

OFFICE FOR LEASE

137 CHAIN LAKE DRIVE

137 CHAIN LAKE DRIVE, HALIFAX, NS B3S 1B3



KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

137 CHAIN LAKE DRIVE



OFFERING SUMMARY

Property Type:	Office
Available Space:	1,520 SF (Unit 103)
Heating & Cooling:	Rooftop Unit
Parking:	Paved Parking Available
Lease Rate:	\$22.00 Net + \$14.70 CAM & Tax (Utilities Included)

PROPERTY OVERVIEW

This 1,520 SF office space offers a bright, open reception area, four private offices, and an open work area ideal for collaborative teams. The space features rooftop heating and cooling, and access to common area washrooms. Utilities are included in CAM and tax.

LOCATION OVERVIEW

137 Chain Lake Drive is centrally located in the Bayers Lake Business Park, Halifax's premier retail and industrial hub. Only minutes from Highway 102 (Exit 1A/1B) the subject property is surrounded by major national tenants including Costco, Walmart, Canadian Tire, Home Depot, Kent, Michaels, Best Buy, and Cineplex, with new additions such as Marshalls/HomeSense and Value Village directly across Chain Lake Drive. The park also hosts a strong mix of industrial and service-commercial users (Princess Auto, NAPA, Goodyear, Trail Appliances, and numerous contractor supply and fitness facilities), creating excellent synergy and high daily traffic. Downtown Halifax International Airport is 25 minutes away, Highway 102, and the developing Burnside/Dartmouth industrial parks are within a 20-minute drive, making this one of the most connected and convenient commercial locations in the HRM.

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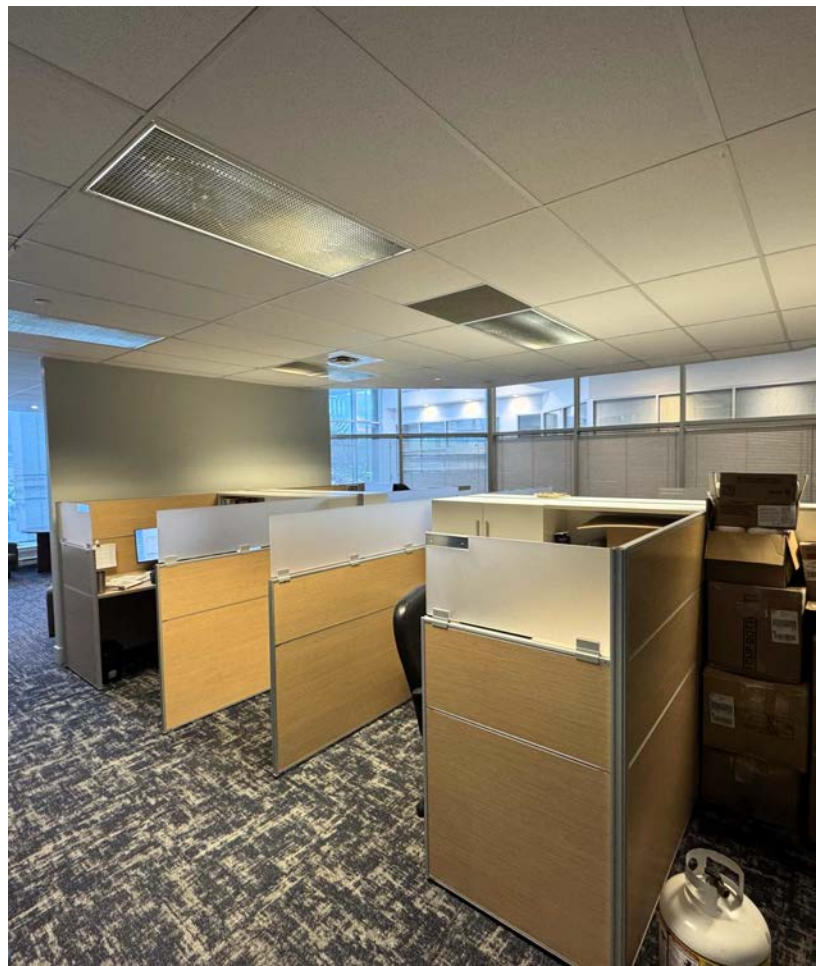
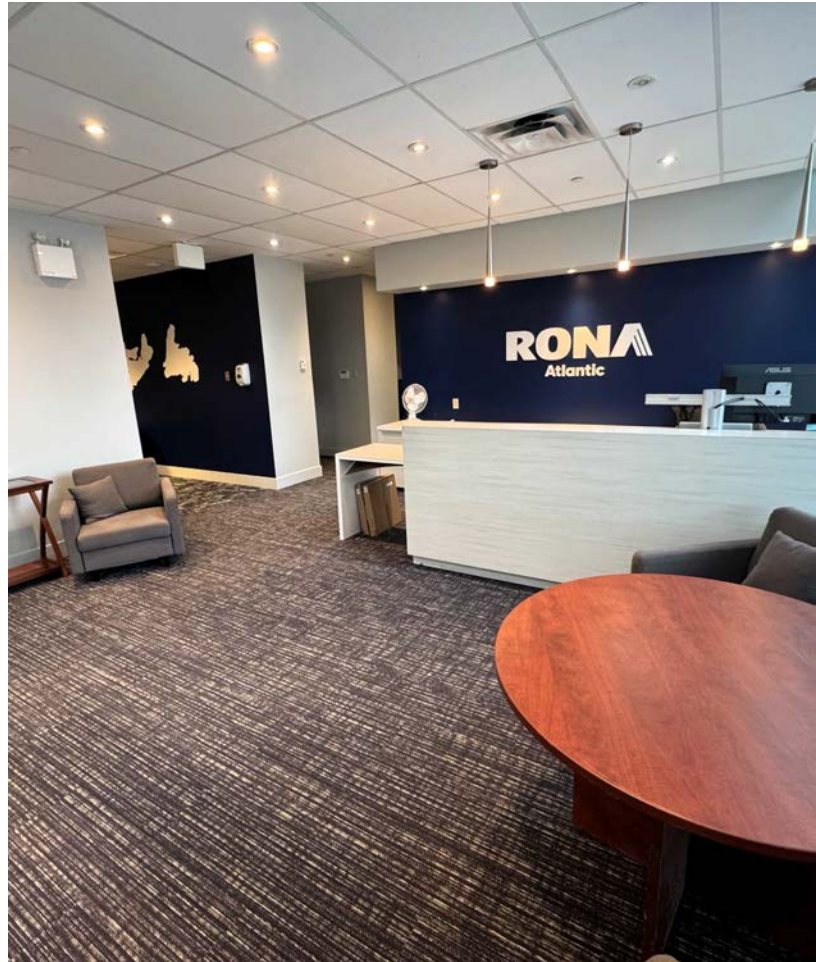
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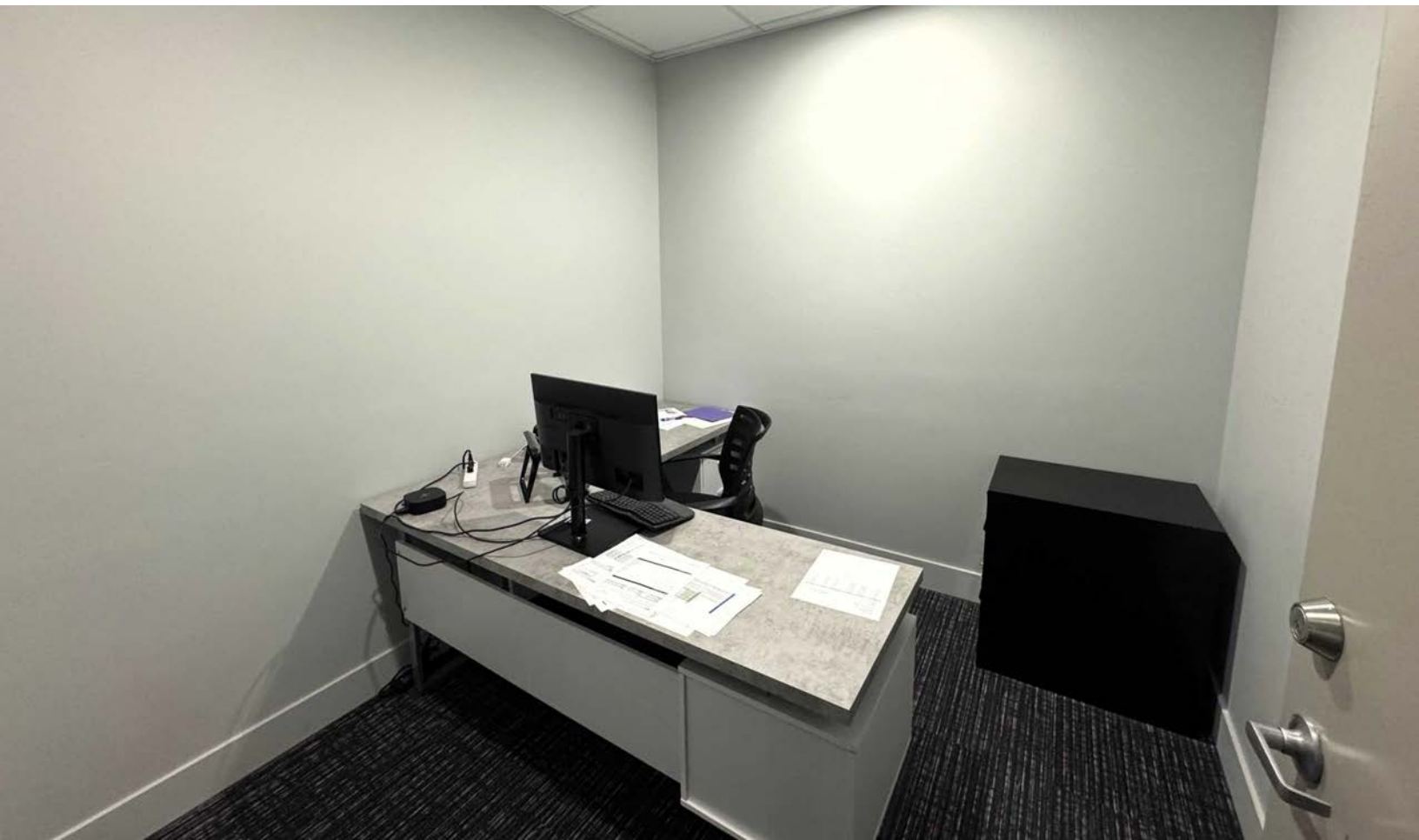
PROPERTY PHOTOS

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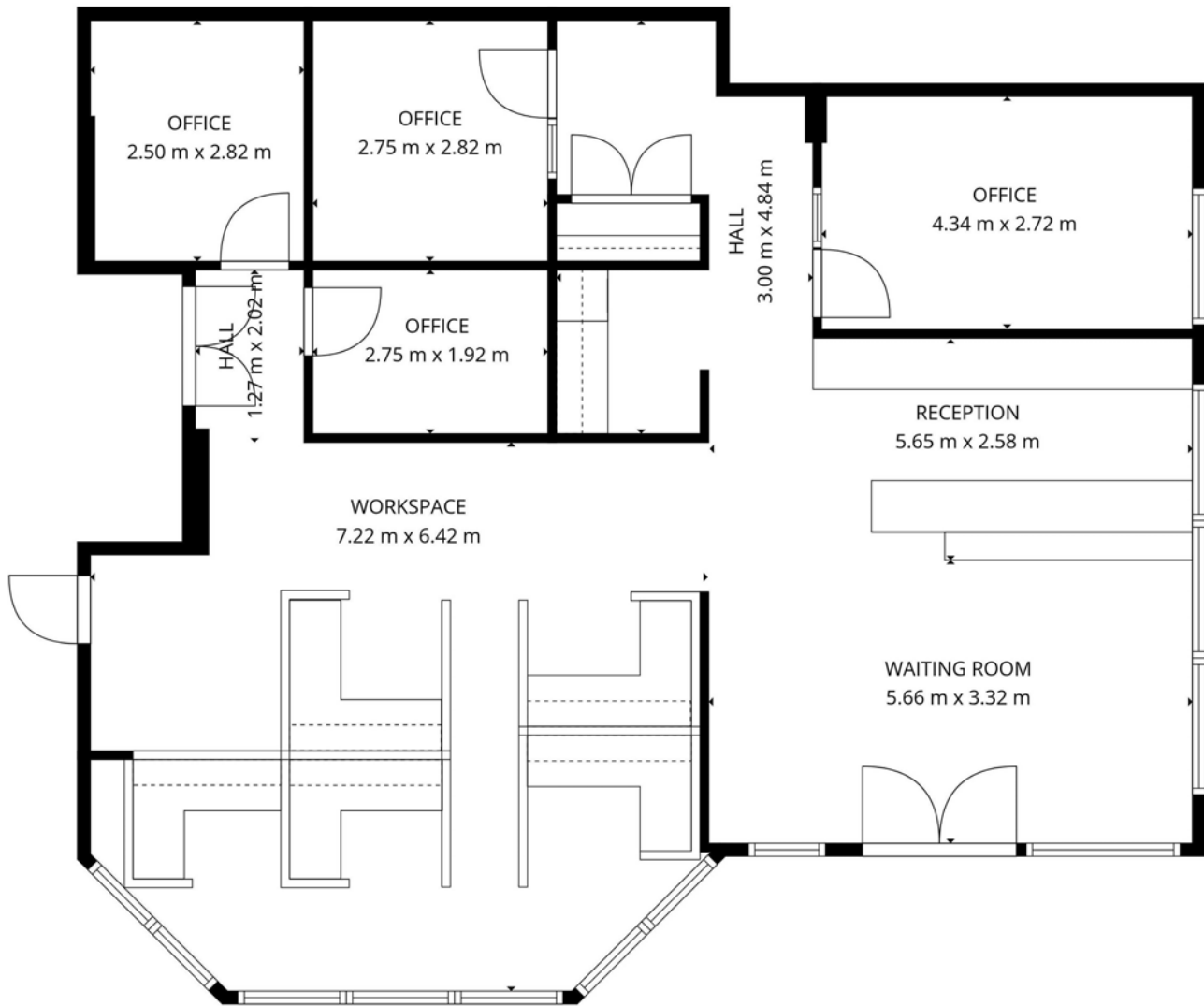
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2D FLOOR PLAN

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3D FLOOR PLAN

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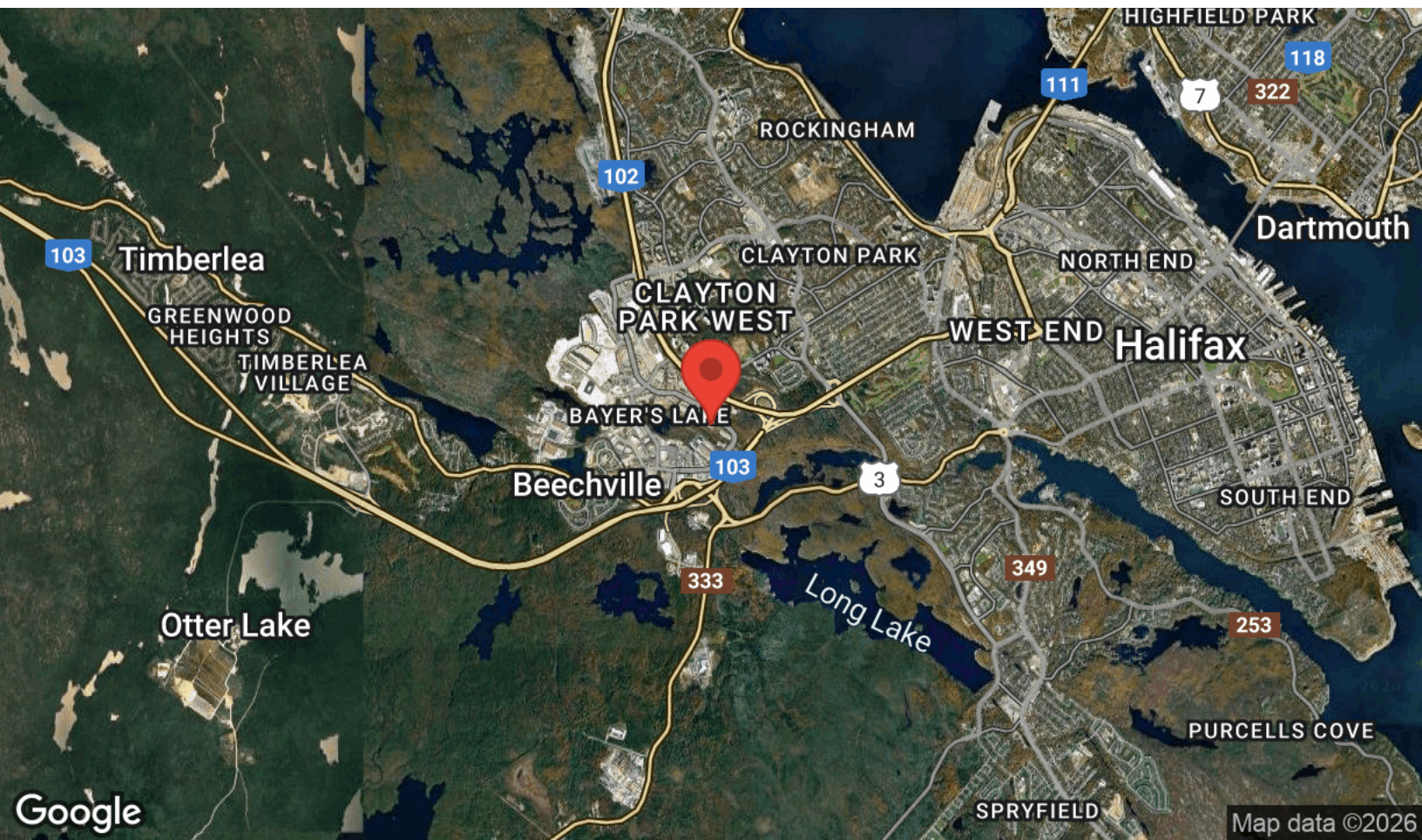
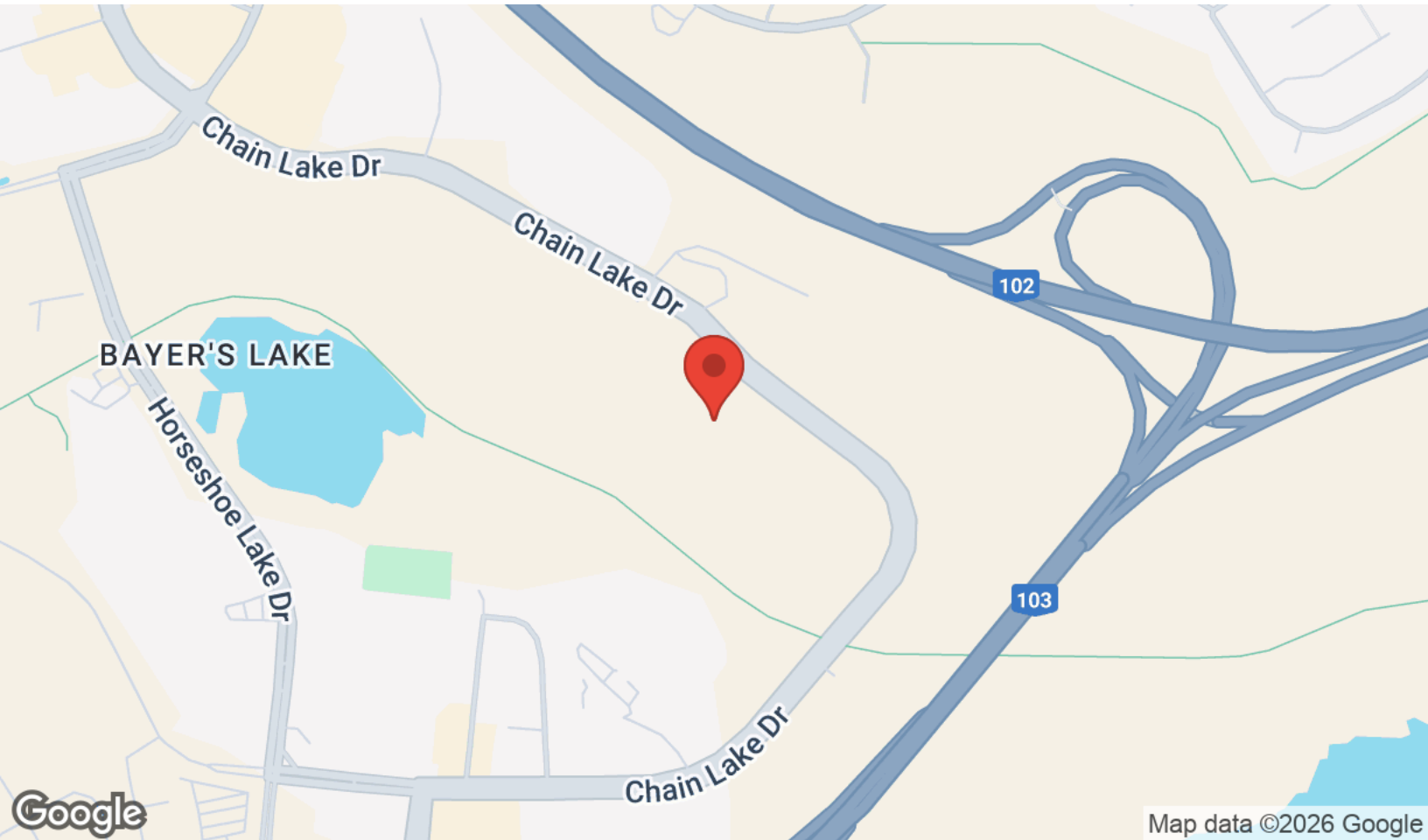
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LOCATION MAPS

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