

AGGRESSIVE RATES



## 197 DUFFERIN STREET BRIDGEWATER, NS

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### Professional Office Space on Busy Bridgewater Street

- Various options ranging from 343 sf to 10,148 sf of office space
- Great signage opportunities
- Available immediately

Situated on the periphery of Bridgewater's commercial centre, lies this four-storey office building, known as the Dawson Centre. Current opportunities range in size from 343 sf to 10,148 sf, located on various floors. Property features include ample on-site parking, professional interior finishes, exterior signage opportunities and a high-quality tenant mix. Ideal home for professional services or general office use.

This location offers good visibility and easy access to downtown. Neighbouring properties include the Bridgewater Police Department, Bridgewater Provincial Court, NSCC - Lunenburg Campus, Sam's No Frills, as well as several fast-food establishments.

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## FOR LEASE

By negotiation

### Geof Ralph

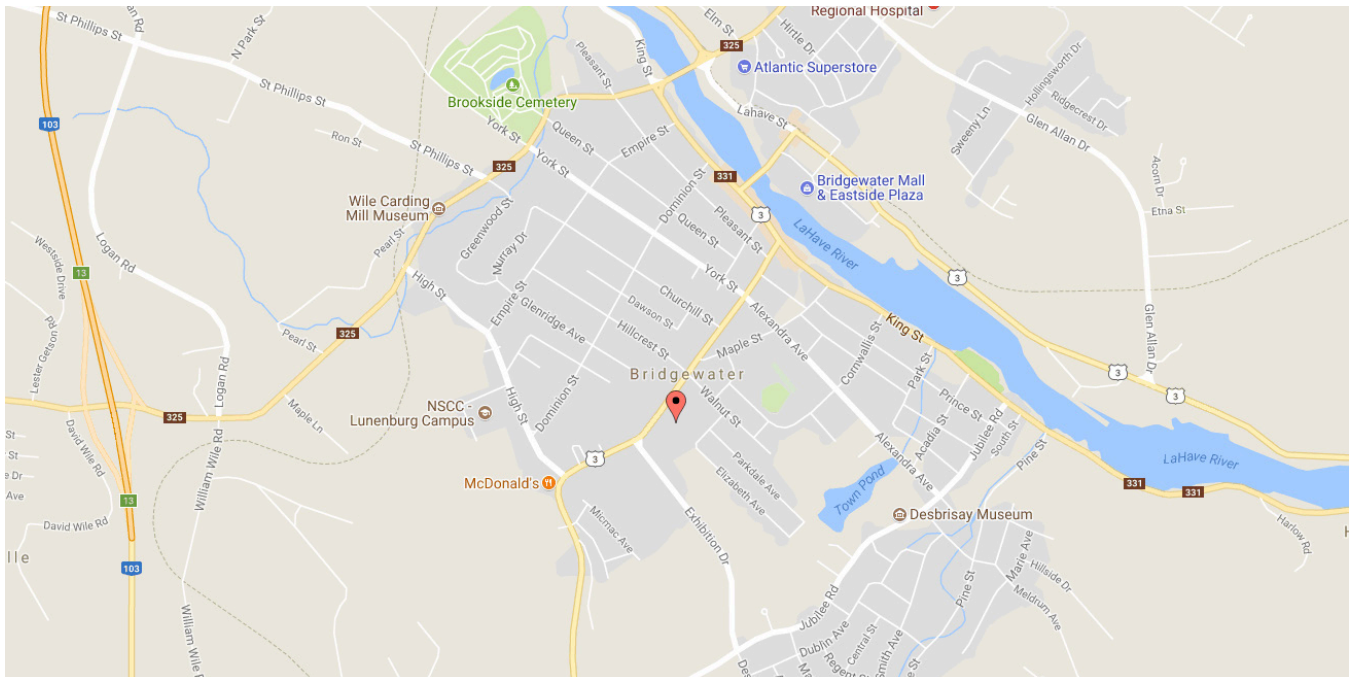
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# Dawson Centre, 197 Dufferin Street | Bridgewater, NS



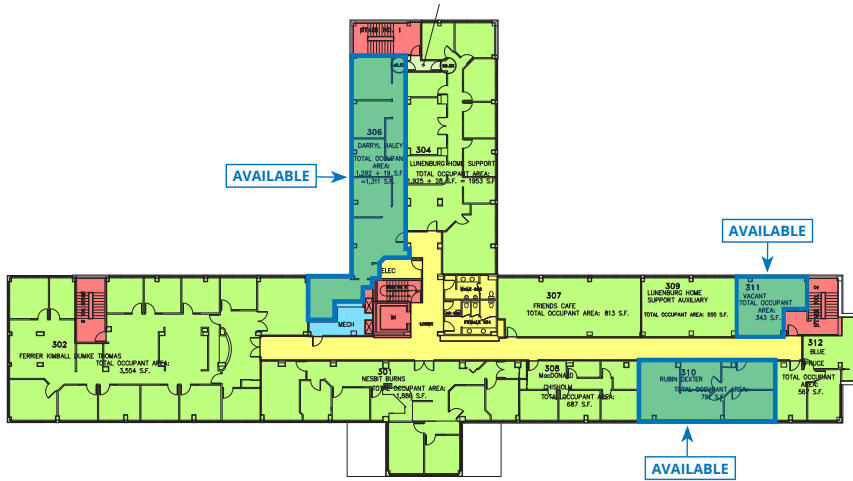
<b>LISTING ID</b>	10143
<b>ADDRESS</b>	197 Dufferin Street, Bridgewater, Nova Scotia
<b>BUILDING NAME</b>	Dawson Centre
<b>YEAR BUILT</b>	Completely redeveloped in 2000
<b>BUILDING SIZE</b>	Approximately 80,000 sf
<b>TOTAL NO. OF FLOORS</b>	Four
<b>TYPICAL FLOOR SIZE (SF)</b>	Approximately 20,000 sf
<b>SIZE AVAILABLE (USABLE SF)</b>	Suite 102: 10,148 sf Suite 306: 1,311 sf Suite 310: 791 sf Suite 311: 343 sf Suite 405: 3,211 sf
<b>FLOOR LOCATION</b>	Ground, third and fourth floors
<b>PARKING</b>	5 stalls per 1,000 sf
<b>AVAILABILITY</b>	Immediately
<b>NET RENT</b>	By negotiation
<b>EXISTING TENANTS</b>	Include BMO Nesbitt Burns, Grant Thornton LLP, Scotia Wealth Management, Friend's Café, Millennium 1 Solutions, & Silver Spruce Resources Inc.

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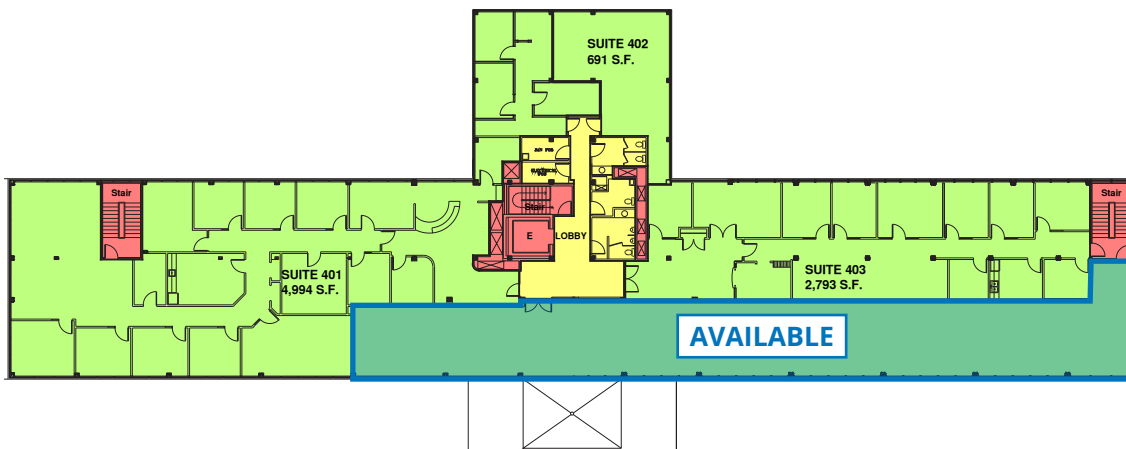
## FLOORPLANS



GROUND FLOOR



THIRD FLOOR



FOURTH FLOOR

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