

**FOR LEASE**

**6575 BAYNE STREET | HALIFAX, NS**

OFFICE / INDUSTRIAL | **UP TO 11,310 SF**



### LOCATION OVERVIEW

6575 Bayne Street is located just off the Bedford Highway near the Windsor Exchange, overseeing in excess of 50,000 vehicles per day. The busy intersection connects the suburb of Bedford to the northwest corner of Halifax and is a primary route to the MacKay Bridge to Dartmouth. This office / industrial space is located 30-seconds from the Fairview Cove Container Terminal, minutes from Downtown Halifax, and within a kilometer of Highway 102.

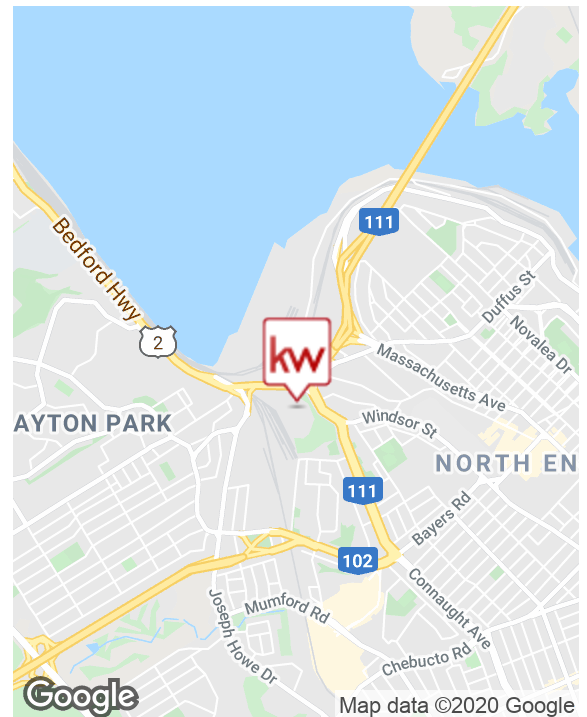
### PREMISES FEATURES

- Excellent exposure on the Windsor Exchange
- Second-floor walk-up turn-key office space
- Bright, clean finishes with an abundance of natural light
- 10 Private offices, large boardroom, & open cubicle area
- Two (2) drive-through bays with four (4) 16' by 16' grade loading doors
- Office furniture negotiable

**SPACE AVAILABLE:** 6,470 SF - 11,310 SF

6,470 SF | Office  
4,840 SF | Industrial

**LEASE RATE:** \$16.00 Net + \$9.37 CAM & Tax



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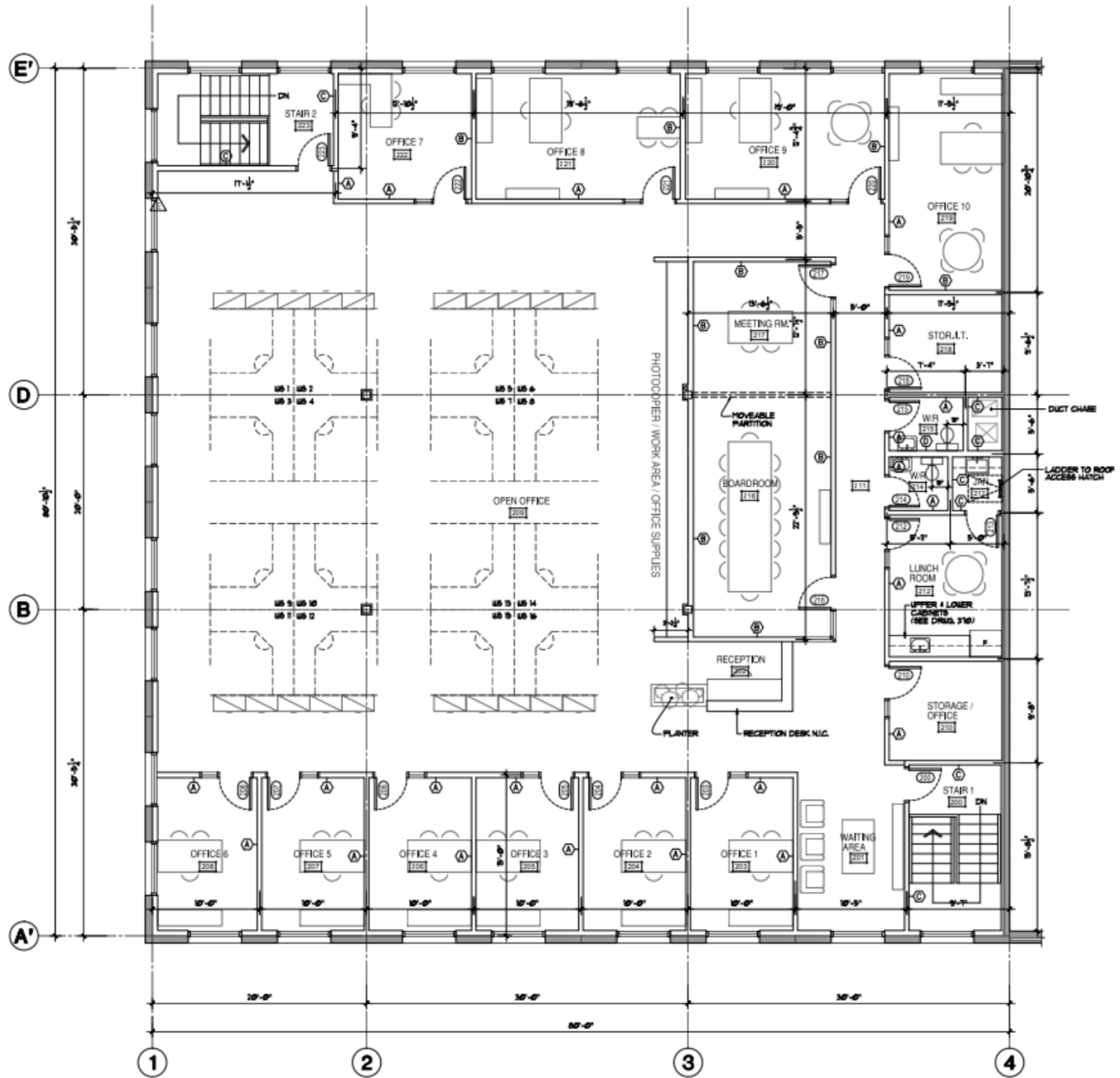


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### SECOND FLOOR OFFICE SPACE – 6,470 SF



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