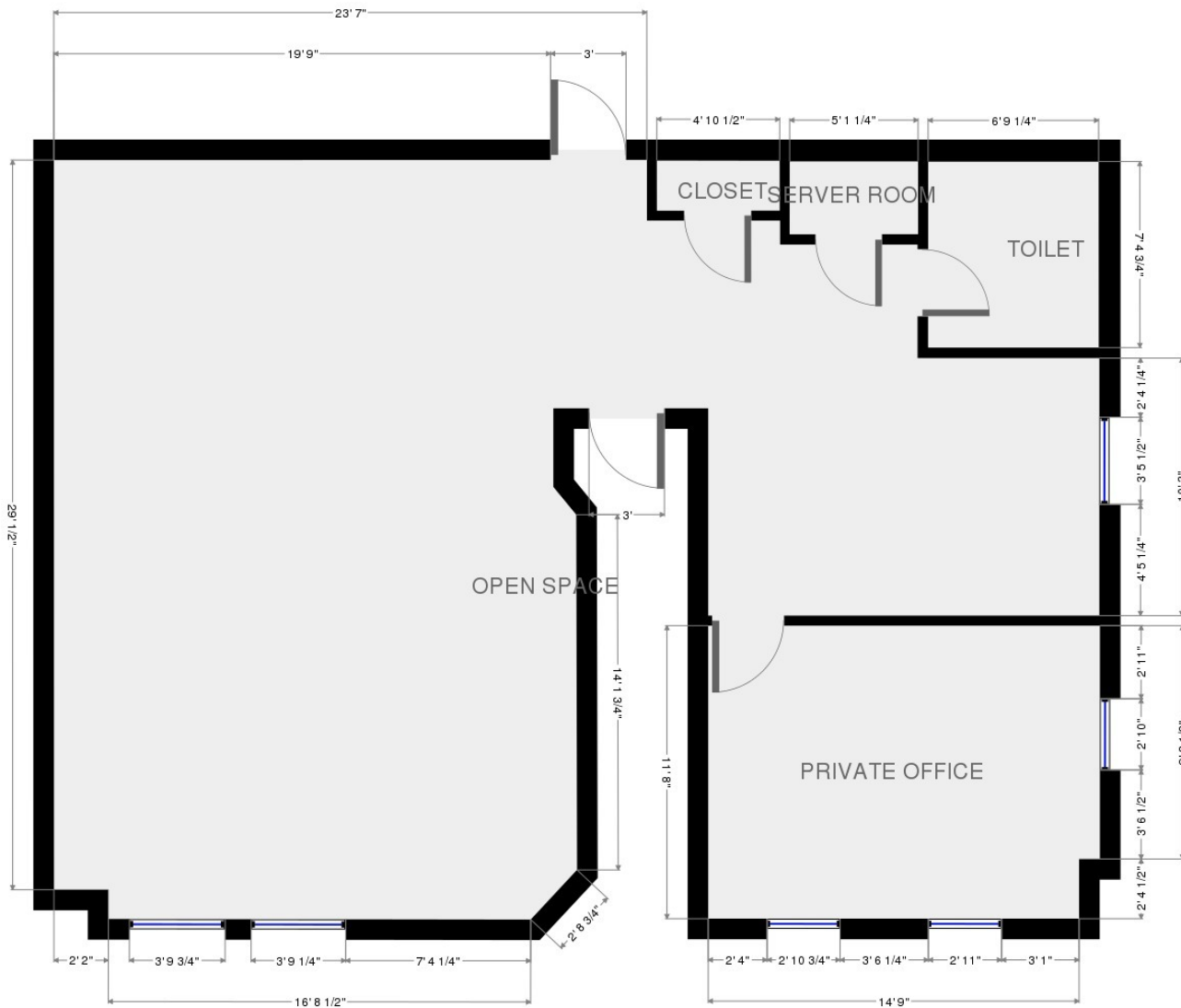
**kw** COMMERCIAL  
ADVISORS®



# FOR SUBLEASE

38 PAYZANT AVENUE | BURNSIDE BUSINESS PARK, DARTMOUTH, NS

2ND FLOOR OFFICE | 1,180 SF



1 38 PAYZANT AVENUE  
1,180 SF OFFICE SPACE

**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524  
philbolhuis@kwcommercial.com

**Tom Gerard, SIOR, CCIM**  
Real Estate Advisor  
902.830.1318  
tomgerard@kwcommercial.com

**kw** COMMERCIAL  
ADVISORS®

