

OFFICE FOR LEASE

3451 JOSEPH HOWE DRIVE

3451 JOSEPH HOWE DRIVE, HALIFAX, NS B3L 4H6



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

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EXECUTIVE SUMMARY

3451 JOSEPH HOWE DRIVE



OFFERING SUMMARY

Property Type:	Office
Available Space:	3,828 SF
Parking:	4 Paved Parking Spaces
Zoning:	C-2C (Dutch Village Road Mixed Use) Zoning
Lease Rate:	\$4,000 / Month Triple Net

PROPERTY OVERVIEW

Fully renovated, well-maintained commercial property offering exceptional flexibility, modern building systems, and a strong combination of office, service, and specialty-use features — ideal for businesses seeking a turn-key space in a highly accessible Halifax location.

LOCATION OVERVIEW

3451 Joseph Howe Drive is centrally located in Halifax's Fairview/Bayer's Lake commercial district, surrounded by major retailers including Walmart, Costco, Canadian Tire, Sobeys, and Home Depot, as well as numerous restaurants, banks, and professional offices. The property offers immediate access to Highway 102, is 8 minutes from downtown Halifax via the Fairview Overpass and is less than 15 minutes from Dartmouth Crossing and Bedford Commons. This prime position ensures excellent visibility and convenient connectivity across the Halifax Regional Municipality.

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PROPERTY DESCRIPTION

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BUILDING SPECIFICATIONS

Interior Construction:

- Painted and plastered drywall throughout
- Ceilings: Painted and plastered drywall
- Flooring: Hardwood, laminate, vinyl, and carpet

Windows & Doors:

Vinyl-frame single-hung and casement windows with thermopane glazing

Mechanical Systems:

- Oil-fired hot water furnace with cast-iron radiator distribution
- Ductless heat pump on main level
- Two HRV units
- Hot water from furnace and electric hot water tank

Electrical:

200-Amp electrical service with breaker panels

Plumbing:

Kitchenette, two 4-piece bathrooms, and two 3-piece bathrooms

Zoning:

C-2C (Dutch Village Road Mixed Use) Zoning

Lease Rate:

\$4,000 / Month Triple Net



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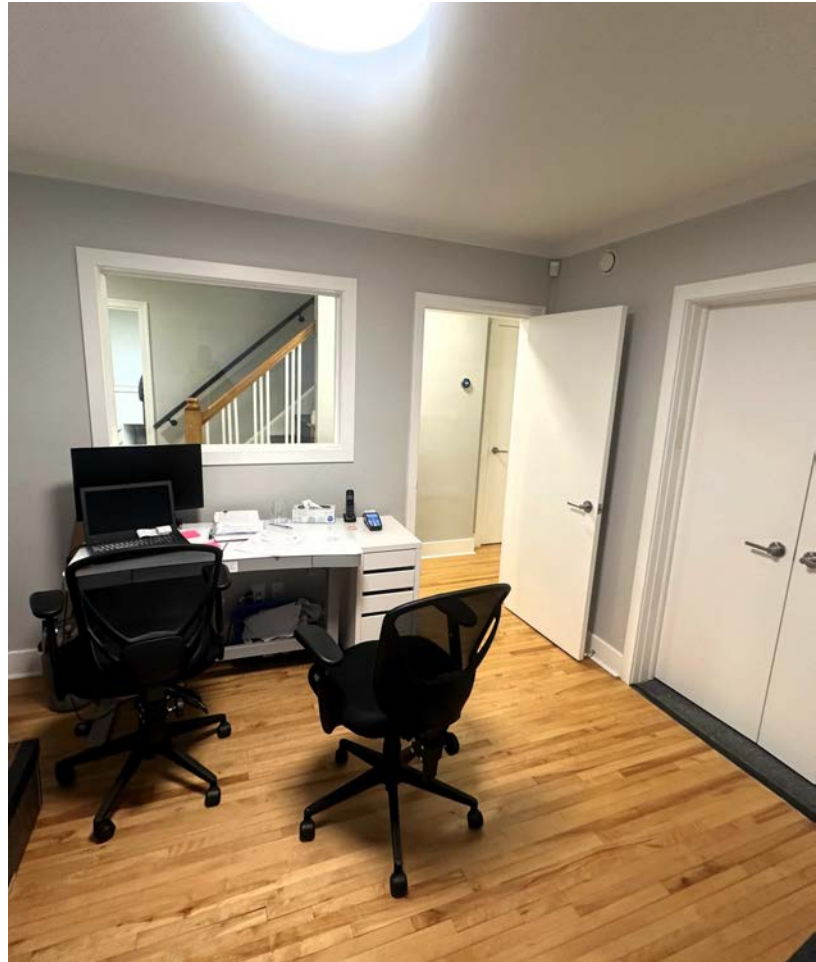


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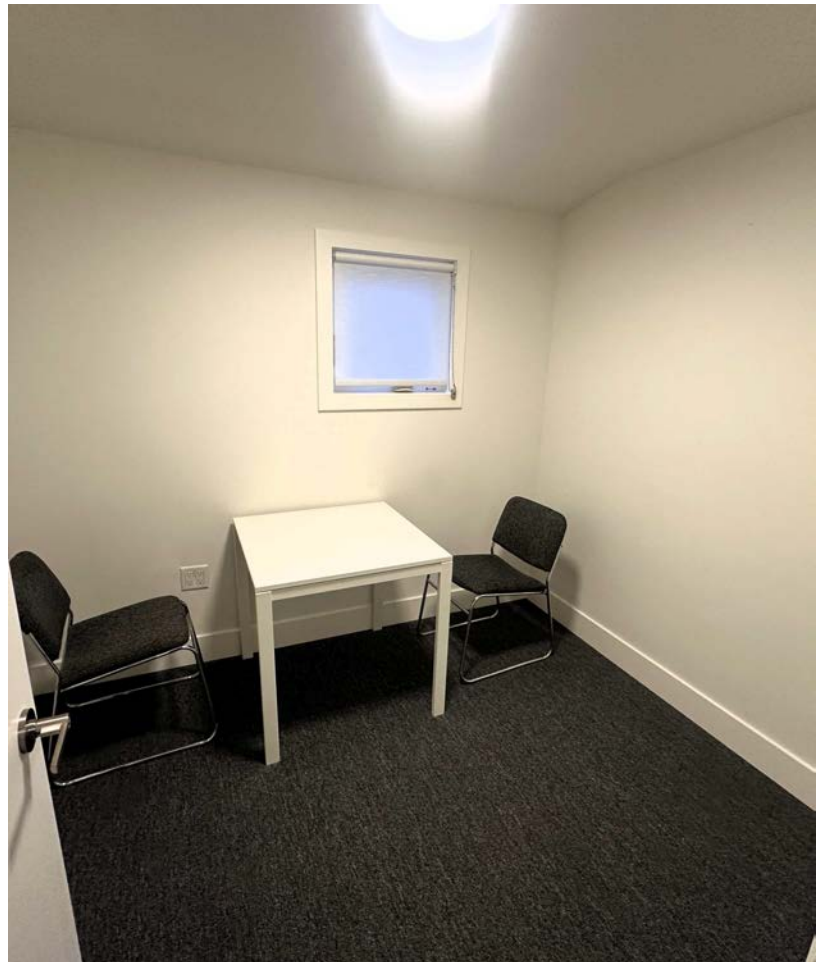
PROPERTY PHOTOS

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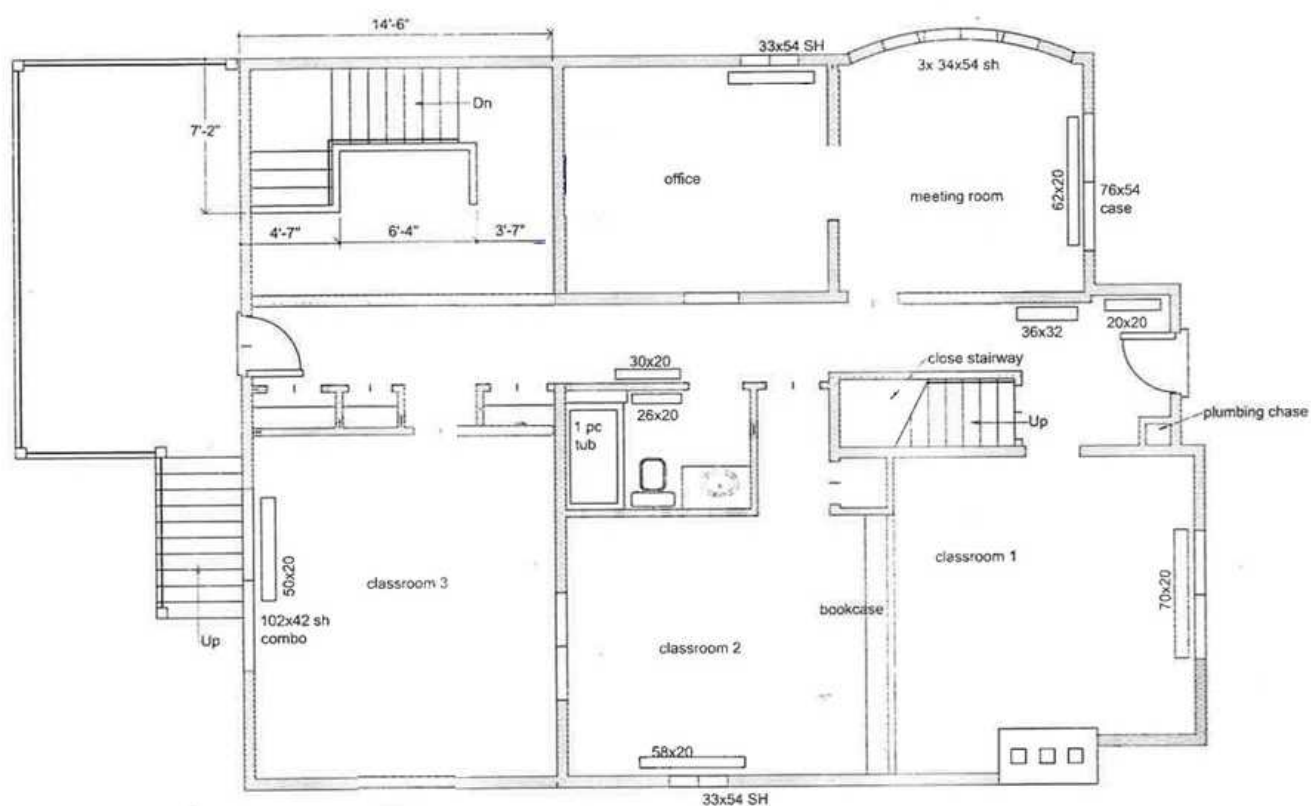
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FLOOR PLAN

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Main Level

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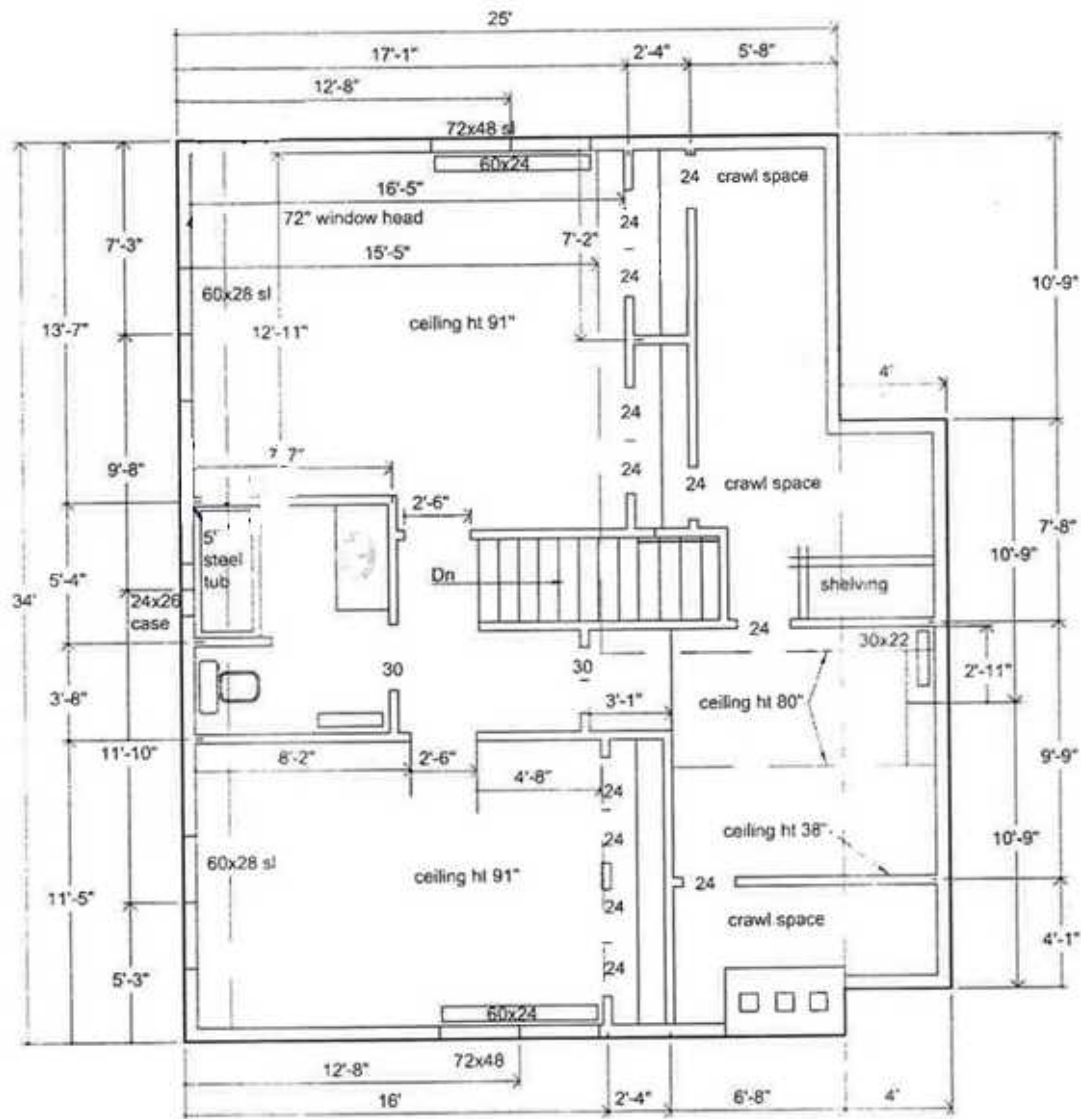
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FLOOR PLAN

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2nd Level

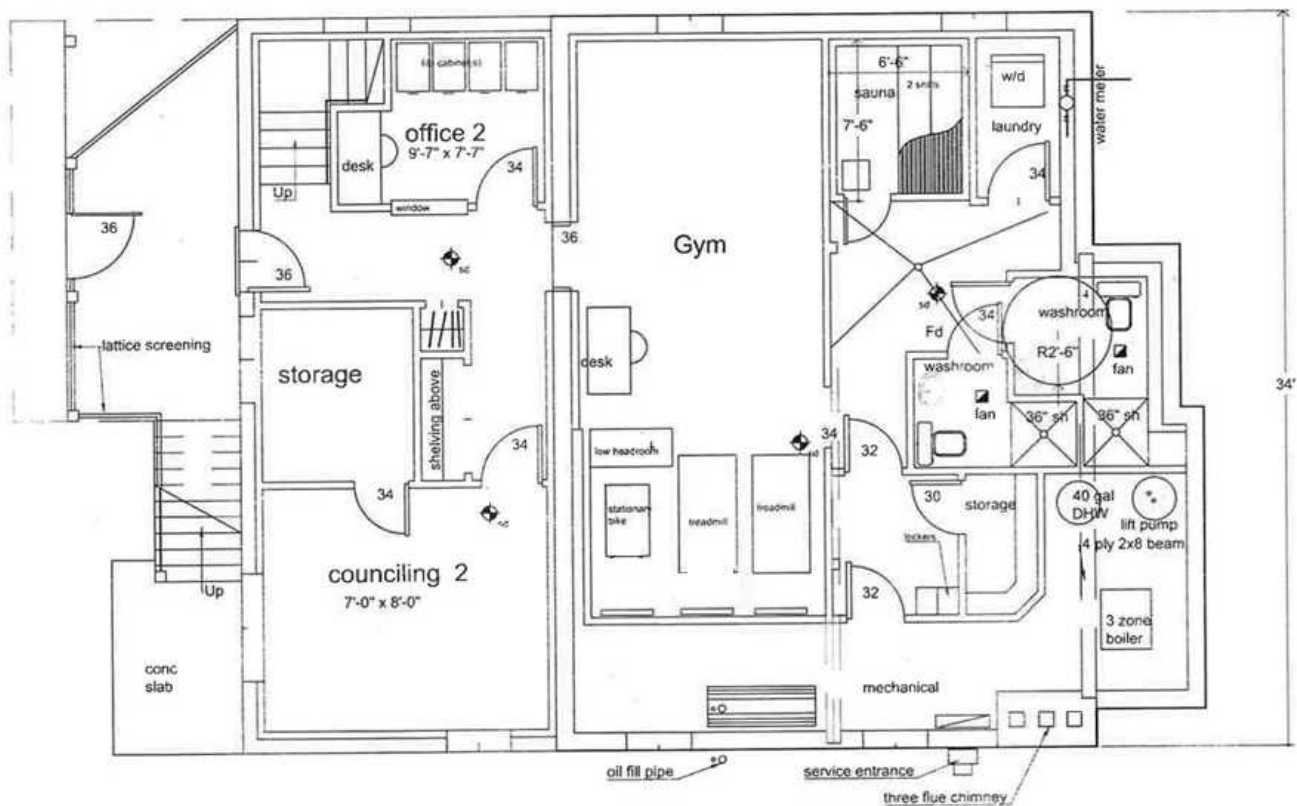
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FLOOR PLAN

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Lower Level

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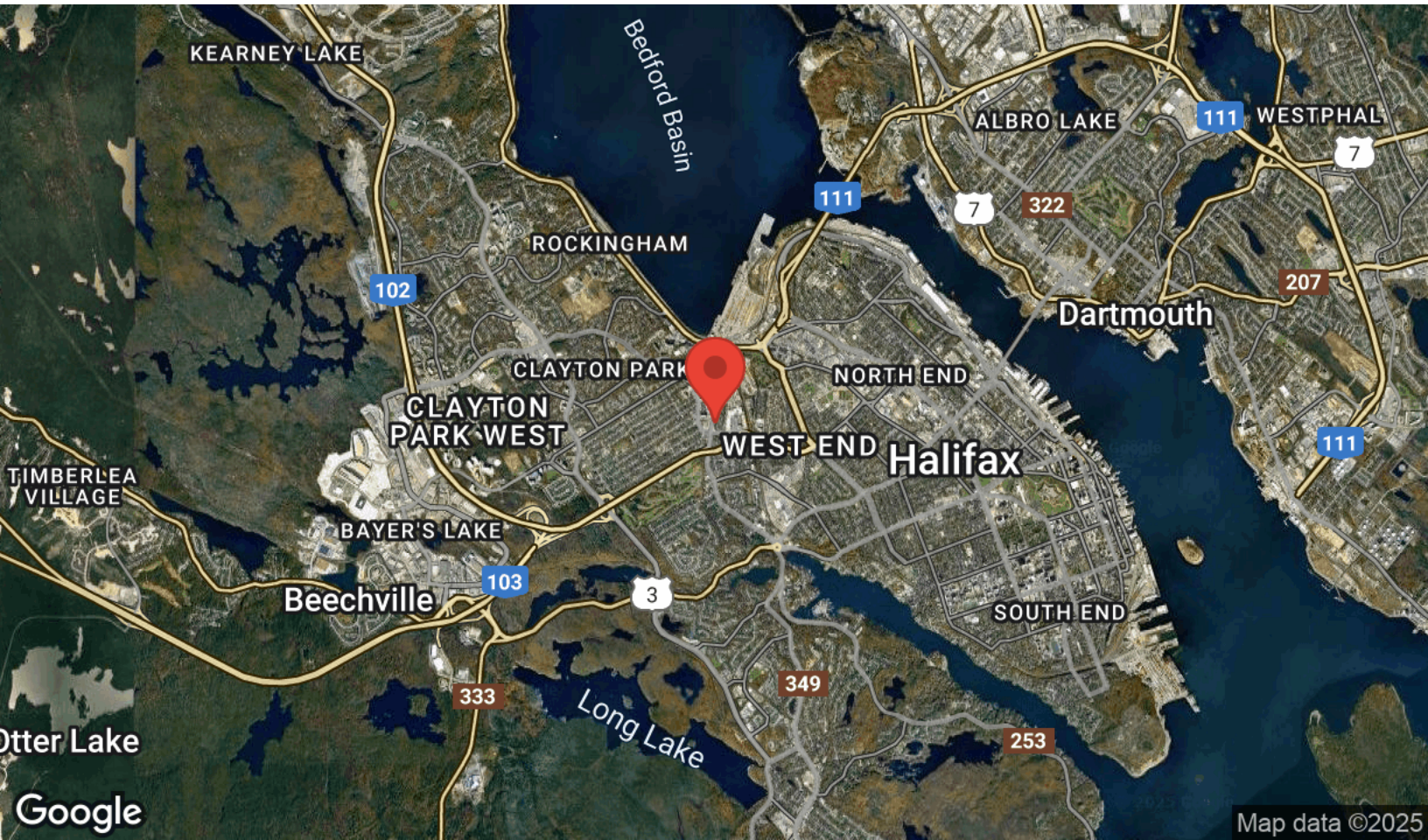
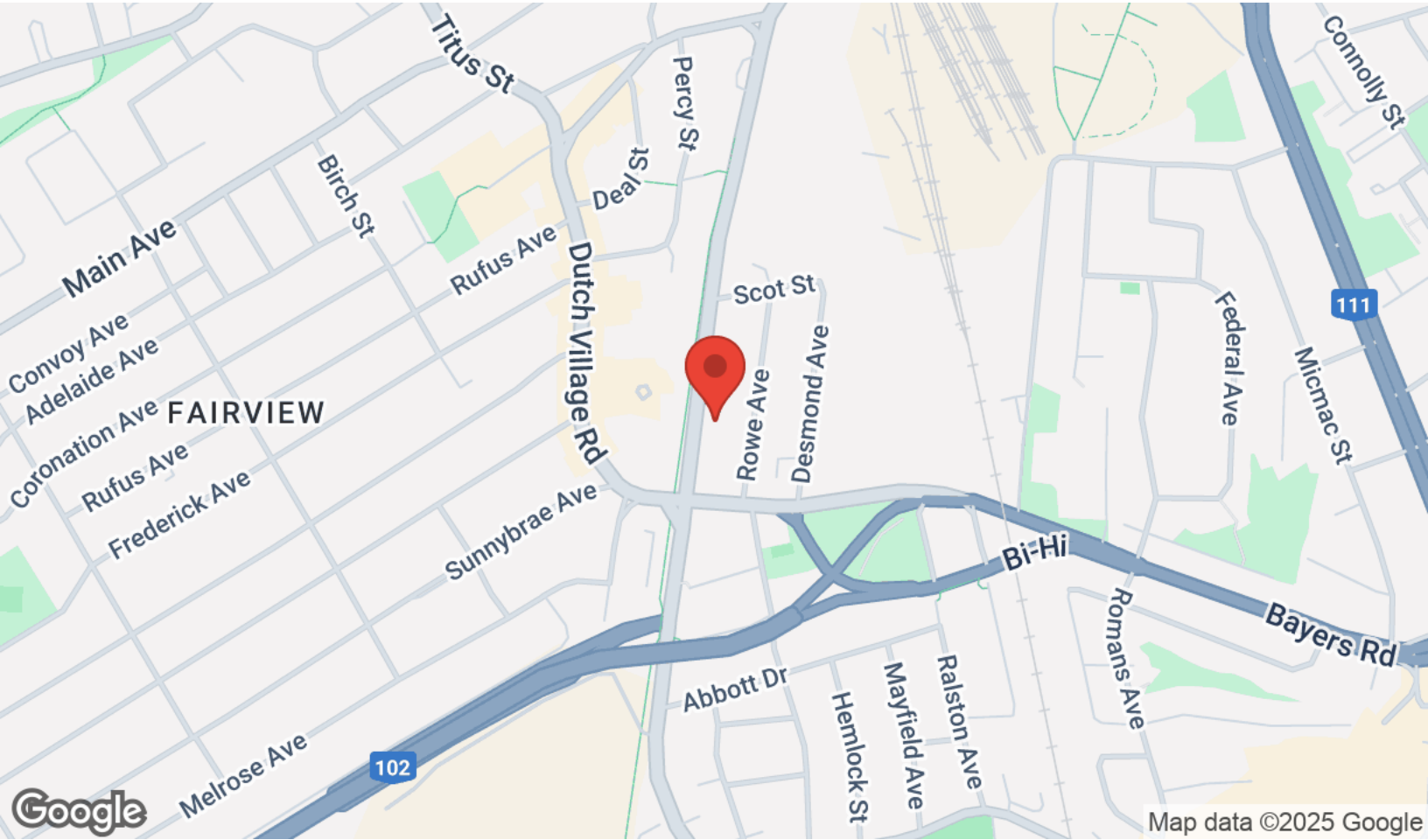
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LOCATION MAPS

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C-2C ZONE (RC-Oct 4/16;E-Nov 26/16)

DUTCH VILLAGE ROAD MIXED USE ZONE

38BA(1) The following uses shall be permitted in the C-2C Zone:

- (a) all R-2 and R-2TA uses;
- (b) retail and rental stores excluding:
 - (i) motor vehicle dealers;
 - (ii) motor vehicle repair shops which such shops are not primarily engaged in providing service station facilities; and
 - (iii) adult entertainment uses
- (c) health clinic;
- (d) appliance and small scale repair shops;
- (e) personal service uses which may include, but is not limited to, the following shoe repair shops, barber and beauty shops, dry cleaners, and funeral services;
- (f) bowling alley;
- (g) a theatre;
- (h) a service station;
- (i) offices;
- (j) a bank and other financial institutions, excluding drive-throughs;
- (k) a restaurant, excluding drive-throughs;
- (l) community facilities;
- (m) commercial recreation uses;
- (n) day care facility;
- (o) apartment house;
- (p) micro breweries;
- (q) coffee roasteries;
- (r) ferment-on-premises facility, as defined by the Province of Nova Scotia Liquor Control Act;
- (s) brew pub;
- (t) institutional uses;
- (u) government or public buildings;
- (v) existing R-1 uses; and
- (w) any use accessory to any of the foregoing uses.

38BA(2) No person shall, in any C-2C Zone, carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection 38BA(1).

38BA(3) No person shall, in any C-2C Zone, use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection 38BA(1).

38BA(4) Buildings used for existing R-1, R-2 and R-2TA uses shall comply with the requirements of their respective zones.

RETAIL

- 38BB(1)** Any lands located in Area D, as shown on ZM-28, Plan Dutch Village Road Overview Map, shall limit retail use permitted under 38BA(1) to a maximum ground floor gross floor area of 650 square metres.

REQUIREMENTS

- 38BC(1)** Buildings erected, altered or used for C-2C uses, in a C-2C Zone shall comply with the following requirements:
- (a) The maximum building depth shall be 25 m;
 - (b) Notwithstanding clause 38BC(1) (a), a building may exceed the maximum building depth, provided:
 - (i) the height of the remainder of the building does not exceed 10.5 m;
 - (ii) soft landscaping and amenity space is included on the rooftop of the remainder of the building;
 - (iii) the building maintains side and rear yard setbacks of 3 m for all portions of the building that exceed the maximum building depth; and
 - (iv) the land is shown on ZM-29, Plan Dutch Village Road Buildings May Exceed Maximum Building Depth.
 - (c) The maximum front yard setback shall be 3 metres;
 - (d) Notwithstanding clause 38BC(3) (c), the lands shown on ZM-30, Plan Dutch Village Road Area Exempt from Front Yard Setback Map shall be exempt from the maximum front yard setback requirement;
 - (e) The maximum streetwall height shall be as shown on ZM-31, Plan Dutch Village Road Street Wall Height Map;
 - (f) The building shall be stepped back 3 m on all sides of the building for all portions of the building above the streetwall height;
 - (g) The building shall be setback 5m from the side yards above the streetwall height; and
 - (h) The streetwall shall extend a minimum of 65 percent of the lot frontage. Where located on a corner lot, the streetwall shall extend 65% of the lot frontage for both streets;

LOT COVERAGE

- 38BD(1)** Buildings erected, altered or used for C-2C uses in a C-2C Zone shall comply with the following requirements:
- (a) The maximum lot coverage shall be 75 percent, except that enclosed parking below grade or extending no more than an average of 1 metre above grade along side and rear lot lines may cover 100 percent of the lot area.

CONTACT INFORMATION

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