

OFFICE FOR LEASE

38 PAYZANT AVENUE

38 PAYZANT AVENUE, BURNSIDE, NS B3B 1Z6



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

38 PAYZANT AVENUE



OFFERING SUMMARY

PROPERTY TYPE: Office

AVAILABLE SF: 1,180 SF

HVAC: Ducted Heat Pump

LEASE RATE: \$2,300 Gross / Month
(\$23.39 PSF Gross)

PROPERTY OVERVIEW

- 2nd floor office space located in the new section of Burnside Industrial Park
- 1 office, open bullpen area, kitchenette and a washroom
- Walk-up access to the space via the front entrance
- 3 designated parking spots, extra spaces available for negotiation
- Small portion of warehouse can be made accessible for a tenant with need for storage space

LOCATION OVERVIEW

38 Payzant Avenue is well positioned with access to both Akerley Boulevard and Wright Avenue via both Williams Avenue and John Savage Avenue. Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road right through to exits and interchanges for Highway 118, 102 & 111. Burnside Business Park is a superior location with superb transportation links. Burnside enterprises are within minutes of downtown Halifax and Robert L. Stanfield International Airport.

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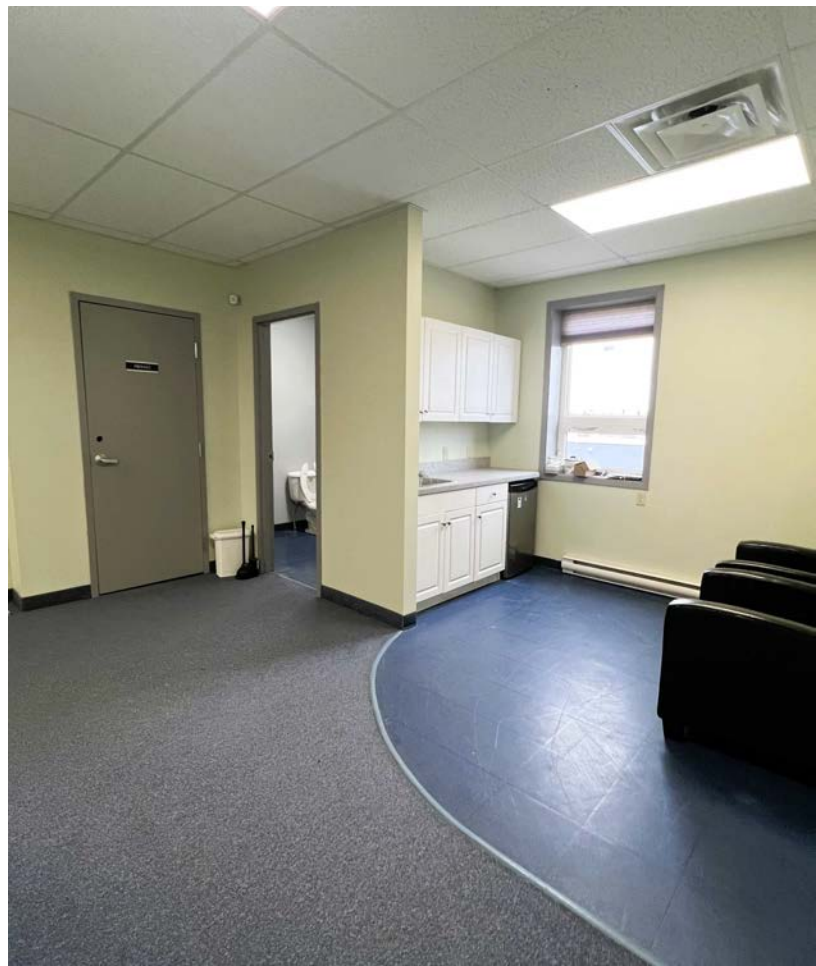
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PROPERTY PHOTOS

38 PAYZANT AVENUE



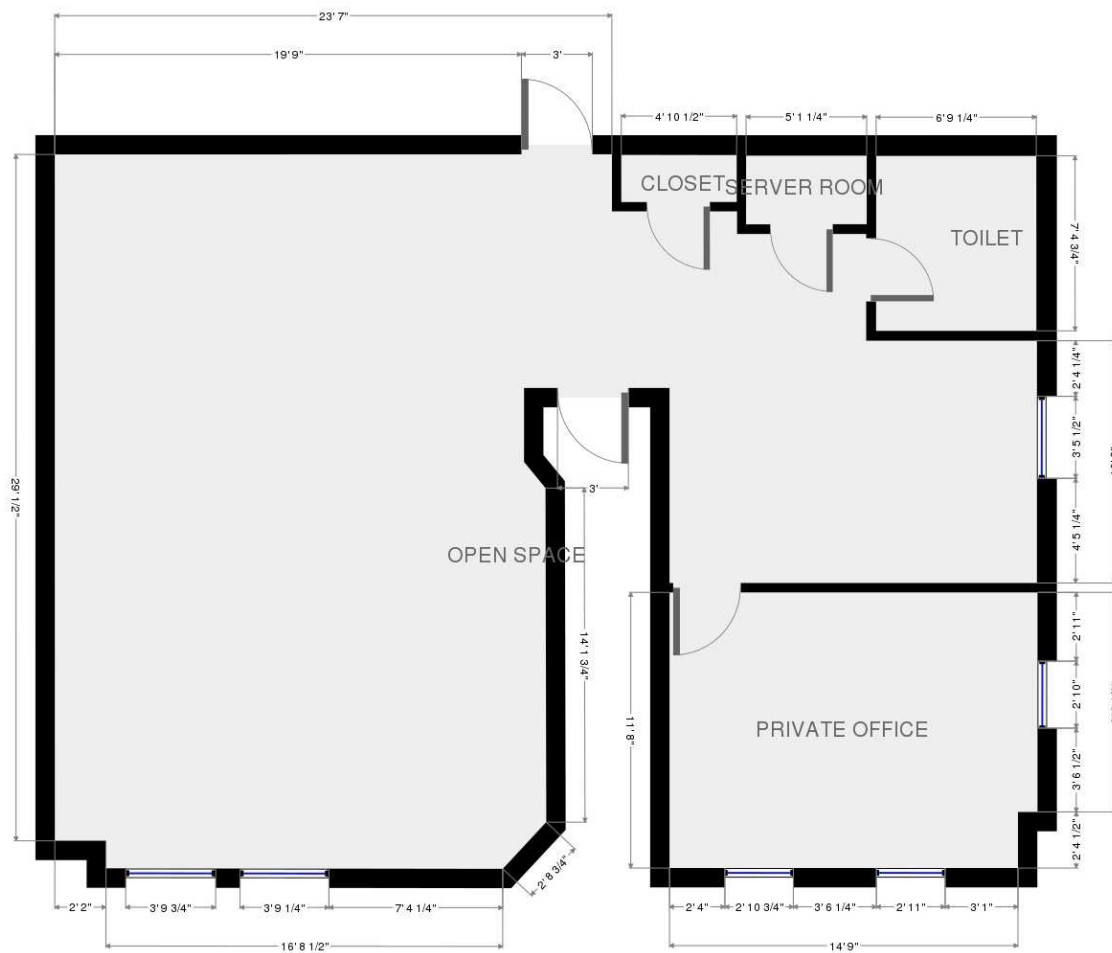
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FLOOR PLAN

38 PAYZANT AVENUE



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOFIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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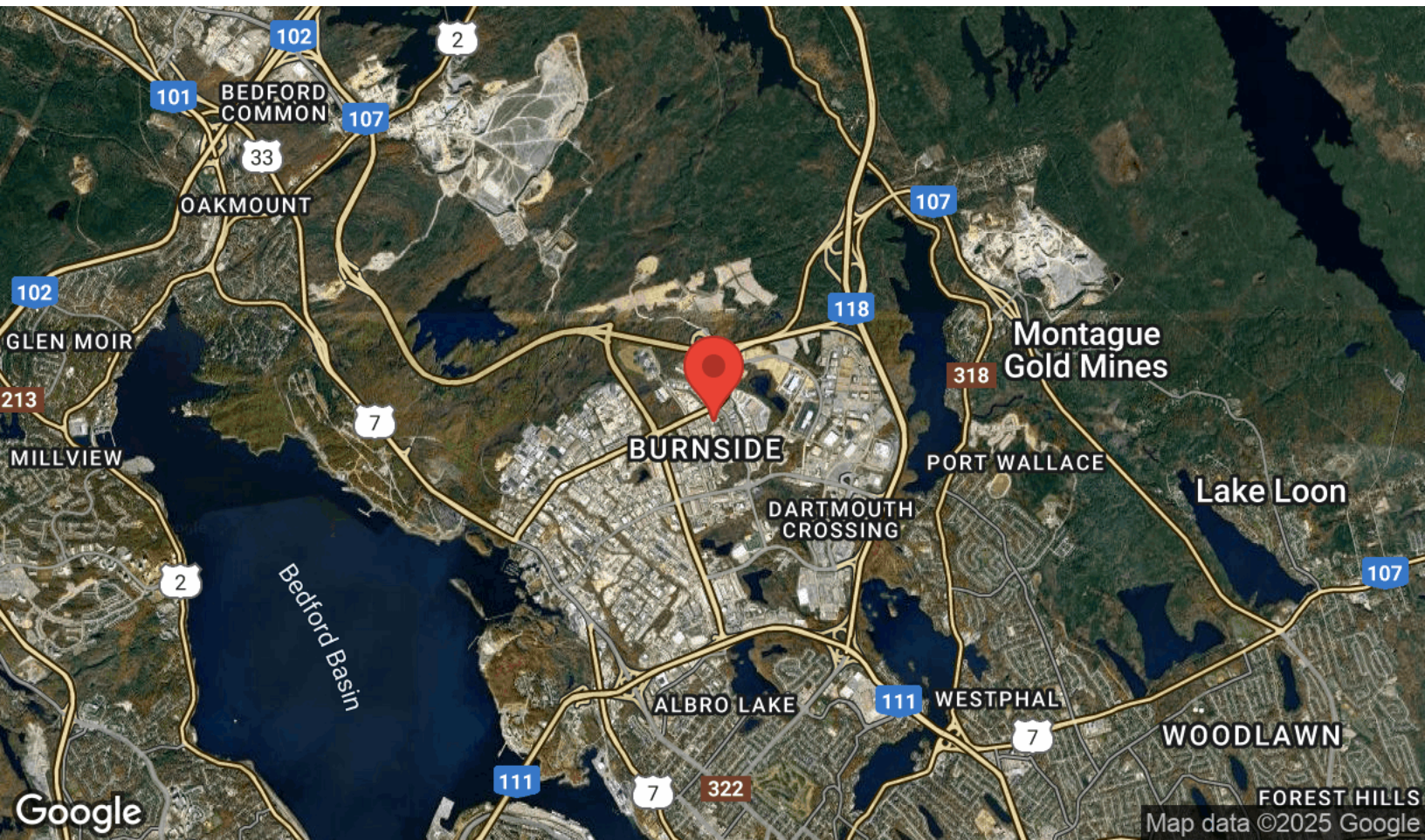
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LOCATION MAPS

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CONTACT INFORMATION

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