

# Office Space For Sublease Halifax Professional Centre

Werkliv Office For Sublease

5991 Spring Garden Road | Halifax, NS B3H 4R7

**kww** COMMERCIAL  
ADVISORS<sup>®</sup>

# TABLE OF CONTENTS

5991 SPRING GARDEN ROAD

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Nova Scotia

Property Summary	3
Location Maps	4
Business Map	5
Infographic - 2KM Radius	6
Property Photos	7
Suite 396 Floor Plan	8
Disclaimer	9

## **KW COMMERCIAL ADVISORS**

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



# PROPERTY SUMMARY

5991 SPRING GARDEN ROAD



## Property Summary

Available Space:	Suite 396   1,319 SF
Lease Rate:	\$9.00 Net PSF
CAM & Tax:	\$18.83 PSF
Building Size:	117,901 SF
Utilities:	Included
Parking:	1 Spot @ \$165 / Month
Sublease End Date:	November 30th, 2024

## Property Overview

- Professional offices fully built-out with high-end leaseholds in place
- Ample onsite parking
- 2 year sublet
- Furniture can be made available
- Clean and well lit
- Upgraded lobby with attractive common areas
- Property management onsite
- New, energy-efficient heating & cooling system

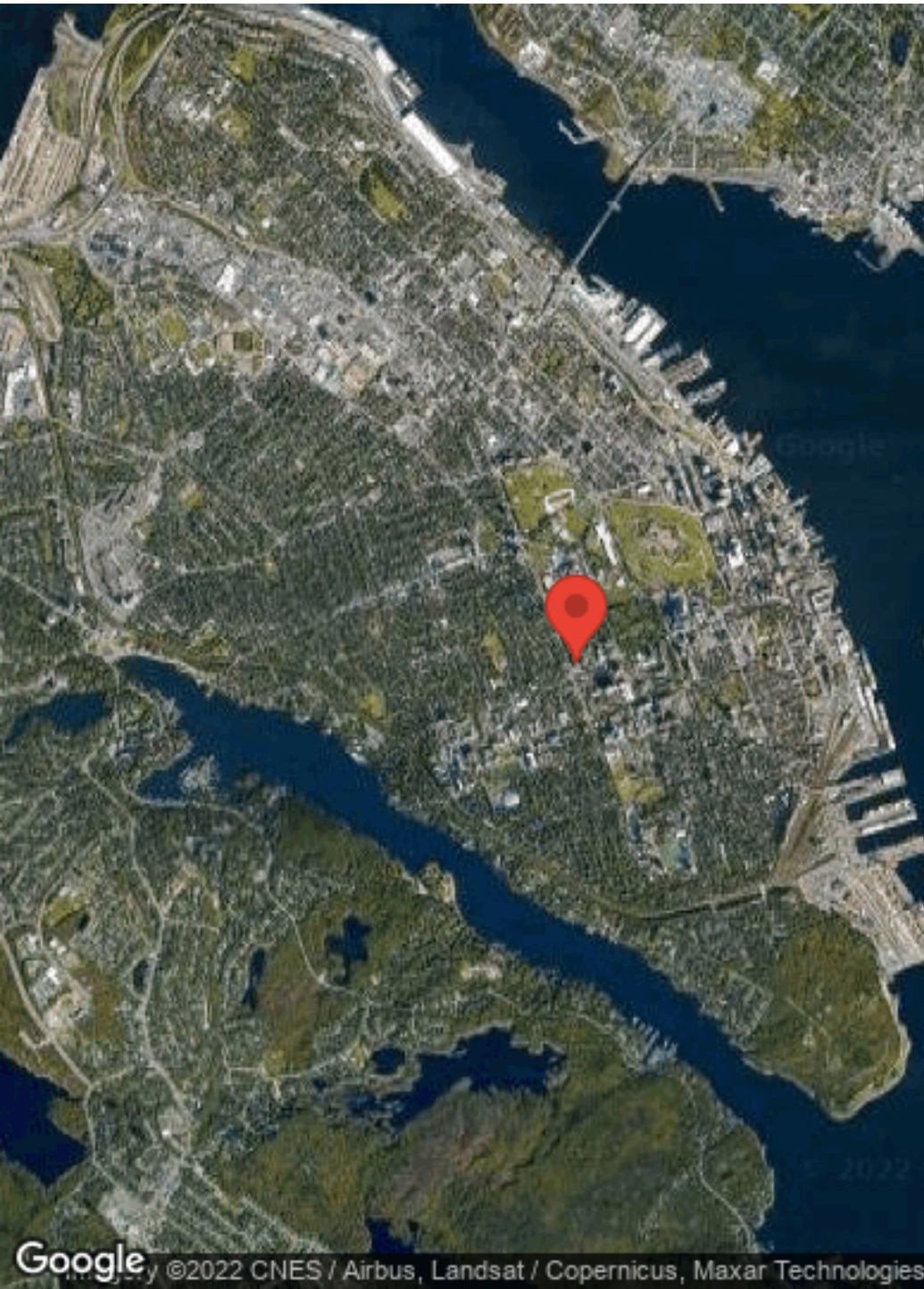
## Location Overview

Highly sought after professional building with underground parking located in the heart of Halifax's Spring Garden District. The subject property is within walking distance to the Central Business District and major amenities including: restaurants, cafe's, major banks, hospitals, Dalhousie and SMU Universities. This is an ideal location for any business looking to be in walking distance to downtown but without the traffic and parking congestion.



# LOCATION MAPS

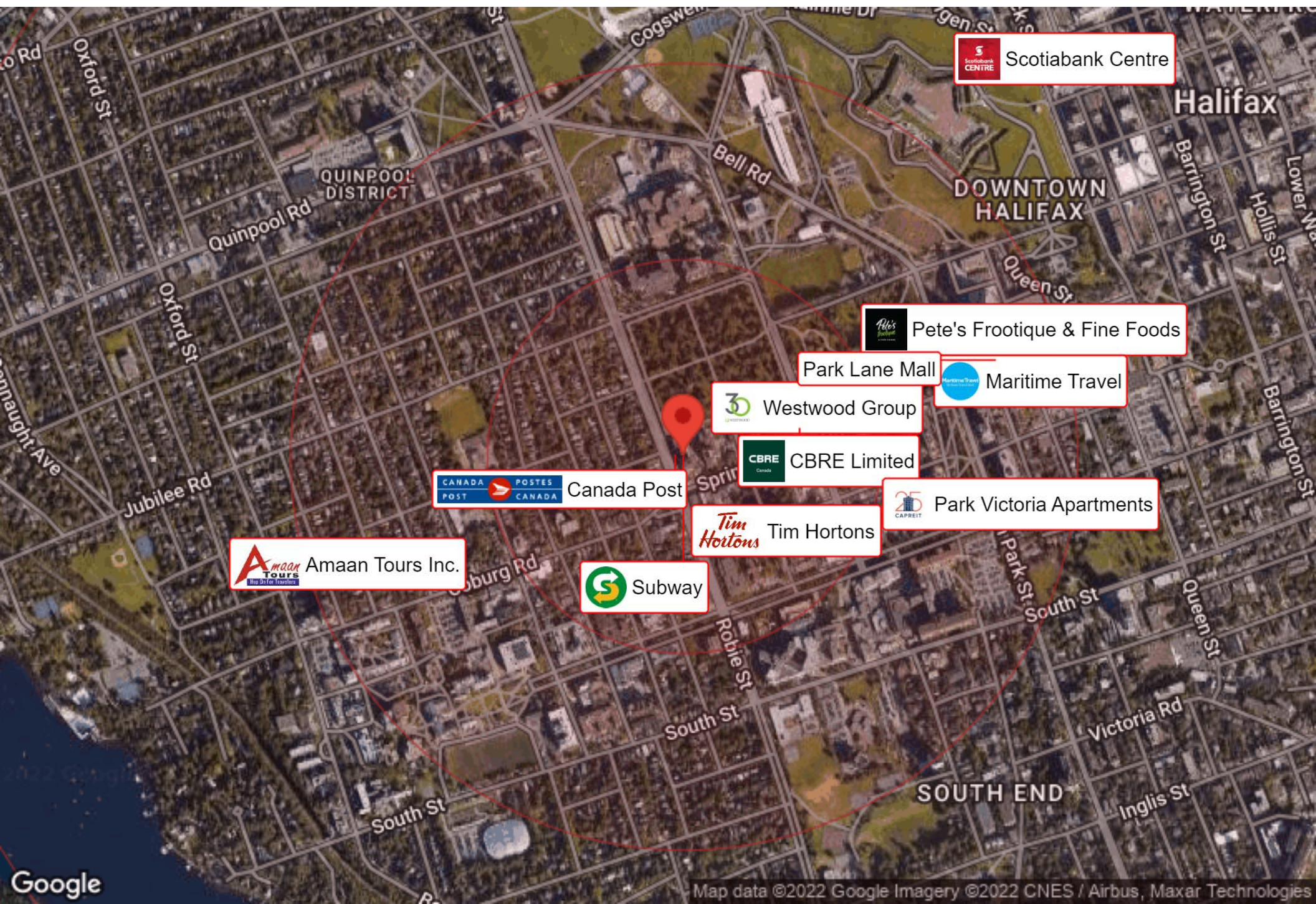
5991 SPRING GARDEN ROAD





# BUSINESS MAP

5991 SPRING GARDEN ROAD





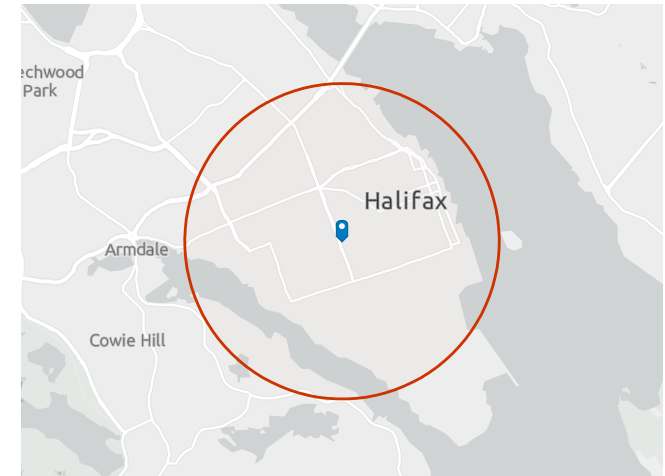
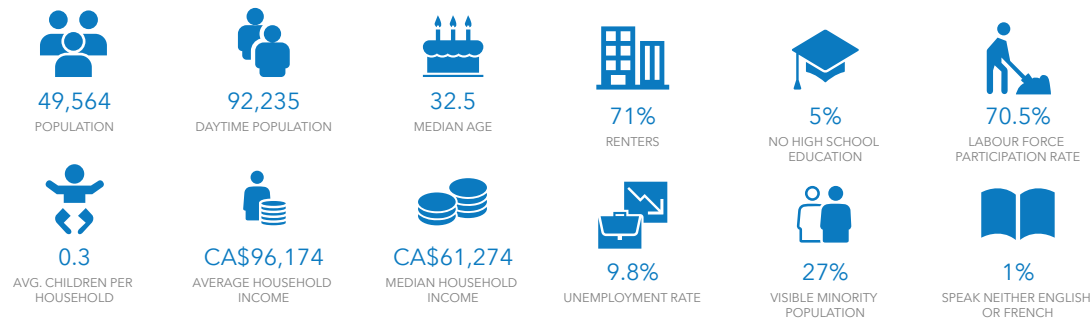
# INFOGRAPHIC - 2KM RADIUS

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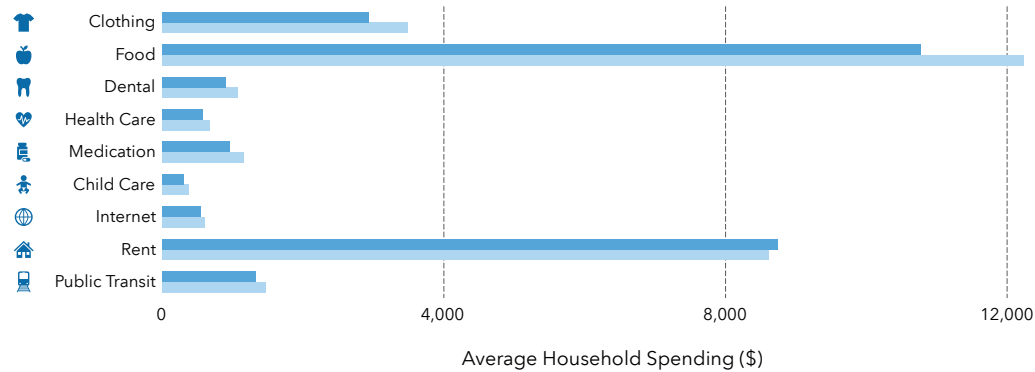
## Demographics and Spending

5991 Spring Garden Rd, Halifax, Nova Scotia, B3H 1Y6

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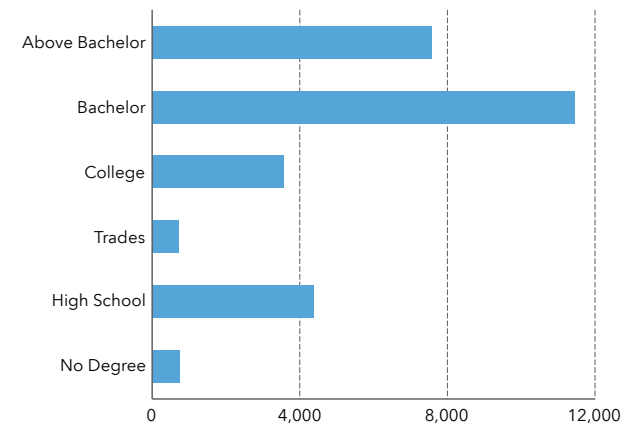


### HOUSEHOLD SPENDING



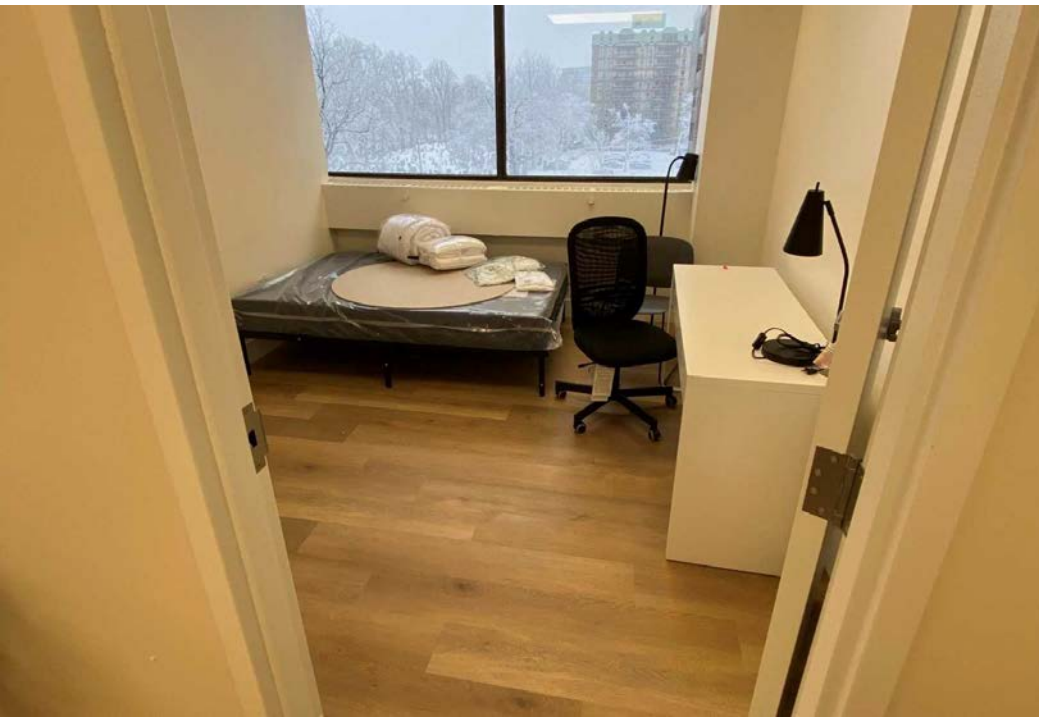
Bars show comparison to B3H (Halifax, NS)

### EDUCATIONAL ATTAINMENT



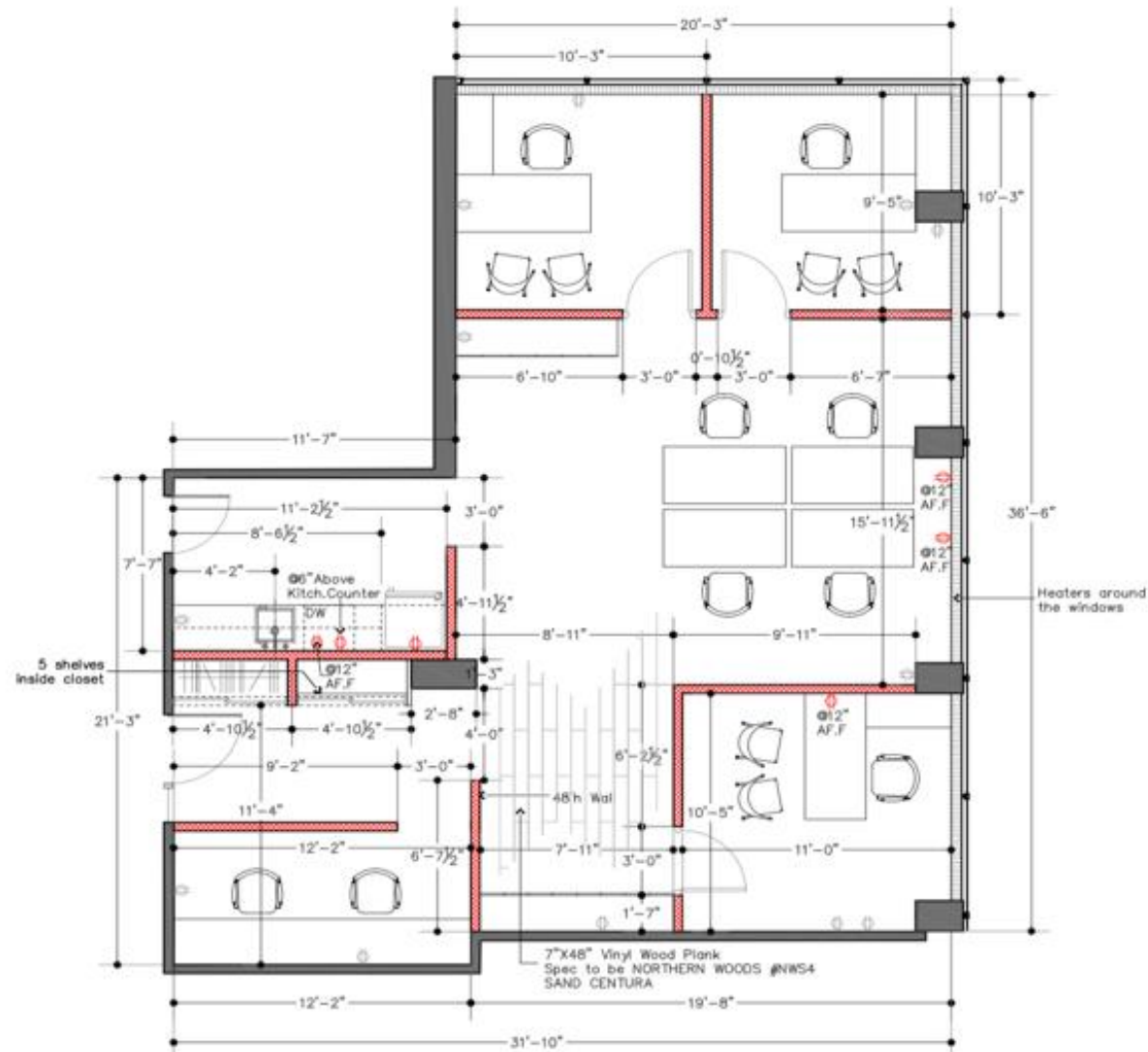
# PROPERTY PHOTOS

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# SUITE 396 FLOOR PLAN

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# DISCLAIMER

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Each Office Independently Owned and Operated

## PRESENTED BY:

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