

BROAD STREET PLAZA FOR LEASE

226 Broad Street

Office & Retail - For Lease

226 Broad Street, Bedford, Nova Scotia B4B 1J6

kww COMMERCIAL
ADVISORS[®]

PROPERTY SUMMARY

226 BROAD STREET



Property Summary

Building Type:	Office & Retail
Floors:	2 Floors
Available Space:	Unit 105 - 1,418 SF
Parking Ratio:	5 parking spots/1,000 SF
Lease Rate:	Please Contact
CAM & Tax:	\$10.00 PSF

Property Overview

The premises are located on the ground floor with direct entry. You are greeted with an open work area, two bathrooms, and a storage room/office located in the back.

The Broad Street Plaza is a brand-new, Class A office and retail complex completed in 2023. The building offers ample parking and is equipped with an elevator and accessible entry. The project combines sleek design elements and finishes to offer a high-end retail and office space experience.

Location Overview

Over a dozen apartment buildings on the street will give tenants in this plaza a growing customer base. In addition, the new Bedford West High School recently opened in 2024 adding to Bedford West's rapidly growing neighborhood, located just down the street from the Broad Street Plaza.

PROPERTY PHOTOS

226 BROAD STREET



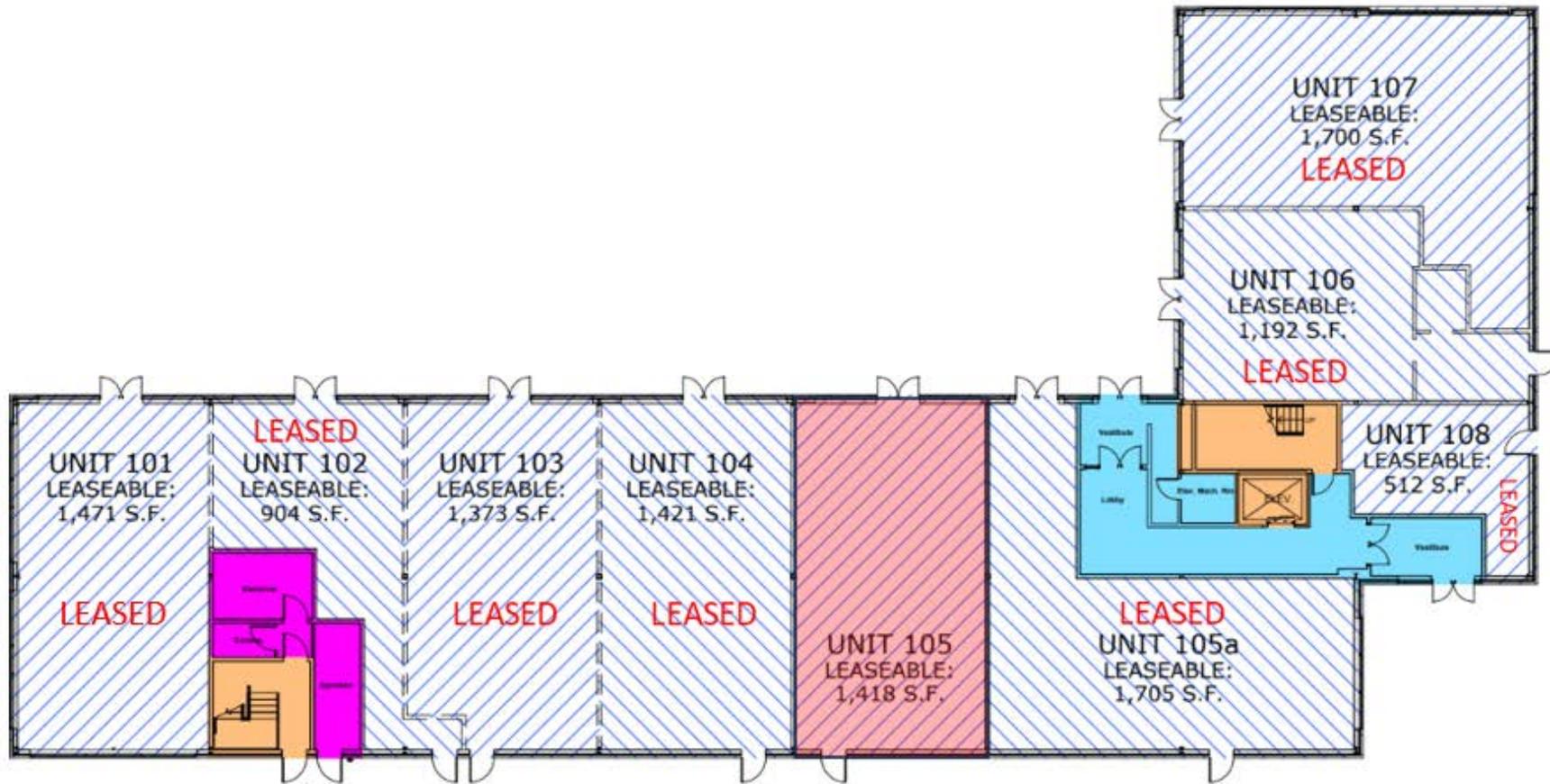
PROPERTY PHOTOS

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FLOOR PLAN - MAIN LEVEL

226 BROAD STREET



LEGEND

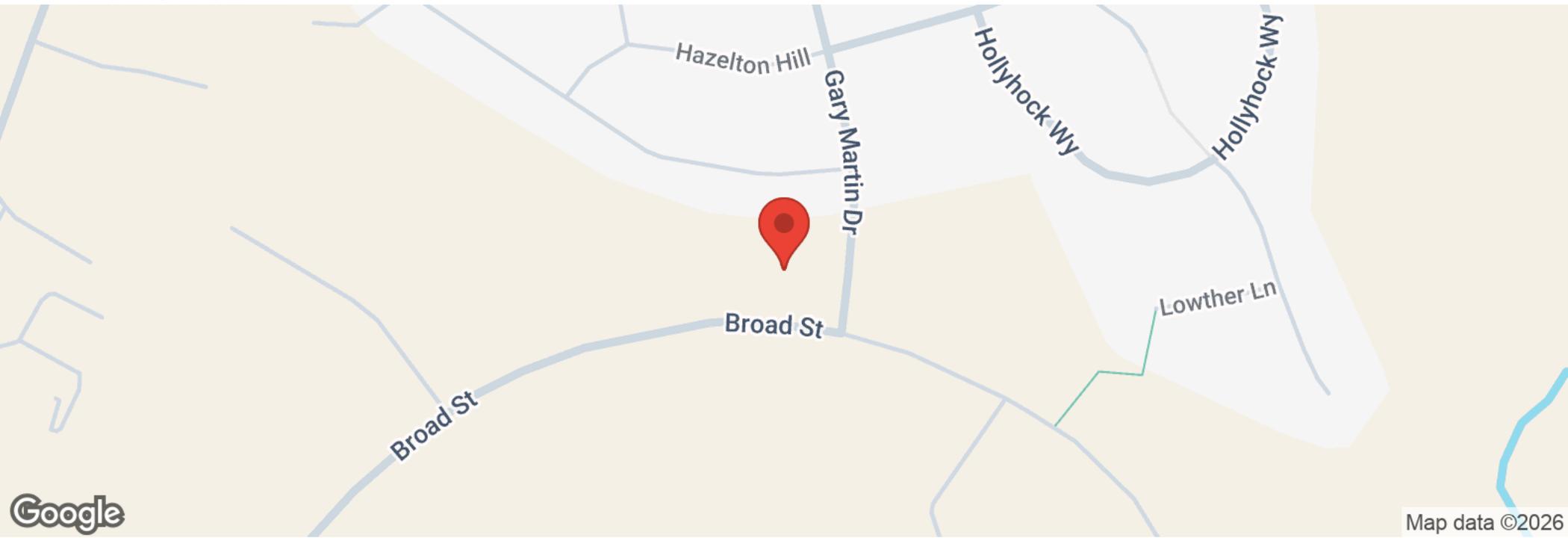
-  LEASEABLE FLOOR AREA
-  BUILDING COMMON AREA
(NOT INCLUDED IN 1st FLOOR RENTABLE AREA)
-  FLOOR COMMON AREA
(NOT INCLUDED IN 1st FLOOR RENTABLE AREA)
-  MAJOR VERTICAL PENETRATION
(NOT INCLUDED IN RENTABLE AREA)

226 BROAD STREET
BEDFORD, NOVA SCOTIA

1st FLOOR PLAN
JANUARY 06, 2024

LOCATION MAPS

226 BROAD STREET



BUSINESS MAP

226 BROAD STREET



DISCLAIMER

226 BROAD STREET

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