

OFFICE FOR LEASE

## 2102 OXFORD STREET

2102 OXFORD STREET, HALIFAX, NS B3L 2T2

**kw** COMMERCIAL  
ADVISORS



FOR LEASE

**KW COMMERCIAL ADVISORS**

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

**kw** COMMERCIAL  
ADVISORS

Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALLY CONNORS, BBA**

Commercial Real Estate Advisor

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Nova Scotia

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## EXECUTIVE SUMMARY

2102 OXFORD STREET



### OFFERING SUMMARY

Property Type:	Office
Available Space:	1,800 SF
Parking:	3 Dedicated Parking Spaces Additional Parking on Oak Street
Lease Rate:	\$37.00 PSF Semi-Gross (Power and heat pump maintenance not included)
Availability:	Immediately
Property Features:	Fully built-out office space with modern finishes  Bright office with plenty of natural light  Second floor walk-up with street level entrance

### PROPERTY OVERVIEW

This bright, fully built-out second-floor office at 2102 Oxford Street offers modern finishes, abundant natural light, and a convenient street-level entrance. The space includes three dedicated parking spaces, with additional street parking available along quiet Oak Street, making it well-suited for professional or creative users seeking a central Halifax location.

### LOCATION OVERVIEW

The property is well located on the Halifax Peninsula on Oxford Street just North of Quinpool Road in Halifax's South End. Oxford Street is a busy arterial road with a mix of single family homes, rental flats, apartment buildings and small commercial buildings. The southern Halifax location provides access to public transportation, restaurants, shopping and all essential services which make it a desirable location for retail businesses. It is also a short walk away from the Quinpool Road business district.

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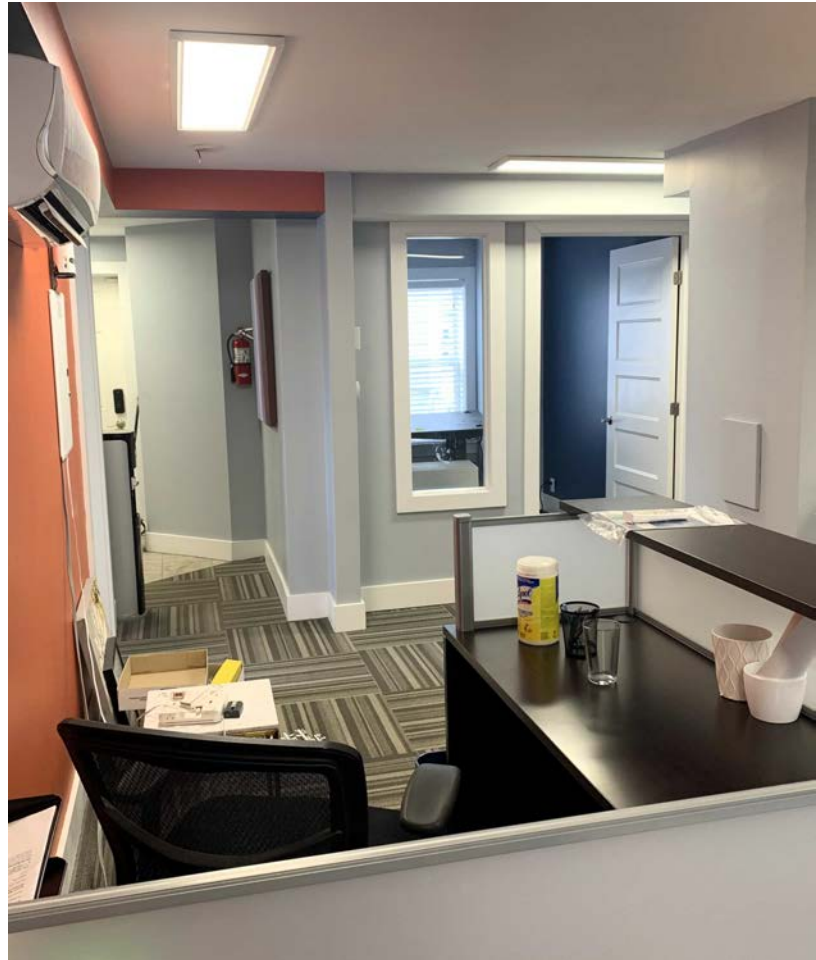


## PROPERTY PHOTOS

2102 OXFORD STREET



Reception Area



Open Area Workspace





## PROPERTY PHOTOS

2102 OXFORD STREET



Private Office



Private Office

## PROPERTY PHOTOS

2102 OXFORD STREET



Private Office



Kitchenette



## PROPERTY PHOTOS

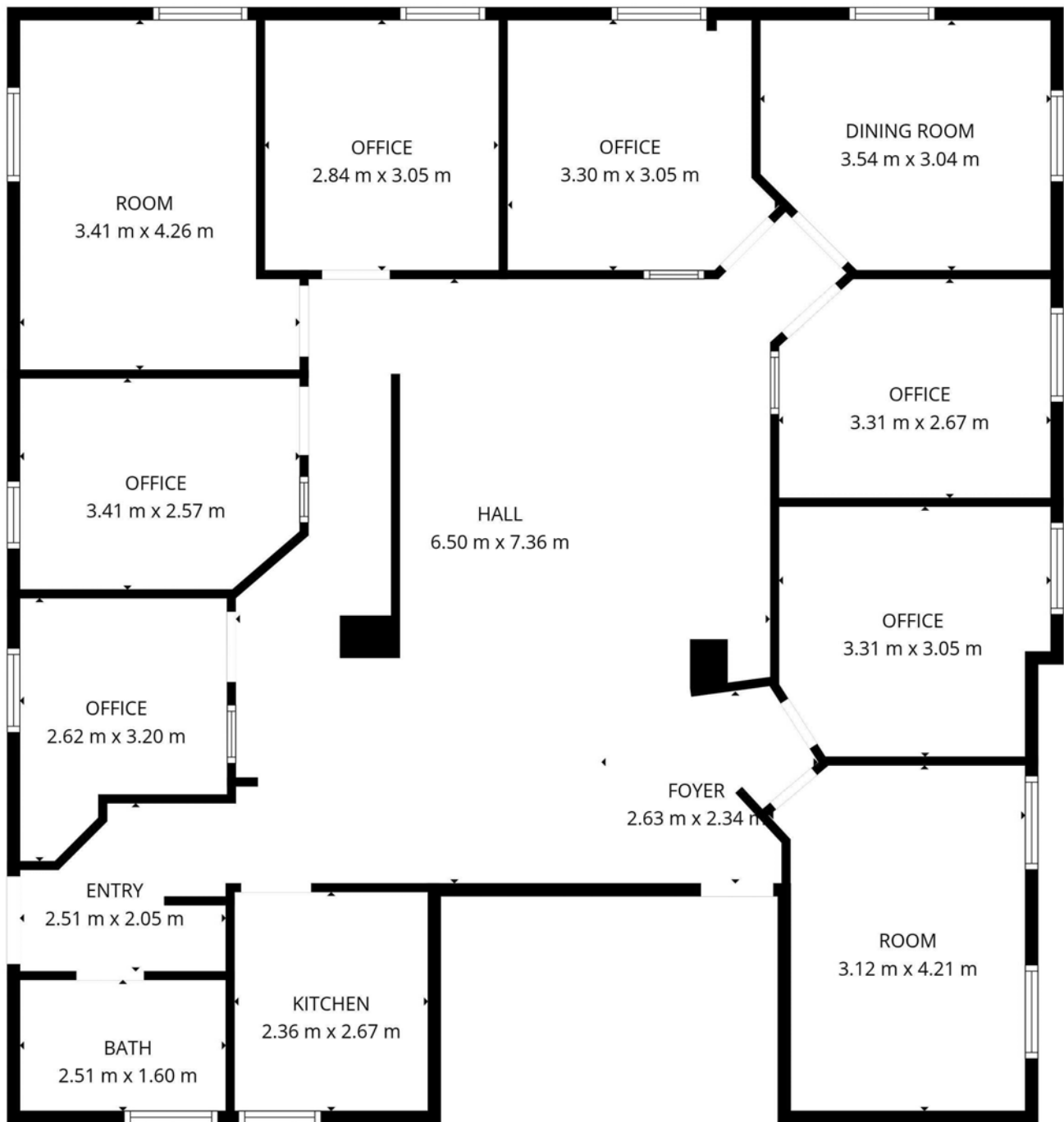
2102 OXFORD STREET





## FLOOR PLAN

2102 OXFORD STREET



**TOTAL: 153 m<sup>2</sup>**  
1st floor: 153 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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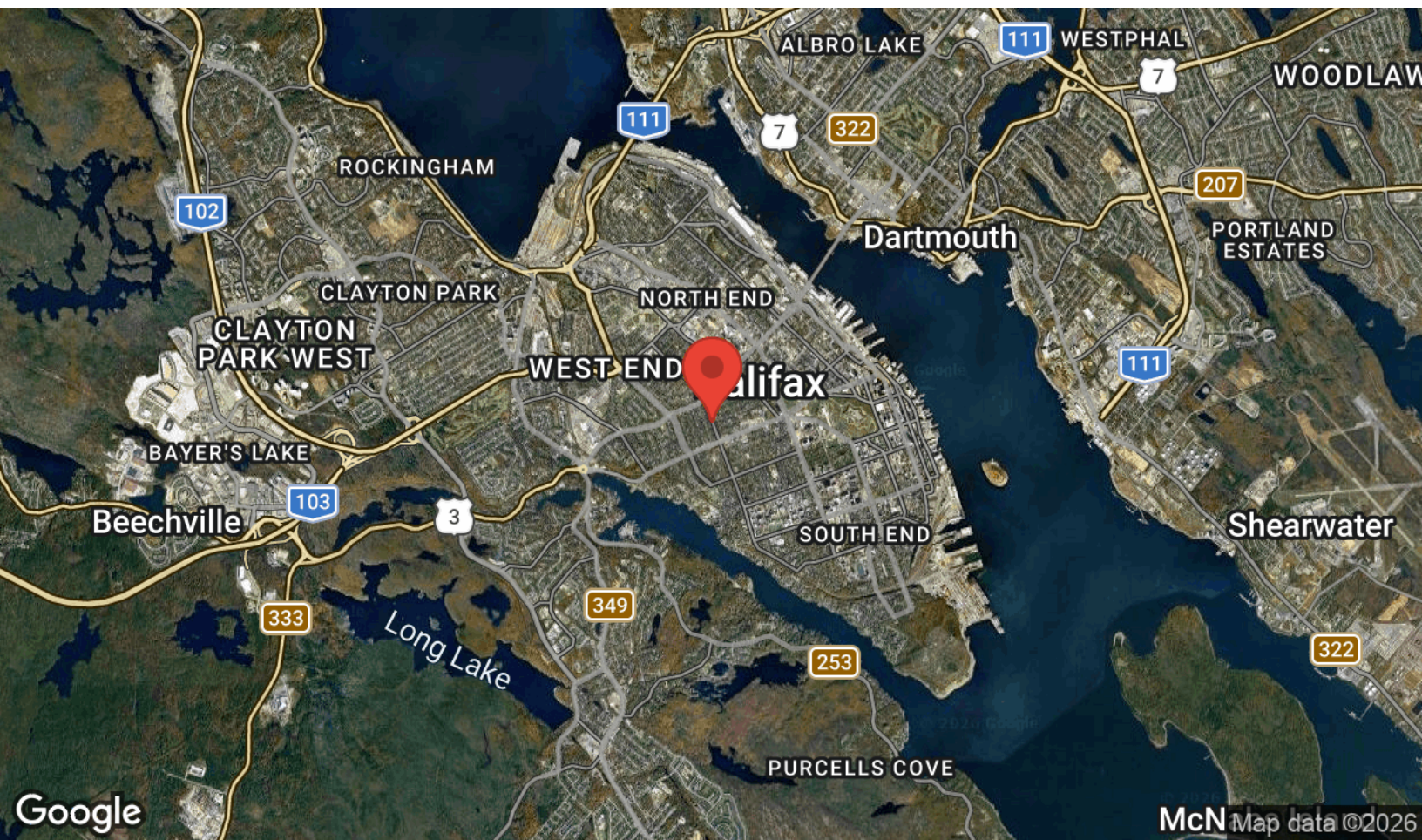
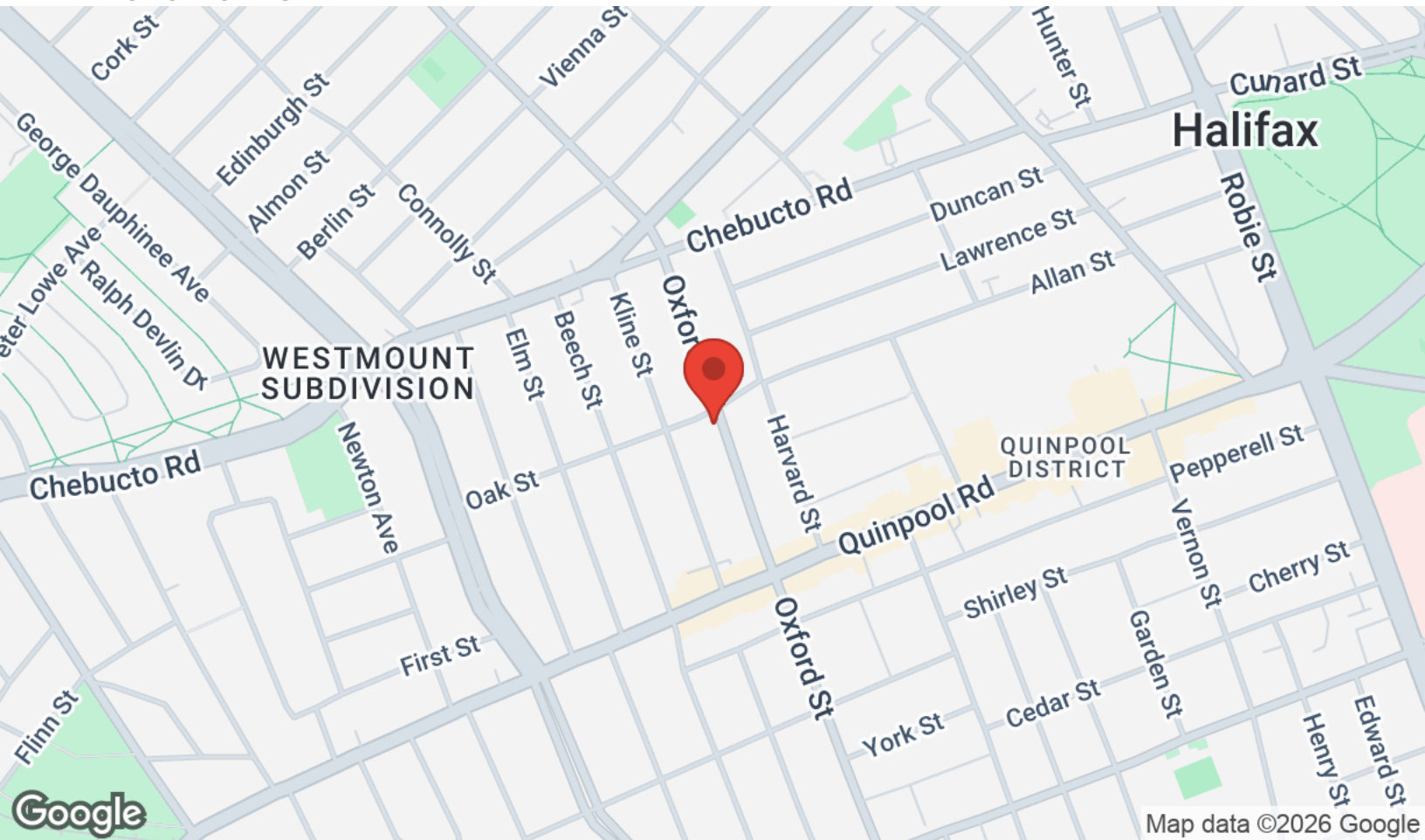
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## LOCATION MAPS

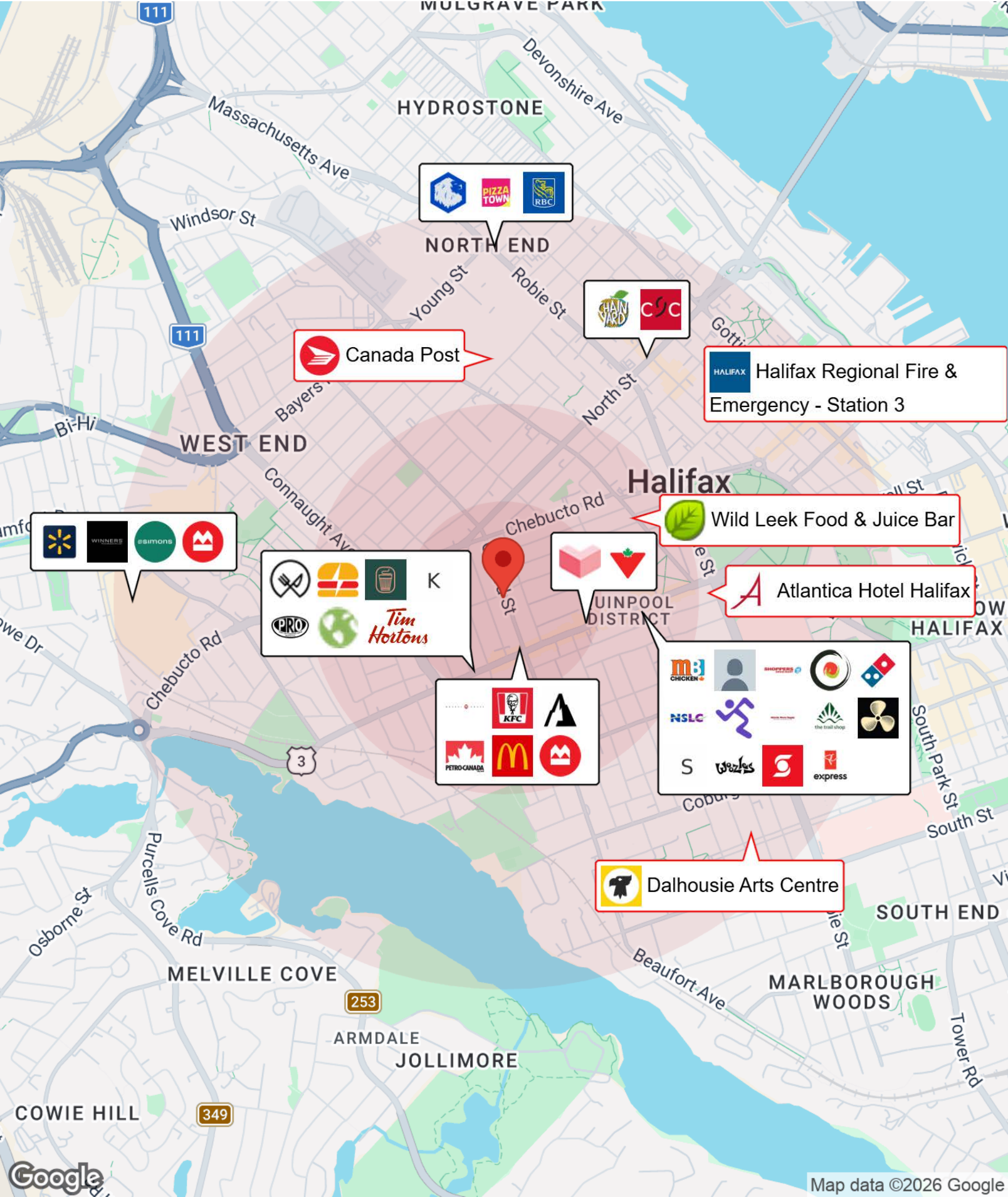
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BUSINESS MAP

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## CONTACT INFORMATION

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