

FOR LEASE

# 250 BROWNLOW AVENUE, SUITE 20 DARTMOUTH, NOVA SCOTIA

2,000 sf of commercial space located  
in City of Lake Business Park



**Geof Ralph**

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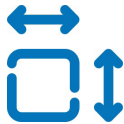


## 2,000 sf of commercial space located in City of Lakes Business Park

Combining opportunity and convenience, Parkway Place is a 54,228 sf, mixed-use, professional office and commercial building. The building benefits from an abundance of exposure and its strategic location in the City of Lakes Business Park makes it easily accessible to a large pool of commuters.

The +/- 2,000 sf of ground floor space offers a bright, versatile layout that perfectly blends private offices with open workspace. The availability of the existing furniture is negotiable, allowing a seamless transition for prospective tenants. The building offers a shared dock loading area, facilitating efficient loading and unloading operations.

Contact the listing agent to take advantage of this exceptional office space!



+/- 2,000 sf of Space



Close to Public Transit



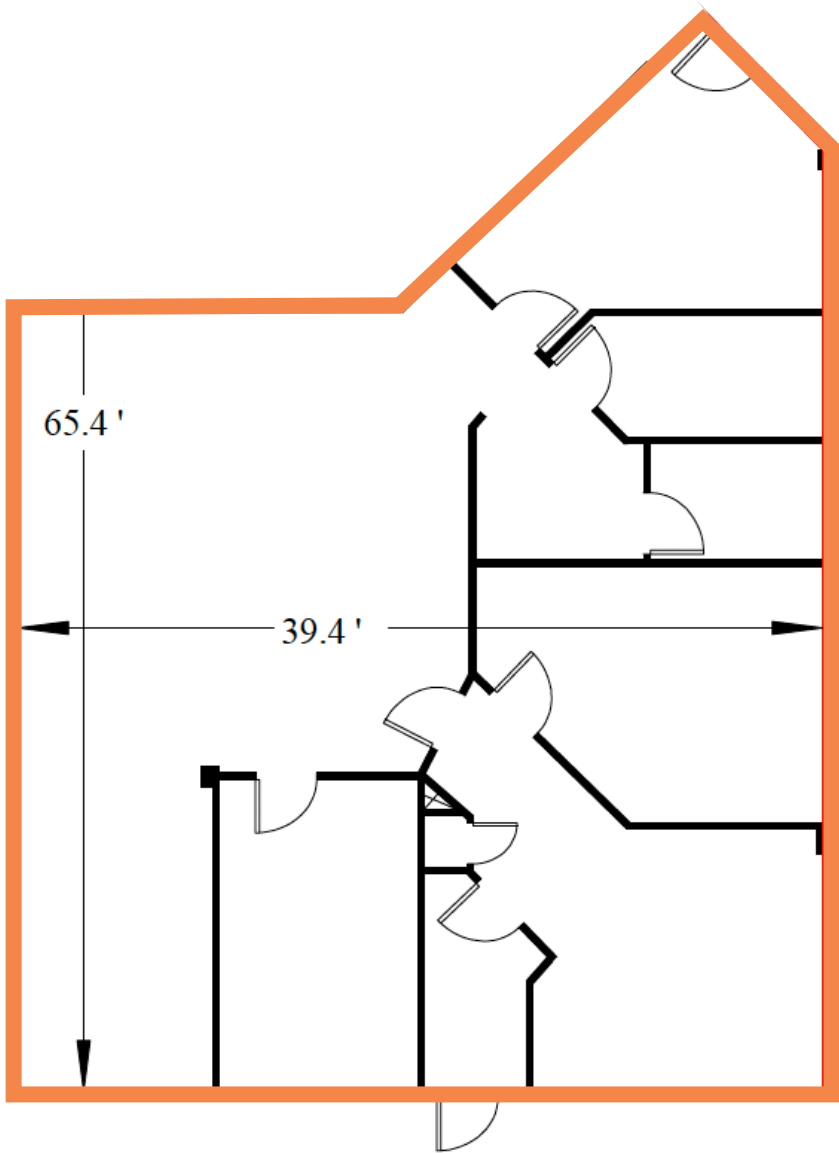
Ample On-site Parking

LISTING ID	10364
ADDRESS	250 Brownlow Avenue
LOCATION	City of Lakes Business Park
PROPERTY TYPE	Office / Commercial
PROPERTY NAME	Parkway Place
PID	40510109
BUILDING SIZE	54,228 sf
SIZE AVAILABLE	+/- 2,000 sf
AVAILABILITY	February 1, 2024
PARKING	Ample, on-site
ZONING	General Industrial (I-2)
NET RENT	By negotiation (contact listing agent for details)
ADDITIONAL RENT	\$7.50 psf
NOTE	Existing furniture is available and negotiable



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Floor Plan: +/- 2,000 sf



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- ✓ Excellent highway visibility
- ✓ Located on public transit routes
- ✓ Signage opportunities
- ✓ Ample on-site parking
- ✓ Monitored fire and security alarm systems
- ✓ Shared loading area for all tenants; dock level
- ✓ Low operating costs
- ✓ Professionally managed property
- ✓ Existing furniture available, subject to negotiation
- ✓ General Industrial (I-2) Zoning

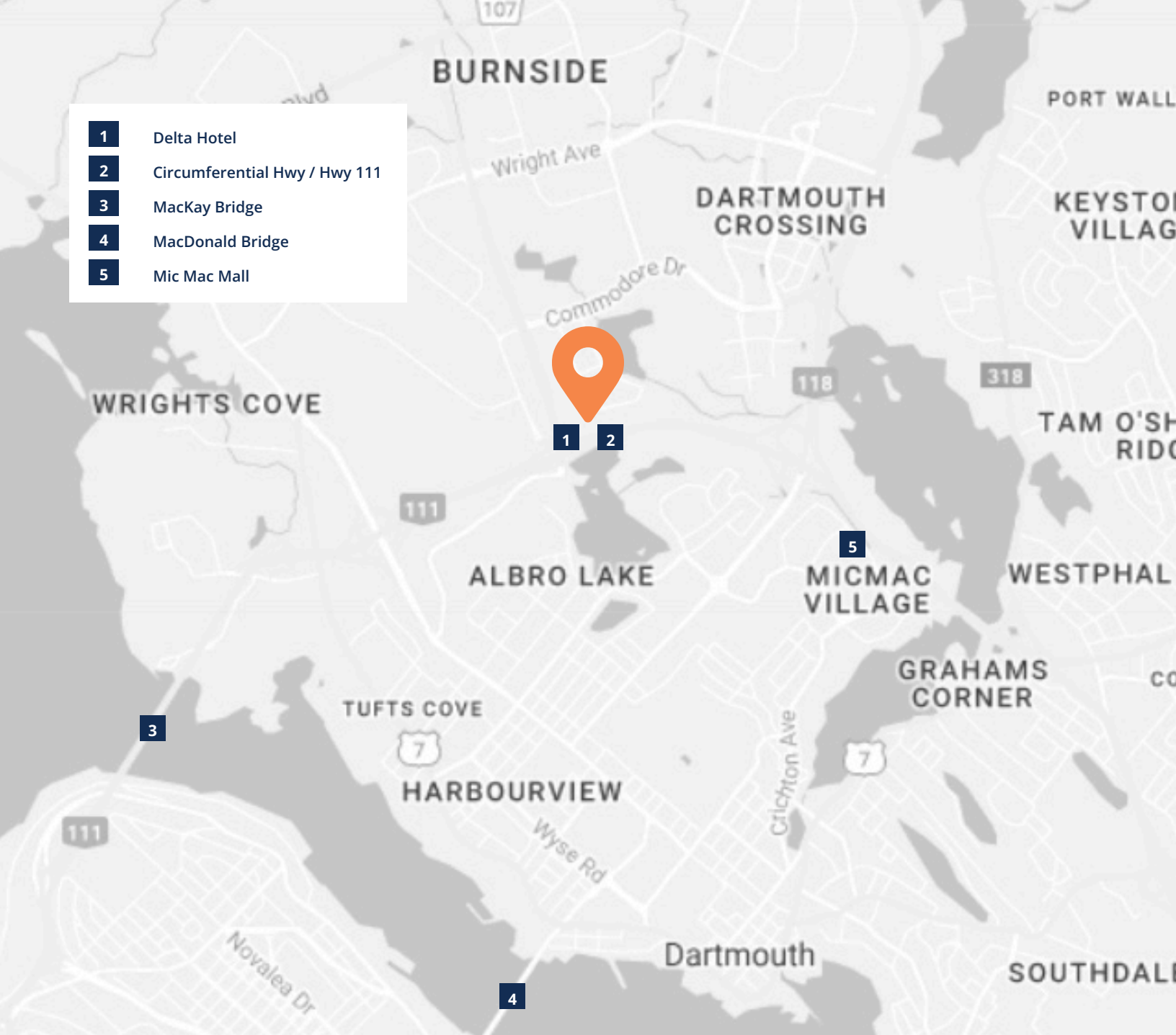








- 1** Delta Hotel
- 2** Circumferential Hwy / Hwy 111
- 3** MacKay Bridge
- 4** MacDonald Bridge
- 5** Mic Mac Mall



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