



1160 Bedford Highway, Suite 100
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MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

April 2021

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LEASE LISTINGS

OFFICE

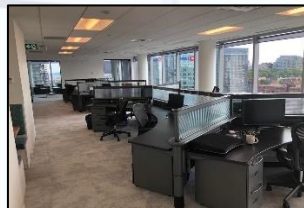


10 LOVETT LAKE COURT

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



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 | 3,717 sf
Sublease Rate | \$22.00 Net + \$13.83 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 + \$11.41 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



NEW

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



LEASED

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



33 OCHTERLONEY STREET

DARTMOUTH | DOWNTOWN

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

Available Space | Various Units
Lease Rate | \$9.00 Net + \$8.68 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



NEW

10 PAYZANT AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2nd Floor office with lots of natural light. Includes private offices, and an option of a large boardroom or open workspace. 10 paved parking stalls included.

Available Space | Up to 5,200 sf
Lease Rate | \$5.00 - \$8.00 Net



647 BEDFORD HIGHWAY

BEDFORD | LARRY UTECK AREA

The Terrace Business Centre offering large private offices, onsite office manager, shared boardroom, water views and underground parking.

Available Space | Individual Offices
Lease Rate | Varies



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 + \$14.09 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 | 1,015 sf - 3,037 sf
Lease Rate | \$8.00 Net + \$6.50 CAM & Tax

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 | 14,583 sf

Lease Rate | Negotiable + \$14.02 CAM & Tax



NEW

1330 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

Ground level, fully accessible unit ideal for medical/dental practice. Asphalt paved parking. C-2 Community Commercial Zoning. Available September 30, 2021.

Available Space | 1,848 sf

Lease Rate | \$17.60 PSF + CAM & Tax



LEASED

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



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. Power extra.

Available Space | 2,843 sf

Lease Rate | Negotiable + \$12.50 CAM & Tax



NEW

1106 COLE HARBOUR RD

DARTMOUTH | COLE HARBOUR

Three level, elevated building with open concept retail, showroom and office space in high exposure location. C-2 General Commercial Zone. Call for more details.

Available Space | 4,278 sf

Lease Rate | \$14.00 Net



LEASED

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



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



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



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

RETAIL



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



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 | Various
Lease Rate | \$18.00 Net + \$10.60 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



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



36 BROOKSHIRE COURT

BEDFORD | HAMMONDS PLAINS

Ground floor retail space with access directly from parking lot to premises. Can be demised.

Available Space | 2,747 sf
Lease Rate | \$15.00 Net + \$8.29 CAM & Tax



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



LEASE LISTINGS

INDUSTRIAL



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



89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK
Secure sliding gated access from Joseph Zatzman onto yard area that is a majority fenced multi-tenant compound. Zoned I-2 Industrial.

Available Space | 1,500 sf
Land Lease Rate | \$1.75 - \$2.50 Semi Gross
+ Snow Clearing & Property Tax Increases



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.

Available Space | 80,000 sf
Lease Rate | \$6.50 PSF Semi-Gross



100 MACGREGOR AVENUE

STELLARTON | ALBION INDUSTRIAL PARK
Industrial unit with 17.5' - 20.5' clear ceiling height and 14'x12' grade loading doors. Mezzanine office space available.

Available Space | 2,565 sf
Lease Rate | \$8.00 Semi-Gross + Utilities



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



10 AKERLEY BOULEVARD

DARTMOUTH | BURNSIDE BUSINESS PARK
Excellent exposure to Akerley Boulevard with both flex office & warehouse space. 2 dock level loading & 1 grade ramp loading. Ample onsite parking. Warehouse heat included.

Available Space | 7,200 sf
Lease Rate | \$10.00 Net + \$4.00 CAM & Tax



12 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK
Warehouse cross-dock space with 5 x dock loading & 5 x grade-loading doors and offices. Includes 6,000 sf yard area.

Available Space | Up to 3,365 sf
Lease Rate | \$12.00 Net + \$6.13 CAM & Tax



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.

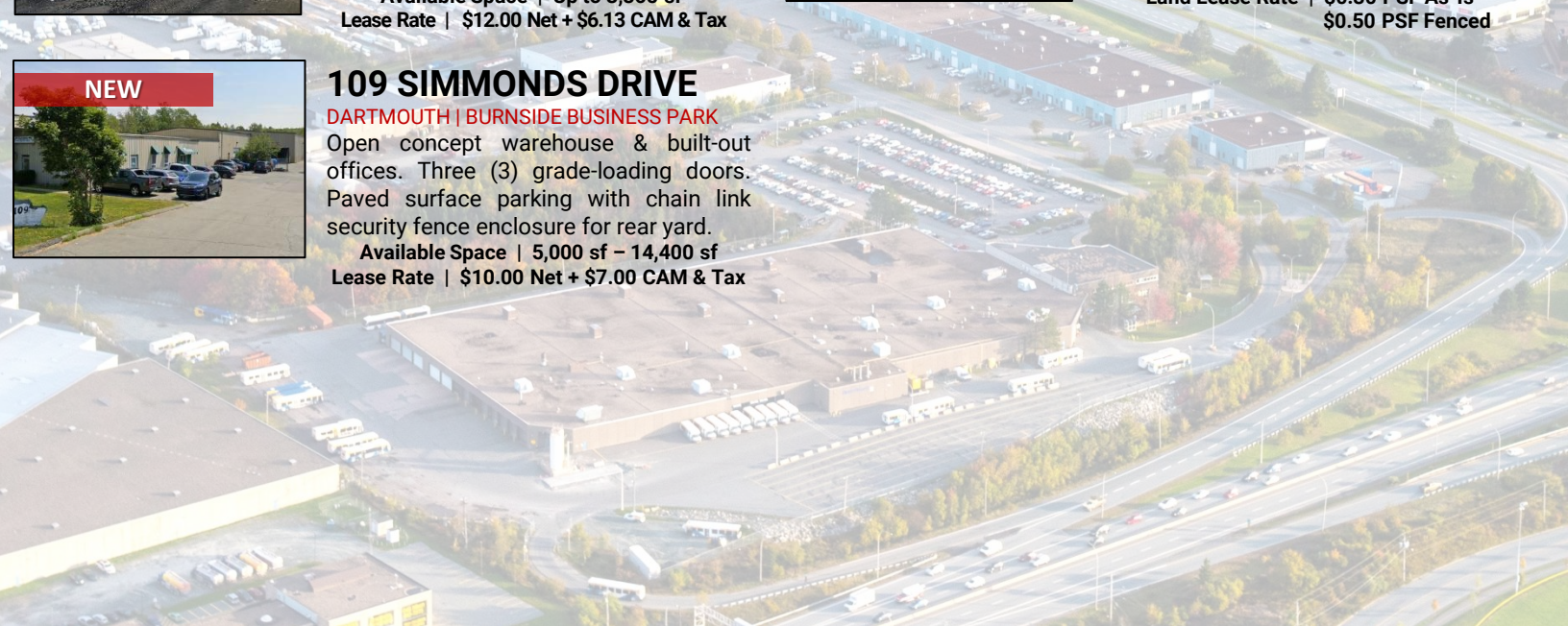
Lot Size | 2 - 22.5 acres
Land Lease Rate | \$0.30 PSF As-Is
\$0.50 PSF Fenced



109 SIMMONDS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK
Open concept warehouse & built-out offices. Three (3) grade-loading doors. Paved surface parking with chain link security fence enclosure for rear yard.

Available Space | 5,000 sf - 14,400 sf
Lease Rate | \$10.00 Net + \$7.00 CAM & Tax



SALE LISTINGS

OFFICE



1330 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

Large office building ideal for a medical or dental practice. Asphalt paved parking along front and rear. C-2 Community Commercial Zoning.

Building Size | 7,462 sf
List Price | \$1,850,000



NEW

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.

Building Size | 6,380 sf
List Price | \$1,995,000

COMMERCIAL



SOLD

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



SOLD

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



NEW

1106 COLE HARBOUR RD

DARTMOUTH | COLE HARBOUR

Three level, elevated building with open concept retail, showroom and office space in high exposure location. Includes full-sized loading dock. C-2 General Commercial Zone. Call for more details.

Building Size | 4,278 sf
List Price | \$795,000

INDUSTRIAL



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

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

SALE LISTINGS

LAND FOR DEVELOPMENT

NEW

LAKE LOON ROAD

CHERRY BROOK | WESTPHAL

Commercial land with residential development opportunity. Generally flat topography. C-2 General Commercial Zoning.

Lot Size | 8.1 acres
List Price | \$995,000

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

NEW

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

671 OLD SAMBRO ROAD

HARRIETSFIELD | NOVA SCOTIA

C-5 Industrial Commercial Zoned raw land over 4 lots. \$92,000/acre with a land lease option of \$0.75 PSF gravel graded.

Lot Size | 36.9 acres
List Price | \$3,395,000

NEW

543 & 555 O'BRIEN STREET

WINDSOR | WEST HANTS | NOVA SCOTIA

Irregular shaped lot next to retail centre. Easy access to Highway 101. Combined C-4 Highway Commercial & DA Development Agreement Zoning.

Lot Size | 4.32 Acres
List Price | \$1,450,000



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

UNDER AGREEMENT

LOT A1-B SACKVILLE DRIVE

MIDDLE SACKVILLE | NOVA SCOTIA

Development opportunity with 417' frontage on Sackville Drive. Adjacent to Margeson Drive round-about. C2A Minor Commercial Zoning.

Lot Size | 2.24 acres
List Price | \$679,000

UNDER AGREEMENT

341 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Development opportunity with potential for 192 multi-residential units. High traffic area along Sackville Drive. PC (Pinehill/Cobequid) Zoning.

Lot Size | 4.7 acres
List Price | \$3,950,000



FOR LEASE

APRIL SPOTLIGHT – 109 SIMMONDS DRIVE



109 SIMMONDS DRIVE

Large open concept warehouse with built-out offices. Includes 3 grade loading doors, paved surface parking and yard area, along with chain link security fence for rear yard.

Centrally located in the Burnside Business Park, Simmonds Drive is accessible to Joseph Zatzman Drive via two junctions with easy access to Highways 111, 118 and 107. Nearby amenities include Dartmouth Crossing and Burnside Drive.

Available Space: 5,000 SF – 14,400 SF

Lease Rate: \$10.00 Net + \$7.00 CAM & Tax



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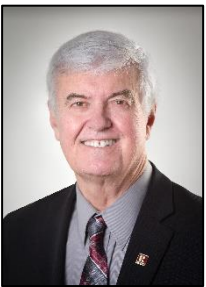


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