

OFFICE FOR LEASE



98 WILLIAMS AVENUE

98 WILLIAMS AVENUE, DARTMOUTH, NS B3B 0A1



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

98 WILLIAMS AVENUE



OFFERING SUMMARY

Property Type:	Office
Available Space:	5,407 SF
Parking:	25 Paved Parking
Zoning:	I-2 (General Industrial)
Lease Rate:	\$14.00 PSF + HST + \$8.50 CAM & Tax (includes utilities / excludes office cleaning)
	Total starting occupancy cost: \$22.50 PSF before HST

PROPERTY OVERVIEW

Two storey walk-up in a modern industrial/commercial building. The air-conditioned premises features 7 private offices, 2 meeting rooms, a lunchroom, kitchen, and an open cubicle area. Lots of natural light, swipe-card security access, and second-floor accessibility. Built in 2010 and zoned I-2 (General Industrial). With utilities included in CAM costs, this space is well-suited for a variety of office, technology, engineering, or professional service users.

LOCATION OVERVIEW

98 Williams Avenue is strategically located in the newer section of Burnside Business Park, one of Atlantic Canada's premier commercial and industrial hubs. The property is surrounded by a diverse mix of professional offices, logistics providers, technology firms, industrial users, and national retailers, with Dartmouth Crossing just minutes away offering an extensive selection of restaurants, shopping, and services. Tenants benefit from excellent connectivity via Burnside Drive, Highway 111, Highway 107, Akerley Boulevard, and Wright Avenue, providing convenient access to Downtown Dartmouth, Downtown Halifax, Halifax Stanfield International Airport, and the Port of Halifax.

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PROPERTY PHOTOS

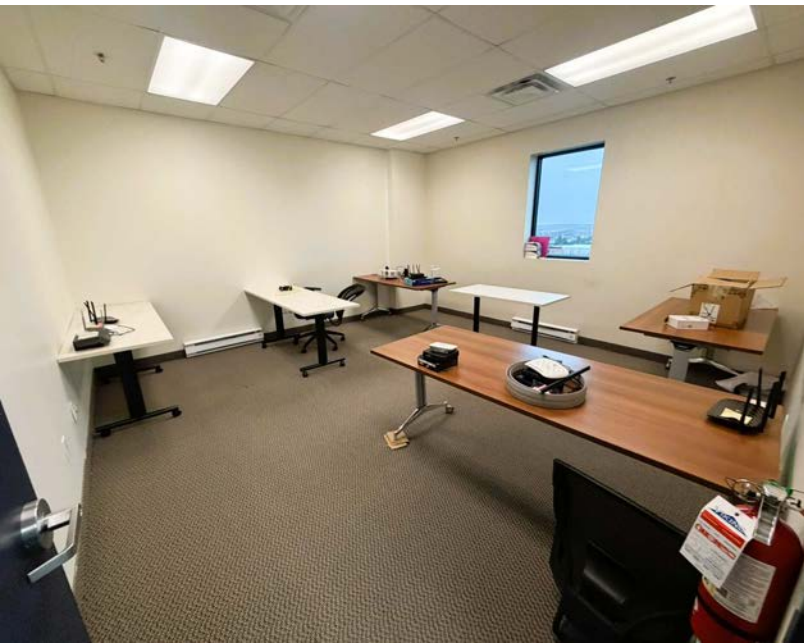
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Main Level Common Area



2nd Level Offices



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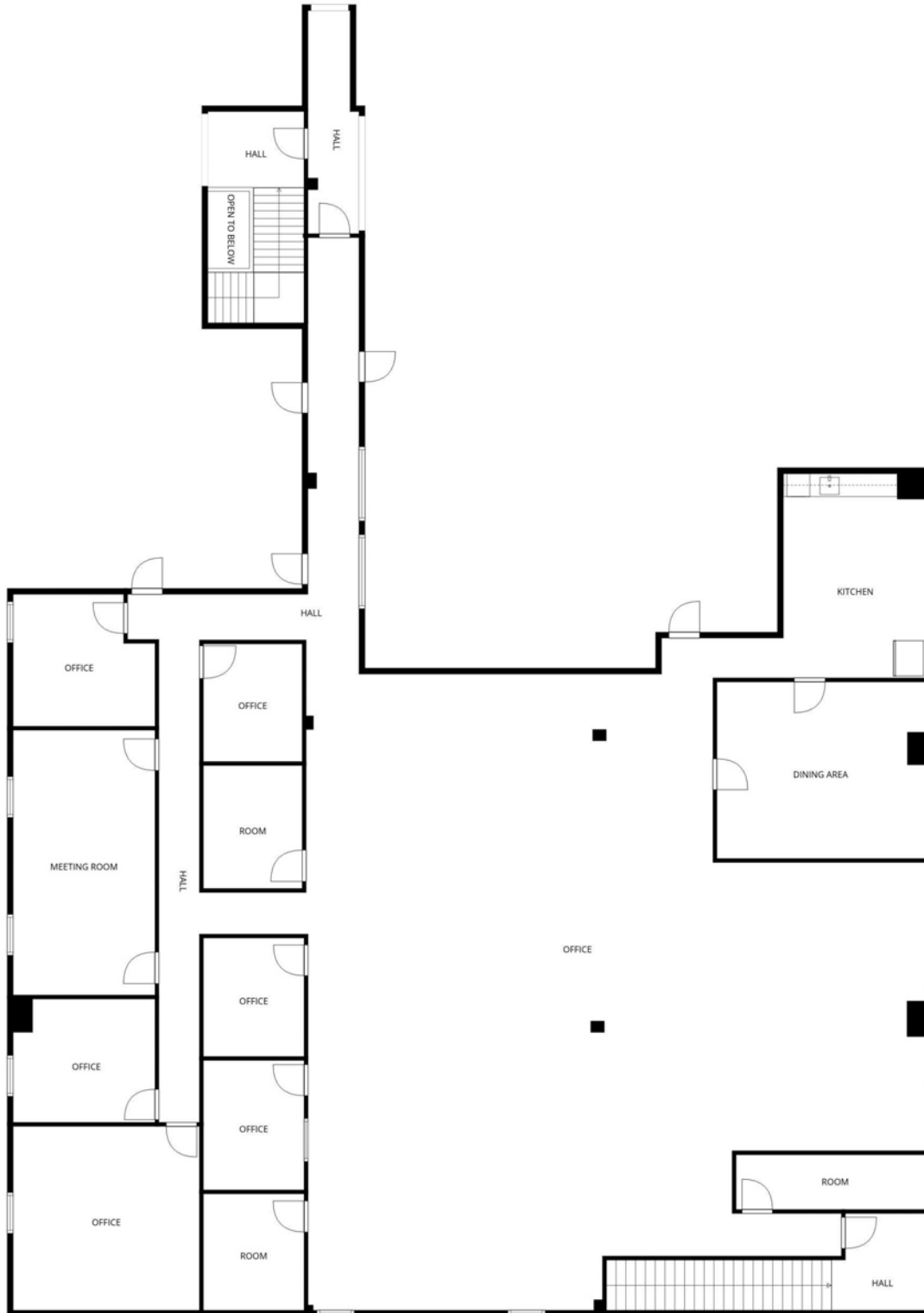
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2D FLOOR PLAN

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3D FLOOR PLAN

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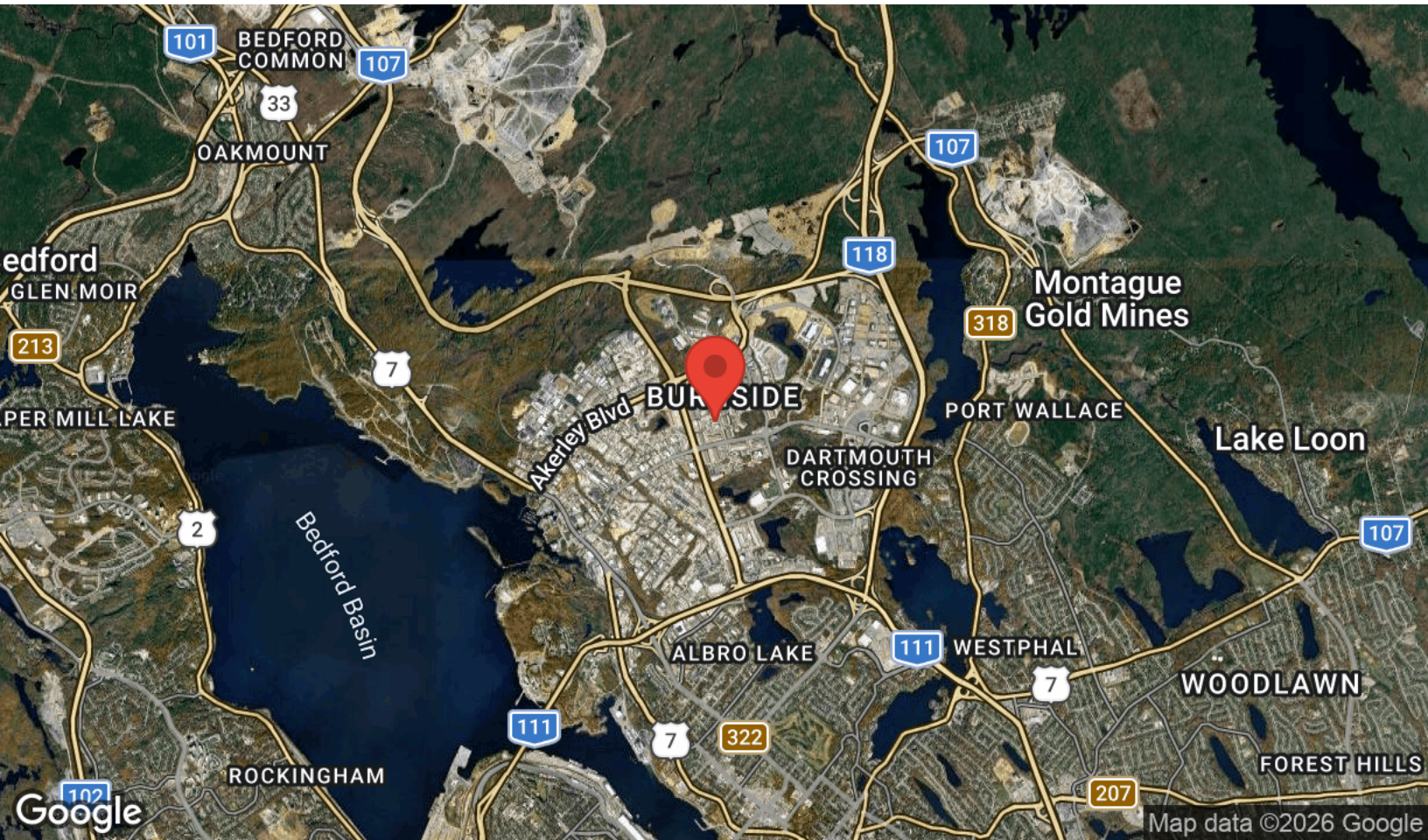
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LOCATION MAPS

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