

BROAD STREET PLAZA FOR LEASE

226 Broad Street

Office & Retail - For Lease

226 Broad Street, Bedford, Nova Scotia B4B 1J6

kw COMMERCIAL
ADVISORS[®]

PROPERTY SUMMARY

226 BROAD STREET



Property Summary

Building Type:	Office & Retail
Floors:	2 Floors
Available Space:	15,507 SF
Unit Sizes:	186 SF - 3,123 SF
Parking Ratio:	5 parking spots/1,000 SF
Lease Rate:	Please Contact
CAM & Tax:	\$9.00 PSF

Property Overview

The Broad Street Plaza is a brand new class "A" office and retail complex completed in 2023. The building offers ample parking and is equipped with an elevator and accessible entry. The project combines sleek design elements and finishes to offer a high-end retail and office space experience.

Being situated in a dense and high traffic area, the property offers great signage opportunities.

Location Overview

Over 1,500 apartment units under development will give tenants in this plaza a growing customer base. In addition, the new Bedford West High School is currently under development, adding to Bedford West's rapidly growing neighborhood, located just down the street from the Broad Street Plaza.

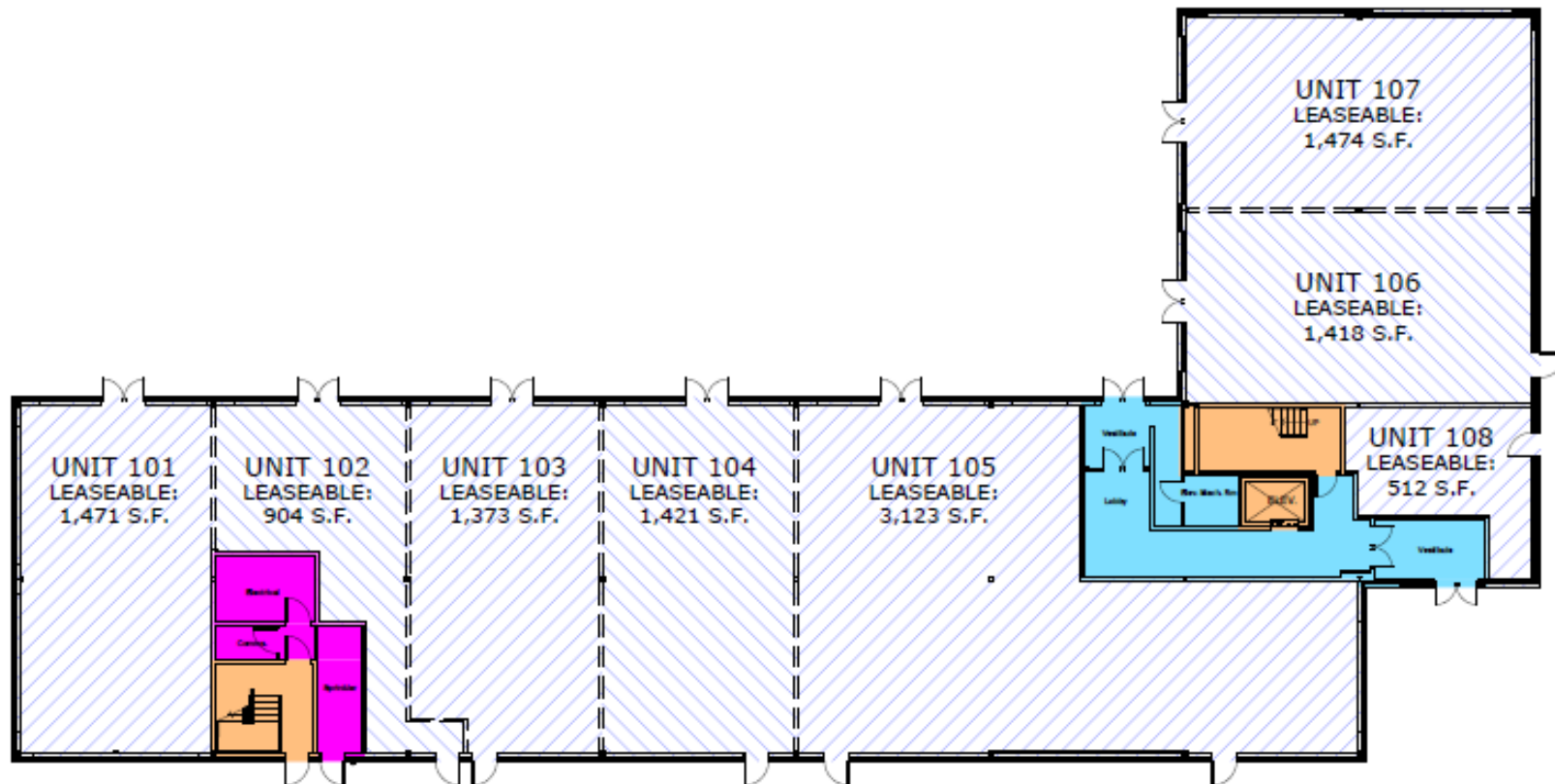
PROPERTY PHOTOS

226 BROAD STREET



FLOOR PLAN - MAIN LEVEL

226 BROAD STREET



LEGEND

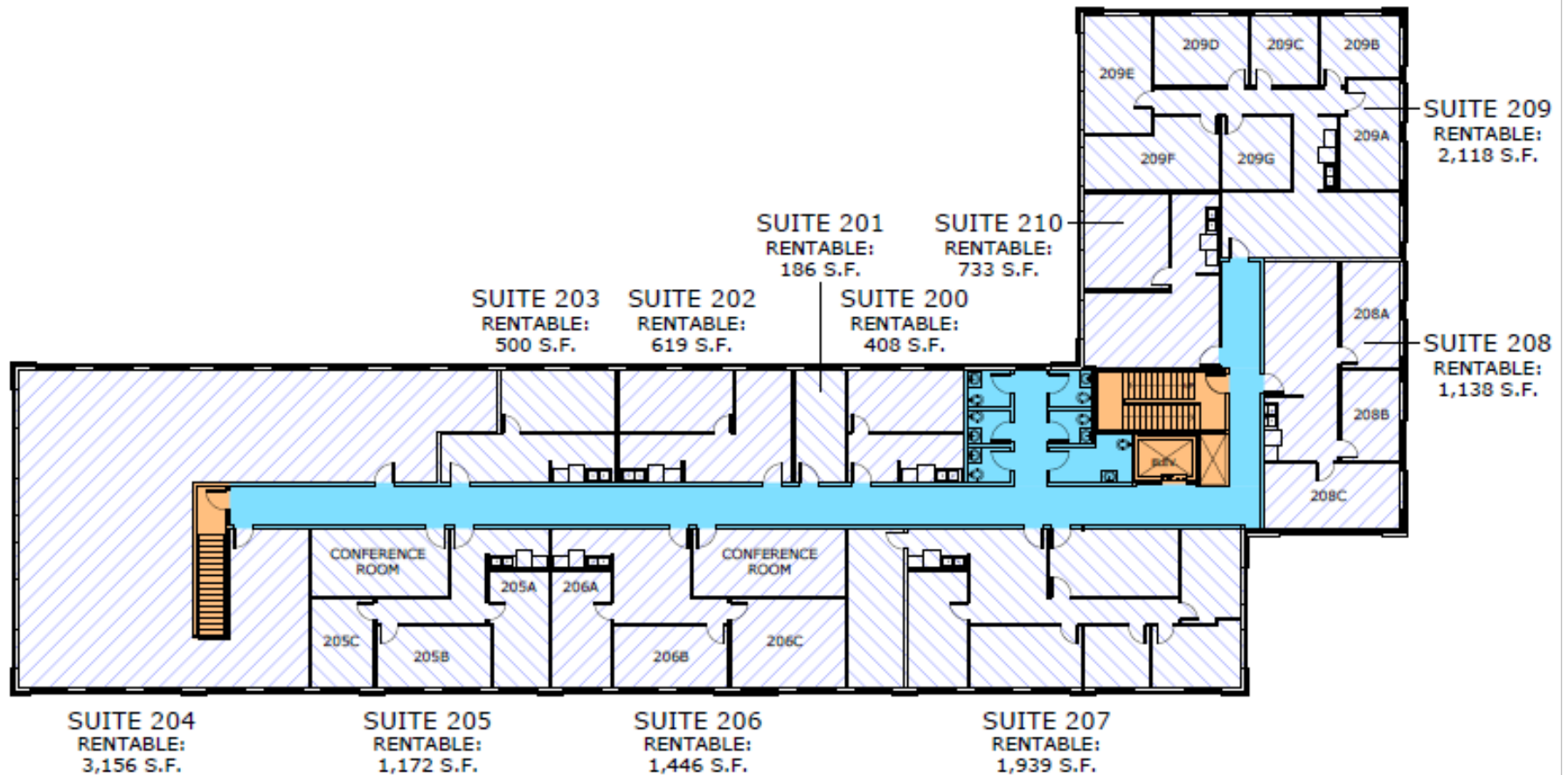
-  LEASEABLE FLOOR AREA
-  BUILDING COMMON AREA
(NOT INCLUDED IN 1st FLOOR
RENTABLE AREA)
-  FLOOR COMMON AREA
(NOT INCLUDED IN 1st FLOOR
RENTABLE AREA)
-  MAJOR VERTICAL PENETRATION
(NOT INCLUDED IN RENTABLE AREA)

226 BROAD STREET
BEDFORD, NOVA SCOTIA

1st FLOOR PLAN
MARCH 16 2023

FLOOR PLAN - 2ND LEVEL

226 BROAD STREET



LEGEND

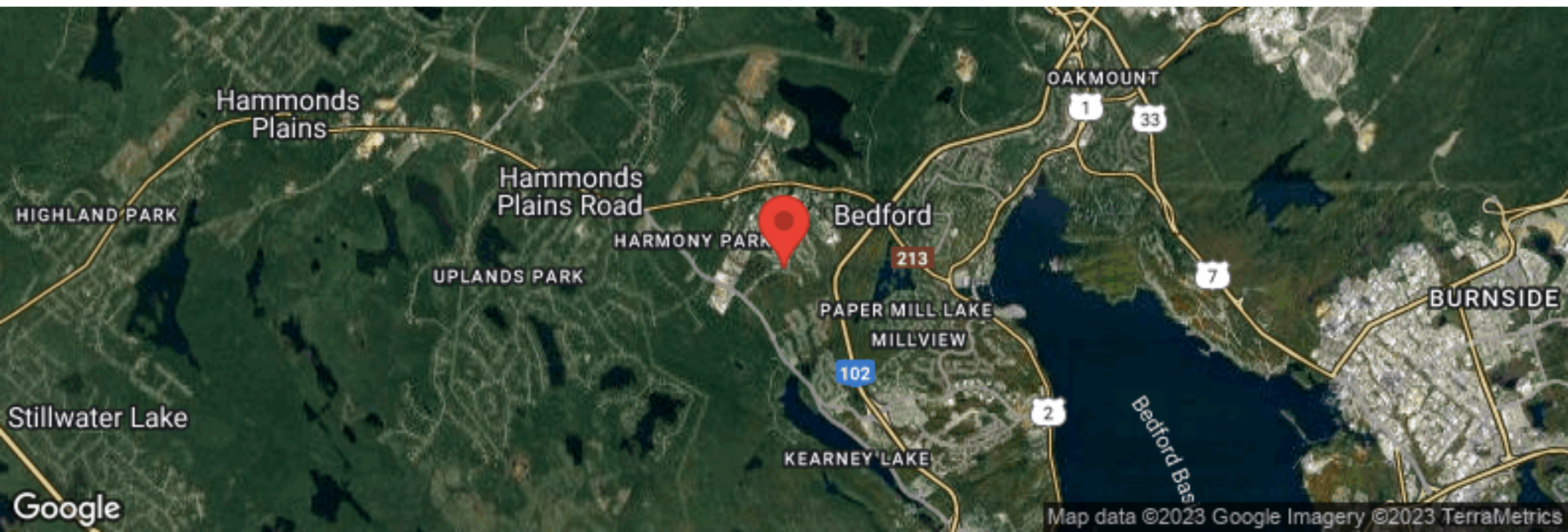
- USABLE FLOOR AREA
- FLOOR COMMON AREA
- MAJOR VERTICAL PENETRATION
(NOT INCLUDED IN RENTABLE AREA)

226 BROAD STREET
BEDFORD, NOVA SCOTIA

2nd FLOOR PLAN
MARCH 16 2023

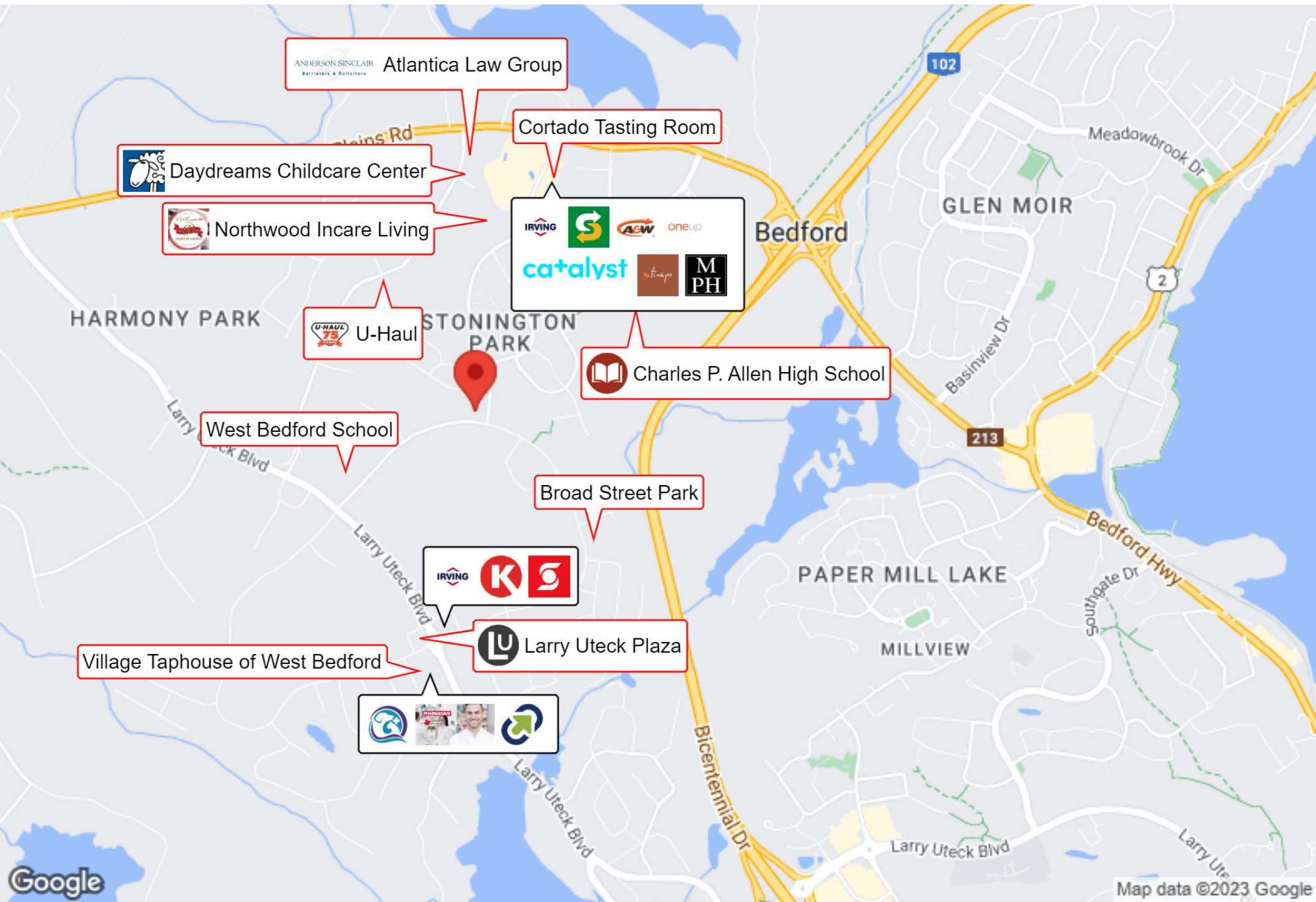
LOCATION MAPS

226 BROAD STREET



BUSINESS MAP

226 BROAD STREET



DISCLAIMER

226 BROAD STREET

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Each Office Independently Owned and Operated

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