

OFFICE FOR LEASE

68 Highfield Park Drive

Ayob Assali: 902-456-2686

68 Highfield Park Drive, Dartmouth, NS B3A 4X1

kw COMMERCIAL
ADVISORS
kwcommercialhalifax.com



EXECUTIVE SUMMARY

68 HIGHFIELD PARK DRIVE



OFFERING SUMMARY

AVAILABLE SPACE:	Unit 201 (860 SF) Unit 203 (1,515 SF)
YEAR BUILT:	2013
HEATING & COOLING:	Ducted heat pumps
PARKING:	Onsite parking available
LEASE RATE:	\$18.00 PSF
CAM & TAX:	\$9.00 PSF

PROPERTY OVERVIEW

68 Highfield Park Drive is a Class A mixed use building with a range of professional tenants. The building currently has two vacancies both on the second floor of the building.

Unit 201 features a reception and waiting area, one office, and an open work area that includes a kitchenette.

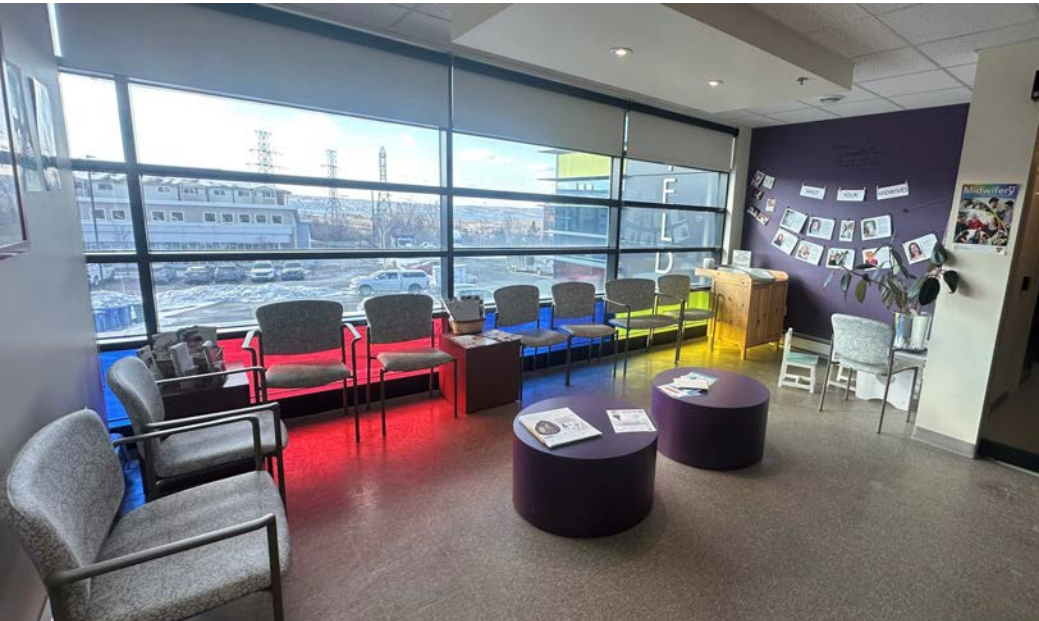
Unit 203 is built out featuring a reception and waiting area, lunch room, and three offices.

LOCATION OVERVIEW

68 Highfield Park Drive is situated in Dartmouth, offering a dynamic environment for businesses looking to establish themselves in a thriving community. The property is ideally located near key transportation routes, with easy access to major highways and public transit options. The surrounding neighborhood has a diverse mix of commercial, retail, and residential spaces, providing a well-rounded and convenient setting. With its location, this Class A building offers a perfect balance of accessibility and convenience.

PROPERTY PHOTOS

68 HIGHFIELD PARK DRIVE



Unit 201 - Waiting Area



Unit 201 - Reception



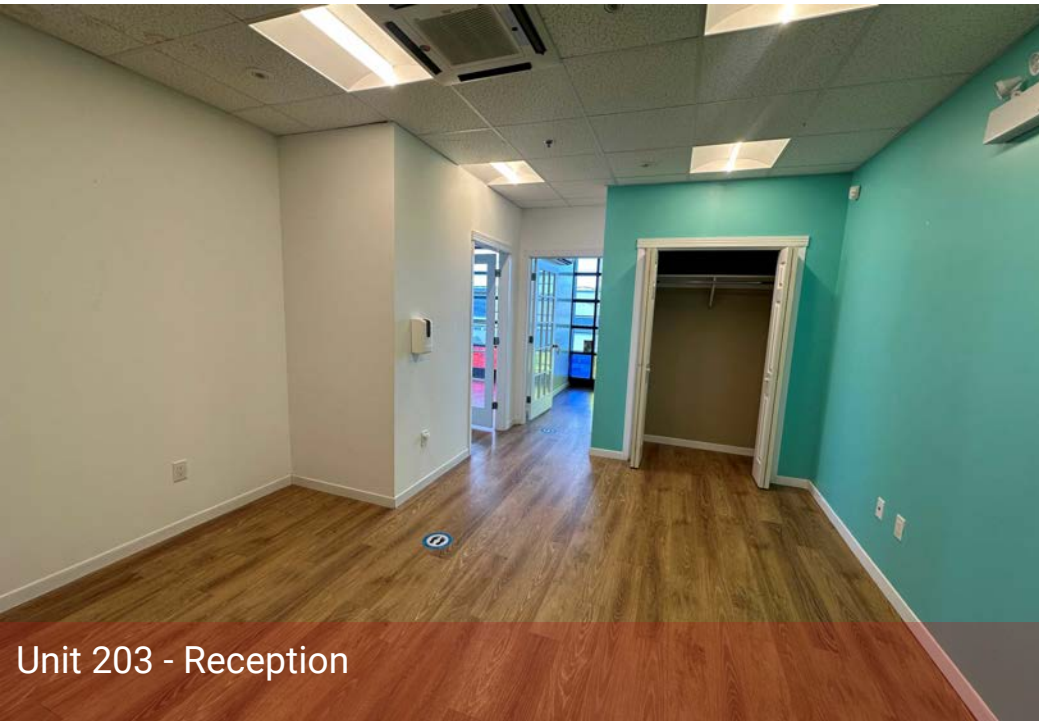
Unit 201 - Kitchenette & Lunch Room



Unit 201 - 1/3 Offices

PROPERTY PHOTOS

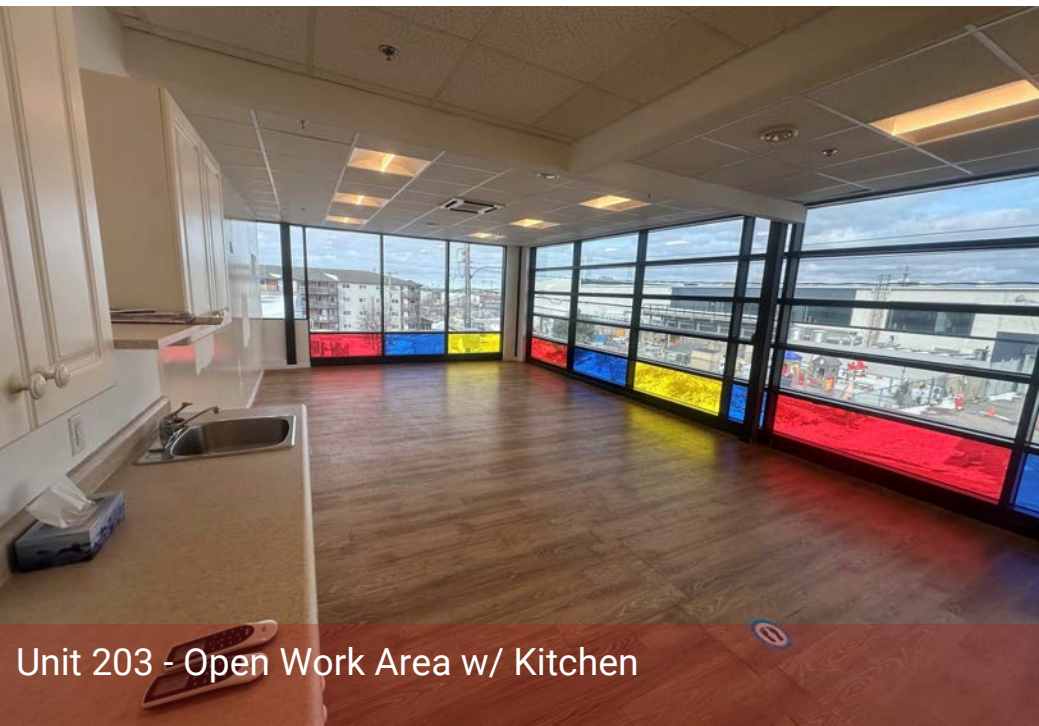
68 HIGHFIELD PARK DRIVE



Unit 203 - Reception



Unit 203 - Office



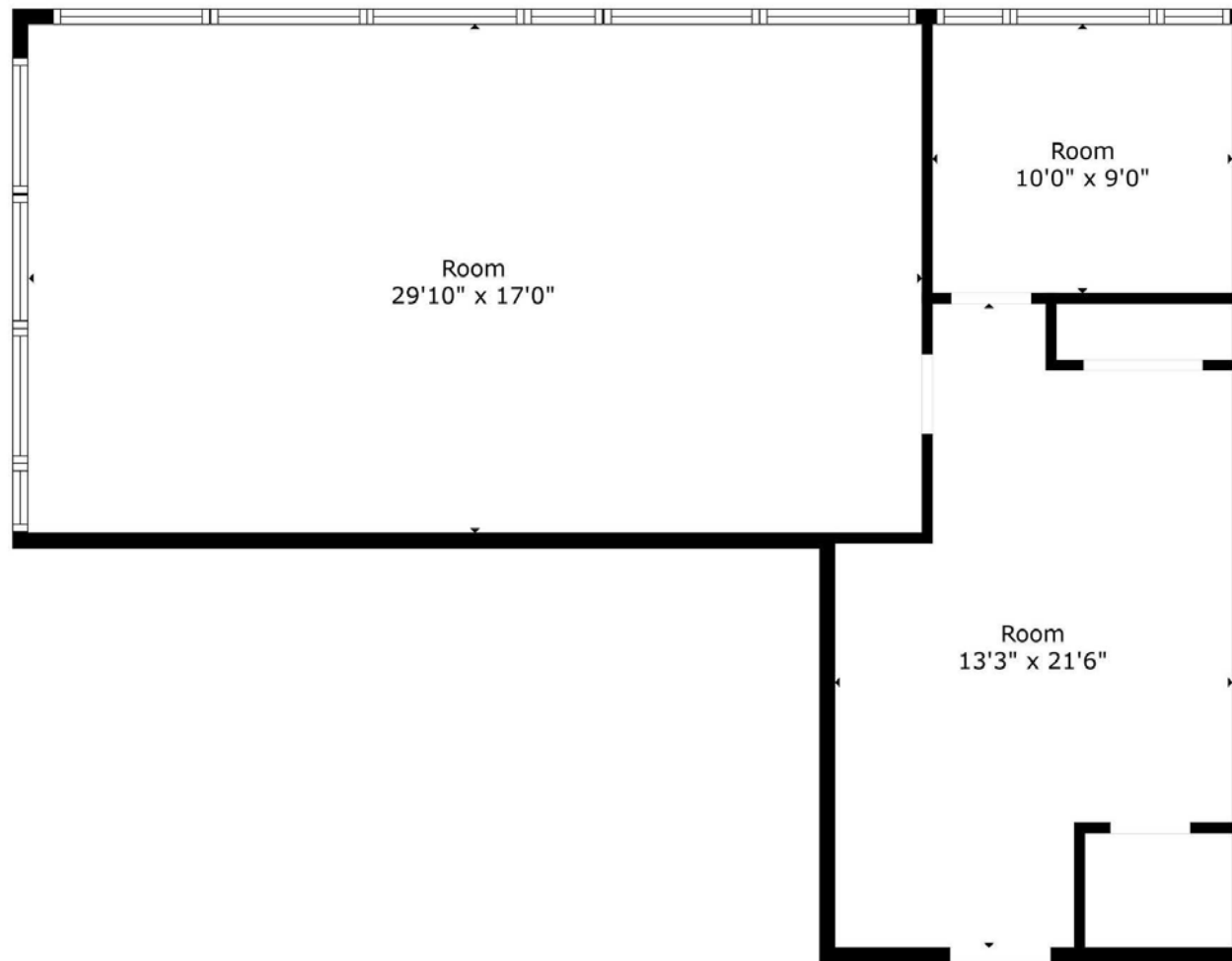
Unit 203 - Open Work Area w/ Kitchen



Common Washroom

FLOOR PLAN

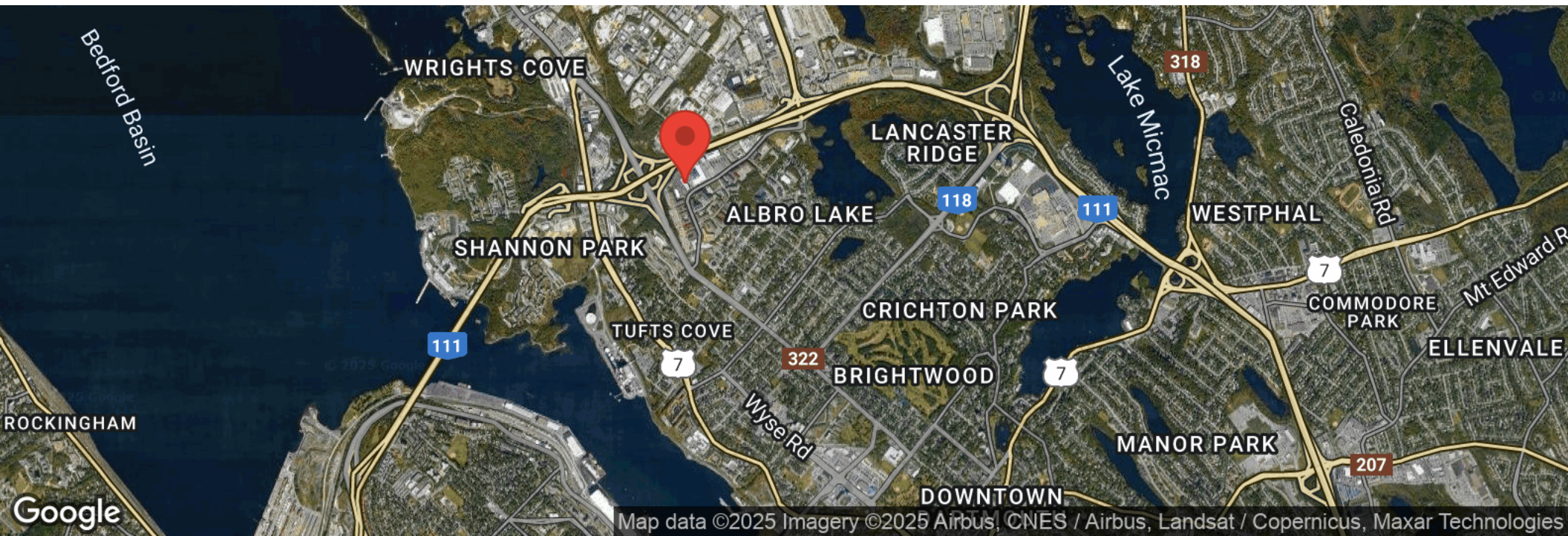
68 HIGHFIELD PARK DRIVE



Unit 203

LOCATION MAPS

68 HIGHFIELD PARK DRIVE



DISCLAIMER

68 HIGHFIELD PARK DRIVE

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

PRESENTED BY:

TOM GERARD, CCIM, SIOR

Commercial Practice Manager
O: (902) 407-2489
C: (902) 830-1318
tomgerard@kwcommercial.com
Nova Scotia

AYOB ASSALI

Office & Retail Leasing
O: (902) 456-2686
a.assali@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.