



1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

January 2021

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LEASE LISTINGS

OFFICE



81 ALDERNEY DRIVE

DARTMOUTH | CENTRAL BUSINESS AREA

2 level office space in Downtown Dartmouth with access off Portland Street. Includes kitchenette, washroom facilities and plenty of natural light.

Available Space | 1,000 sf

Lease Rate | \$10.00 Net + \$9.44 CAM & Tax



134 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

LEED Certified Class "A" office space located within the Bluefrog Campus. Build-to suit and turn-key options. High visibility location with ample parking.

Available Space | 2,843 sf

Lease Rate | Negotiable + \$13.35 CAM & Tax



130 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Class "A" office space located on the Bluefrog Campus. Suites 7 & 8 can be combined to 5,592 sf. High visibility location along highway 111.

Available Space | Various Units

Lease Rate | Negotiable + \$11.35 CAM & Tax



36 SOLUTIONS DRIVE

HALIFAX | CLAYTON PARK WEST

Modern office space located in a BOMA Best certified building. Ample onsite parking and electric car charging stations. Available April 2021.

Available Space | Various Units

Lease Rate | Negotiable + \$17.20 CAM & Tax



643 HIGHWAY 14

WINDSOR ROAD | CHESTER

Office / land for lease with 6 private offices, kitchen, storage and multiple flex areas. Gravel graded parking for 30+ cars.

Land Area | 12.12 acres

Available Space | 7,500 sf

Lease Rate | \$5.00 Net PSF



647 BEDFORD HIGHWAY

BEDFORD | LARRY UTECK AREA

The Terrace Business Centre offering large private offices in a Class "A" environment, water views and underground parking.

Available Space | Individual Offices

Lease Rate | Varies



1791 BARRINGTON ST

HALIFAX | CENTRAL BUSINESS DISTRICT

Class "A" office space located downtown in the TD Building for sublease. Move-in ready, fully furnished and with the best views of the city.

Available Space | 3,408 sf

Sublease Rate | \$22.00 Net + \$12.00 CAM & Tax



36 BROOKSHIRE COURT

BEDFORD | HAMMONDS PLAINS

Various office suites available with both ground floor and 2nd floor options. Professional tenant mix in well maintained building.

Available Space | 1,800 sf - 2,747 sf

Lease Rate | \$12.00 - \$15.00 Net



148 CHAIN LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

2 Storey Class "A" office building ideal for single or dual tenant occupancy. Excellent location close to all amenities. Possible expansion opportunities.

Available Space | 6,380 sf

Lease Rate | \$14.00 - 16.00 Net PSF



38 PAYZANT AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2nd floor office space with walk up access. 3 designated parking spaces. Additional storage and parking available upon negotiation. Lease term negotiable.

Available Space | 1,180 sf

Sublease Rate | \$1,500 Gross / Month



6452 QUINPOOL ROAD

HALIFAX | QUINPOOL

Class "A" 2nd floor walk-up office space with lots of natural light. Includes 2 private offices, boardroom, and 2 parking spaces.

Available Space | 1,432 sf

Lease Rate | \$3,500 Gross/Month



211 HORSESHOE LAKE

HALIFAX | BAYERS LAKE BUSINESS PARK

Flexible suburban office space with updated lobby and common areas. Ample parking. Elevator service in building.

Available Space | 3,873 sf

Lease Rate | \$14.00 Net

LEASE LISTINGS

OFFICE



120 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Class "A" office space located on the Bluefrog Campus. Build-to suit and turn-key options. High visibility location with ample parking. Can be subdivided.

Available Space | Up to 30,000 sf

Lease Rate | Negotiable + \$14.13 CAM & Tax



33 THORNE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2 storey office space with leasehold improvements in place. Wheelchair accessible ground floor. Parking for 3-4 cars onsite. Utilities not included.

Available Space | 1,500 sf

Lease Rate | \$15.00 Net + \$7.68 CAM & Tax



1394 BEDFORD HIGHWAY

BEDFORD | BUSINESS DISTRICT

High exposure location along the Bedford Highway in a newly renovated building. Private offices, dedicated entrance and paved parking available.

Available Space | 1,440 – 1,660 sf

Lease Rate | \$24.00 Semi-Gross



6575 BAYNE STREET

HALIFAX | FAIRVIEW COVE

2nd floor walk-up office space with bright clean finishes, 10 private offices and open cubicle area. 4,840 SF industrial space with four (4) grade loading doors.

Available Space | 6,470 sf – 11,310 sf

Lease Rate | \$16.00 Net + \$9.37 CAM & Tax



NEW

49 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial Office space available in multi-tenant warehouse. 14-16' clear ceilings. Natural gas heating.

Available Space | 1,500 sf & 2,880 sf

Lease Rate | \$8.50 Net + \$4.00 CAM & Tax



30 OLAND COURT

DARTMOUTH | BURNSIDE BUSINESS PARK

Bright office space with 10' ceilings. Includes 7 private offices, boardroom, kitchenette and open common area.

Available Space | 2,838 sf

Lease Rate | \$8.50 Net + \$5.77 CAM & Tax



632 ROCKY LAKE DRIVE

BEDFORD | ROCKY LAKE

Main level office space in high exposure location, close to Bedford Commons. Ample parking. As-Is. Includes utilities / excludes office cleaning.

Available Space | 900 sf – 2,500 sf

Lease Rate | \$11.00 Net + \$4.29 CAM & Tax



10 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

High quality walk-up office space with 12 private offices, 2 boardrooms, washroom and full kitchenette over 2 floors. Ample natural light. Air conditioning.

Available Space | 5,746 sf

Lease Rate | \$18.00 PSF Semi-Gross



33 OCHTERLONEY STREET

DARTMOUTH | DOWNTOWN

Quaker Landing offers various sized professional Class "B" offices. Elevator with underground parking and a newly upgraded HVAC system.

Available Space | Various Units

Lease Rate | \$9.00 Net + \$8.68 CAM & Tax



48 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

3-Storey walk-up office with 5,100 sf per floor located off Chain Lake Drive. Asphalt paved parking available for 44 cars.

Available Space | 15,300 sf

Lease Rate | \$14.00 Net + \$10.00 CAM & Tax



1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office/industrial space. Various air-conditioned suite sizes available. Common loading access. Ample parking. Flexible lease terms. Utilities included.

Available Space | Various Units

Lease Rate | \$8.00 Net + \$6.50 CAM & Tax

LEASE LISTINGS

RETAIL



2698 AGRICOLA STREET

HALIFAX | NORTH END

2 units which can be combined to 1. Bright character space. Suitable for office/retail use in a high pedestrian area with corner lot exposure.

Available Space | Up to 1,780 SF
Lease Rate | \$25.00 + \$10.00 CAM & Tax



400 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Plaza with attractive brick façade and large store frontages. Lots of natural light. Separate HVAC units for each space. Ample on-site parking.

Available Space | 1,200 sf
Lease Rate | \$16.00 Net + \$7.50 CAM & Tax



1460 SEYMOUR STREET

HALIFAX | SOUTH END

New commercial main level retail space in 33-unit residential building. Lots of natural light. Corner lot exposure in high traffic area.

Available Space | 3,120 sf
Lease Rate | Call for Details



194 WYSE ROAD

DARTMOUTH | NOVA SCOTIA

Commercial / office space with open reception area and 2 private offices. Ample paved parking. 3,600 SF yard area, which can be fenced in. Ideal for small contractor office in need of outside storage.

Available Space | 700 sf + Yard
Lease Rate | \$2,000 / Month



644 PORTLAND STREET

DARTMOUTH | WOODLAWN

Ground floor retail/office space with open concept design. Lots of natural light. High traffic area with exterior signage.

Available Space | 1,603 sf
Lease Rate | \$16.00 Net + \$12.40 CAM & Tax



978 COLE HARBOUR ROAD

COLE HARBOUR | NOVA SCOTIA

Commercial / office units with ground floor access in a highly visible location. Various units and configurations available.

Available Space | Up to 4,032 sf
Lease Rate | \$18.00 Net + \$10.60 CAM & Tax



958 COLE HARBOUR ROAD

COLE HARBOUR | NOVA SCOTIA

Move-in ready units on a ground floor commercial / office space. 10' x 12' grade loading door. Great signage opportunities and ample parking onsite.

Available Space | Various Units Available
Lease Rate | \$15.00 Net + \$8.75 CAM & Tax



1 KINGSWOOD DRIVE

BEDFORD | HAMMONDS PLAINS

Flexible unit sizes. Great exposure and easy access at entrance of Kingswood subdivision, Hammonds Plains.

Available Space | 1,805 sf & 1,361 sf
Lease Rate | \$20.00 Net + \$8.00 CAM & Tax

LEASE LISTINGS

INDUSTRIAL

LEASED

43 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Dock loading, 14' ceilings with clear span column spacing. Open warehouse including washroom. Available July 1st, 2021.

Available Space | 2,411 sf
Lease Rate | \$8.00 Net + \$5.30 CAM & Tax

LEASED

89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK

Land lease in majority fenced compound within multi-tenant area. Excludes snow clearing and property tax increases.

Available Space | Up to 55,000 sf
Land Lease Rate | \$1.75 - \$2.50 PSF

MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 2 - 22.5 acres
Land Lease Rate | \$0.30 PSF As-Is
\$0.50 PSF Fenced

4 VIDITO DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Land lease in fenced and gravel graded yard. I-2 General Industrial Zone.

Available Space | 20,000 sf
Land Lease Rate | \$1.50 - \$2.00 Semi-Gross

LEASED

55,000 SF

1 CHANDLER ROAD

AMHERST | AMHERST INDUSTRIAL PARK

Large pre-engineered steel industrial building with 10,000 sf office space. Up to 37' clear ceiling height with 400' x 90' clear span area. Situated on 26.94 acres.

Building Size | 80,000 sf
Lease Rate | \$6.50 PSF Semi-Gross

NEW

49 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Multi-tenant warehouse. 14-16' clear ceilings with dock loading only. Natural gas heating.

Available Space | 1,500 sf
Lease Rate | \$8.50 Net + \$4.00 CAM & Tax

SALE LISTINGS

OFFICE



148 CHAIN LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

2 Storey Class "A" office building ideal for single or dual tenant occupancy. Excellent location close to all amenities. 45 parking stalls.

Building Size | 6,380 sf
List Price | \$1,750,000



48 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

3 Storey fully finished professional office with expansion potential. Includes 27 perimeter offices, boardroom, and kitchenette. 2.1 acre commercial zoned lot with 44 surface parking.

Building Size | 15,300 sf
List Price | \$2,549,000

COMMERCIAL



103-115 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Three buildings, garage and rental house on 4 acre site. Leased to Auction Direct. High traffic location. Zoned PC (Pinehill/Cobequid).

Building Size | 11,500 sf
List Price | \$3,900,000



5553 CLYDE STREET

HALIFAX | SPRING GARDEN AREA

Commercial condo office/retail space with high quality finishing and lots of natural light. 8.5' - 13.5' ceiling height. Move-in ready!

Building Size | 737 sf
List Price | \$349,900



UNDER AGREEMENT

401 MAIN STREET

KENTVILLE | CENTRAL BUSINESS DISTRICT

1 and 2 storey multi-tenant retail / commercial complex with basement self-storage (74 lockers). Main floor has 5 commercial rental suites.

Building Size | 8,566 sf
List Price | \$369,000



2739 AGRICOLA STREET

HALIFAX | NORTH END

2,600 sf commercial space over 2 levels, with 2x 1-bedroom apartment rental suites. Potential for 5 paved parking spaces. C-2 General Business Zone.

Building Size | 4,100 sf
List Price | \$749,900



643 HIGHWAY 14

WINDSOR ROAD | CHESTER

Office / land for lease with 6 private offices, kitchen, storage and multiple flex areas. Gravel graded parking for 30+.

Land Area | 12.12 acres
Building Size | 7,500 sf
List Price | \$690,000



UNDER AGREEMENT

1175/1181 BEDFORD HWY

BEDFORD | COMMERCIAL DISTRICT

2 Commercial / retail properties for sale in high traffic location. Large deck overlooking the Bedford Basin and green area at rear. Parking along front & side.

Building Size | 4,730 sf
List Price | \$1,350,000

SALE LISTINGS

LAND FOR DEVELOPMENT



UNDER AGREEMENT

LOT 15 MAIN STREET

DARTMOUTH | WESTPHAL

Development opportunity in high traffic area with over 50,000 traffic count daily. Flat topography. Zoned C-4 Highway Commercial.

Lot Size | 1.05 acres
List Price | \$599,000



HOBSONS LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

Rough graded lot. Build to suit opportunities. Major Commercial Zoning for a variety of commercial uses.

Lot Size | up to 5 acres (will subdivide)
List Price | \$3,267,000 / \$17.00 PSF



UNDER AGREEMENT

1313-1321 HOLLIS STREET

HALIFAX | OLD SOUTH SUBURB HERITAGE DIST.

Development opportunity downtown Halifax with a 2 storey building + basement in fair condition. DH-1 zoning allows for commercial and/or multi-family residential.

Building Size | 5,400 sf
Lot Size | 9,917 sf
List Price | \$135,000 / acre



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 2 – 22.5 acres
List Price | \$135,000 / acre

INDUSTRIAL



UNDER AGREEMENT

1 MORRIS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Mixed-Use building which includes an office, showroom, parts and service bays. 10 grade load doors, 14-18' clear ceiling height. High exposure location.

Building Size | 12,813 sf
List Price | \$2,600,000



UNDER AGREEMENT

100 MACGREGOR AVENUE

STELLARTON | ALBION INDUSTRIAL PARK

Multi-tenant pre-engineered steel industrial building with 20' clear ceilings. Situated on a 2.12 acres corner site.

Building Size | 27,000 sf
List Price | \$1,000,000



1 CHANDLER ROAD

AMHERST | AMHERST INDUSTRIAL PARK

Large pre-engineered steel industrial building with up to 37' clear ceiling height with 400' x 90' clear span area. Situated on 26.94 acres over 5 PID's.

Building Size | 80,000+ sf
List Price | \$4,995,000



SOLD

10 TRIDER CRESCENT

DARTMOUTH | BURNSIDE BUSINESS PARK

Semi-detached single tenant building with second floor office with drive-in doors. Secured fenced in lay-down storage. 14,697 sf lot.

Building Size | 3,528 sf
List Price | \$849,000

WE'VE MOVED!

KW Commercial Advisors has moved to 1160 Bedford Highway, Suite 100, Bedford, NS B4A 1C1.

We look forward to working with you from our new location.



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