

Office Space For Sublease Halifax Professional Centre

Workliv Office For Sublease

5991 Spring Garden Road | Halifax, NS B3H 4R7

kww COMMERCIAL
ADVISORS[®]

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5991 SPRING GARDEN ROAD

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Nova Scotia

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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

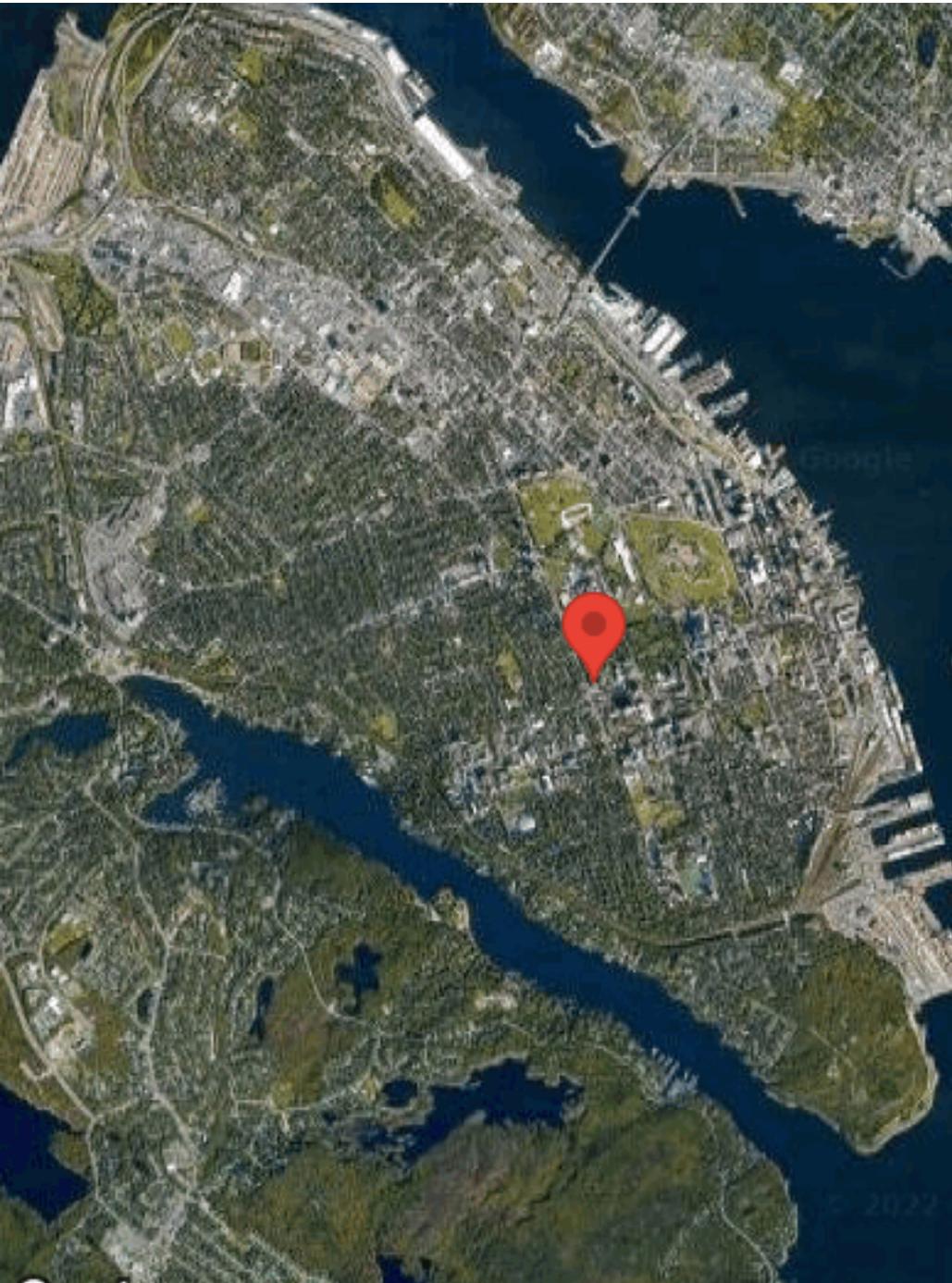
- Professional offices fully built-out with high-end leaseholds in place
- Ample onsite parking
- 2 year sublet
- Furniture can be made available
- Clean and well lit
- Upgraded lobby with attractive common areas
- Property management onsite
- New, energy-efficient heating & cooling system

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.

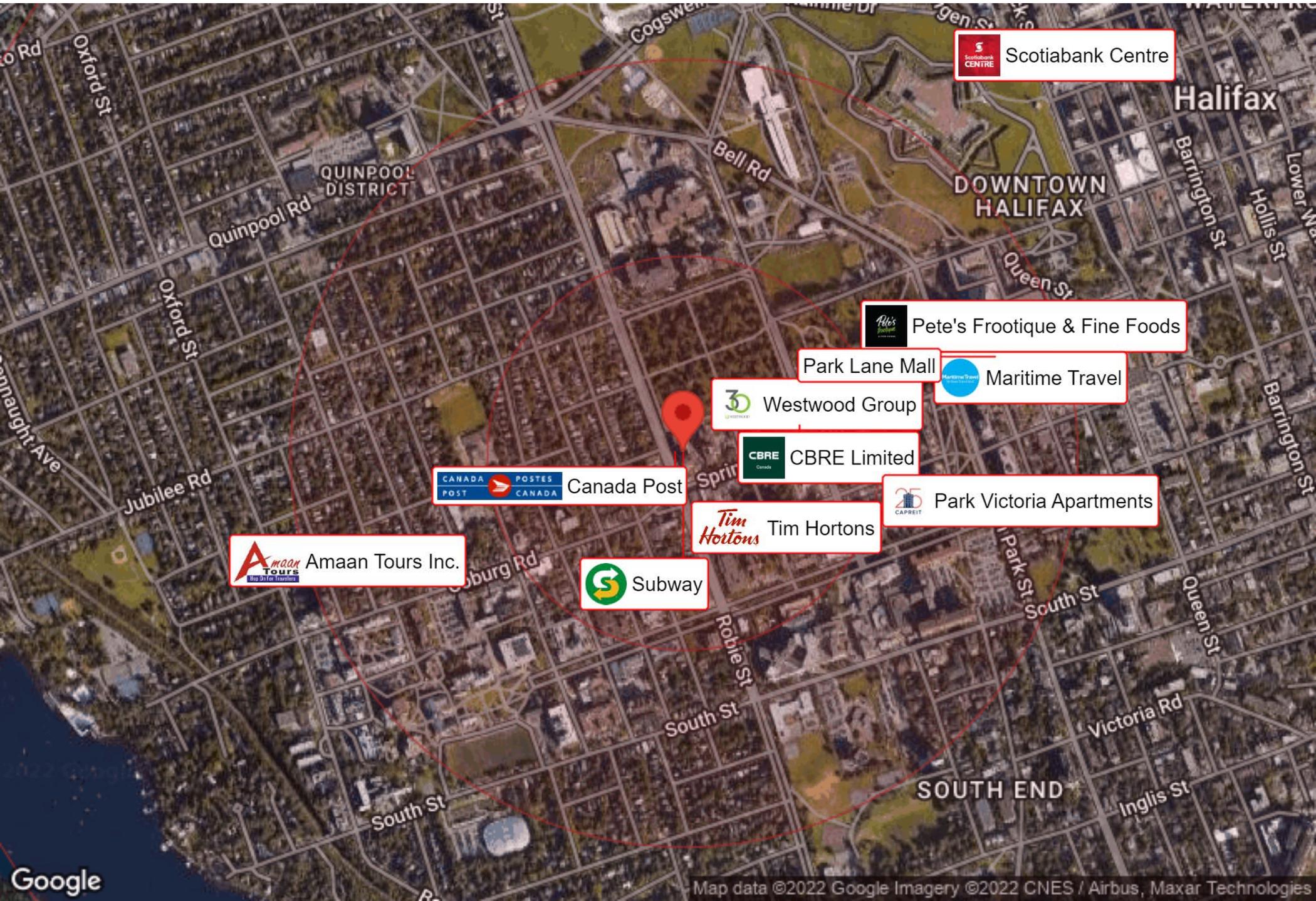
LOCATION MAPS

5991 SPRING GARDEN ROAD



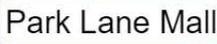
BUSINESS MAP

5991 SPRING GARDEN ROAD



 Scotiabank Centre

 Pete's Frootique & Fine Foods

 Park Lane Mall

 Maritime Travel

 Westwood Group

 CBRE Limited

 Canada Post

 Tim Hortons

 Park Victoria Apartments

 Amaan Tours Inc.

 Subway

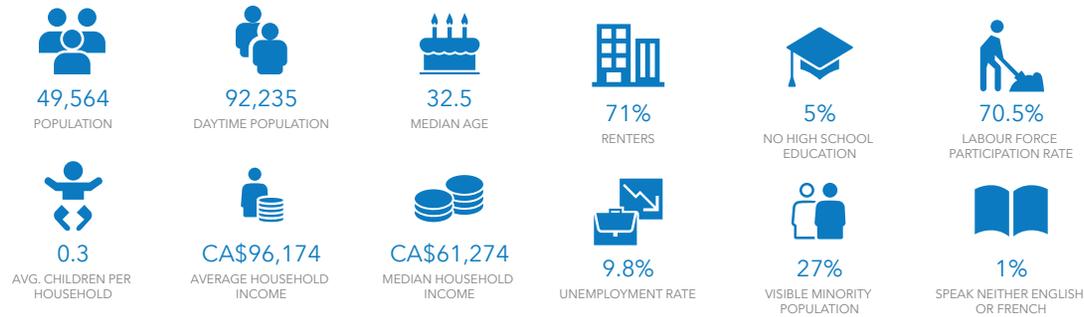
INFOGRAPHIC - 2KM RADIUS

5991 SPRING GARDEN ROAD

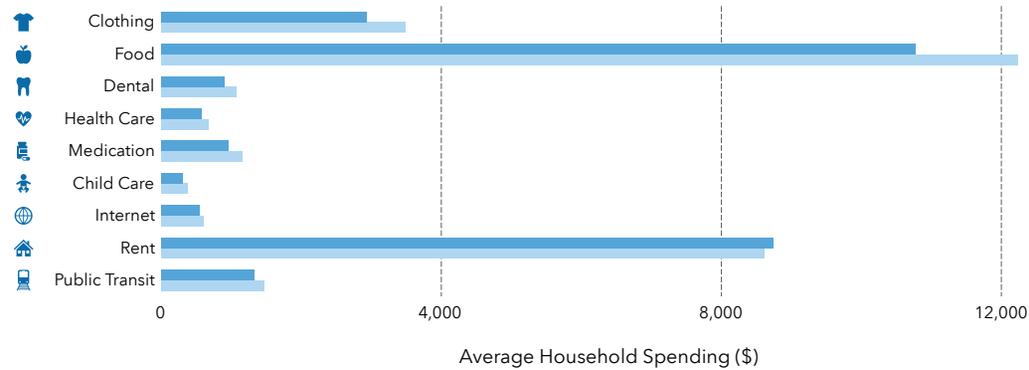
Demographics and Spending

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

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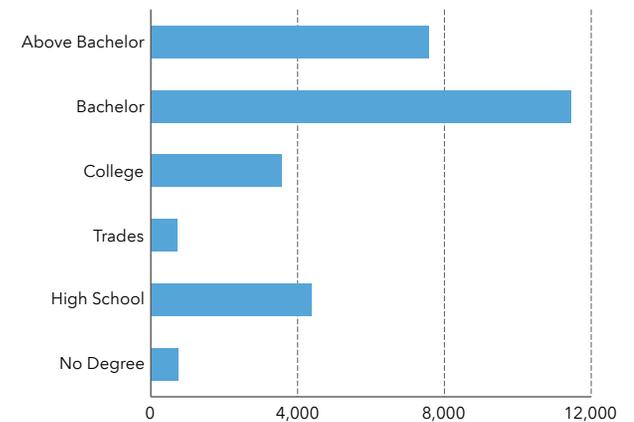


HOUSEHOLD SPENDING



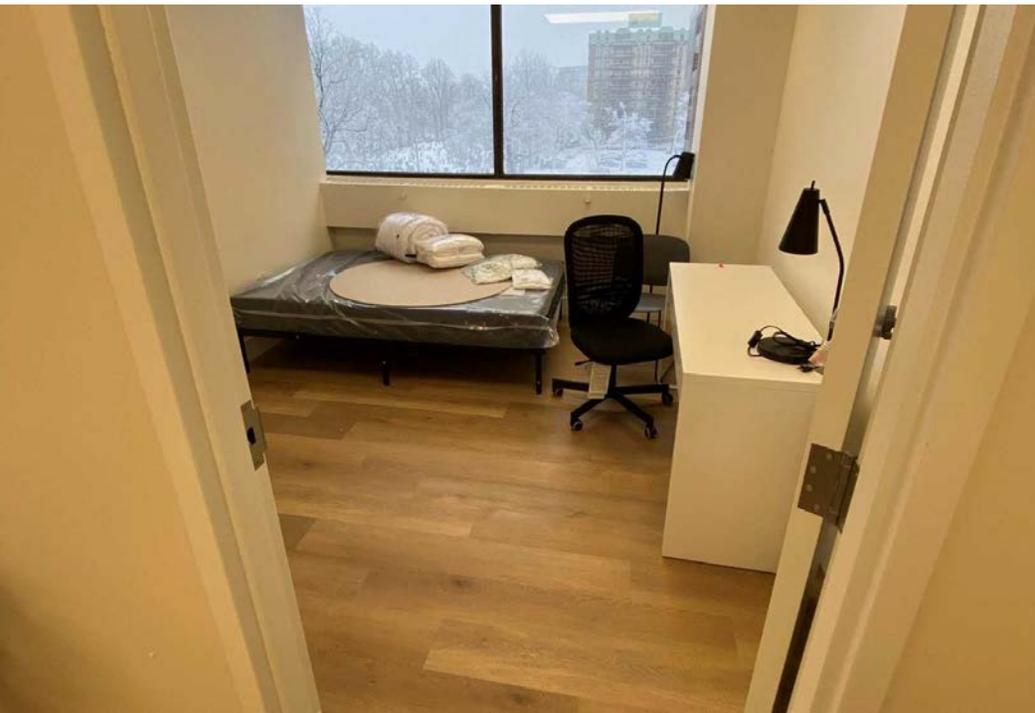
Bars show comparison to **B3H (Halifax, NS)**

EDUCATIONAL ATTAINMENT



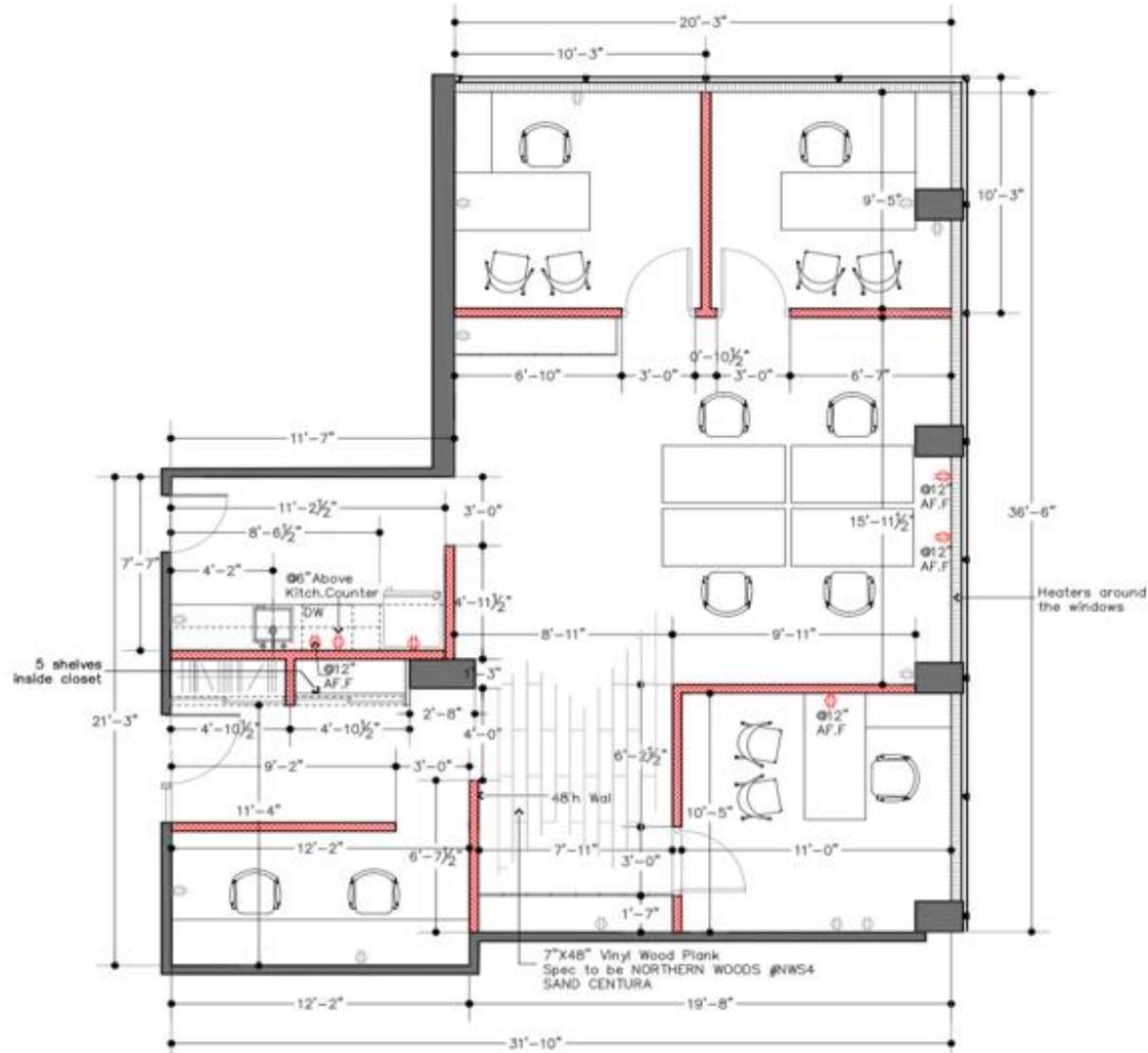
PROPERTY PHOTOS

5991 SPRING GARDEN ROAD



SUITE 396 FLOOR PLAN

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DISCLAIMER

5991 SPRING GARDEN ROAD

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Each Office Independently Owned and Operated

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