

FOR LEASE

# 137 CHAIN LAKE DRIVE HALIFAX, NOVA SCOTIA

6,000 sq. ft. of premium and bright  
office space situated in Bayers Lake



**Geof Ralph**

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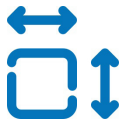
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## 6,000 sq. ft. of premium and bright office space situated in Bayers Lake

Introducing 137 Chain Lake Drive, a meticulously maintained, one-storey professional office building spanning 23,782 sq. ft., situated along the primary thoroughfare in Bayers Lake Business Park. The property offers ample on-site parking, prominent exterior signage opportunities, nicely finished common areas, and seamless access to major roadways.

Available for lease is +/- 6,000 sq. ft. of office space, complete with high-quality leaseholds in place. Designed to accommodate various professional needs, the space features multiple private offices, a boardroom, kitchenette, and open workspace. Expansive windows and a striking ridge pyramid skylight flood the space with natural light, creating a welcoming and productive environment. This exceptional leasing opportunity is ideal for a professional firm or service seeking a prestigious, convenient, and functional workspace.



6,000 sq. ft.  
Office Space

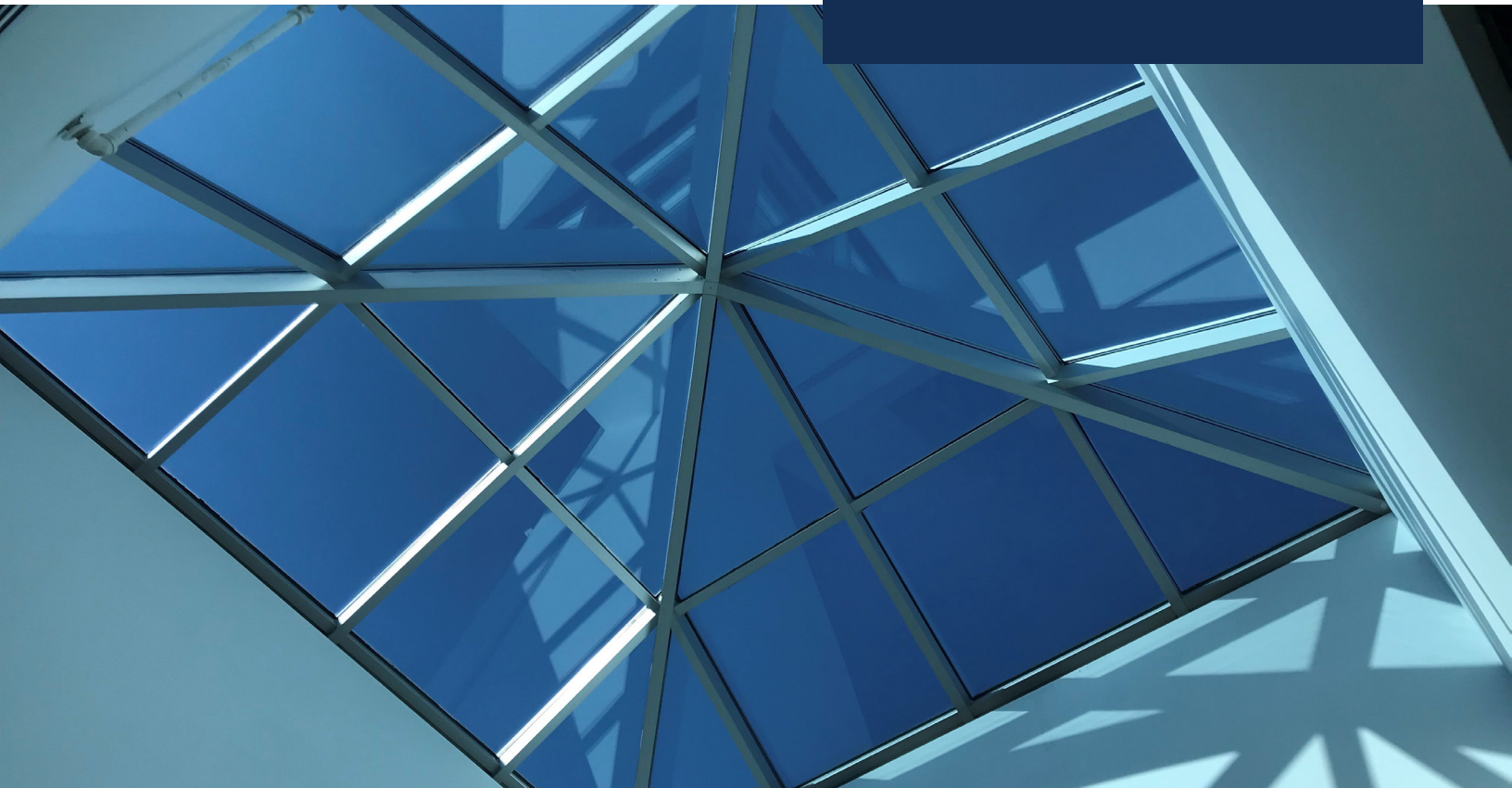


Convenient  
Access



Free, On-Site  
Parking

LISTING ID	10394
ADDRESS	137 Chain Lake Drive
LOCATION	Bayers Lake Business Park
PROPERTY TYPE	Office
BUILDING SIZE	23,782 sq. ft.
SIZE AVAILABLE	+/- 6,000 sq. ft.
FLOORS	One (1)
ZONING	General Industrial (I-3) Zone
PARKING	Paved surface parking (106 stalls)
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$14.59 psf



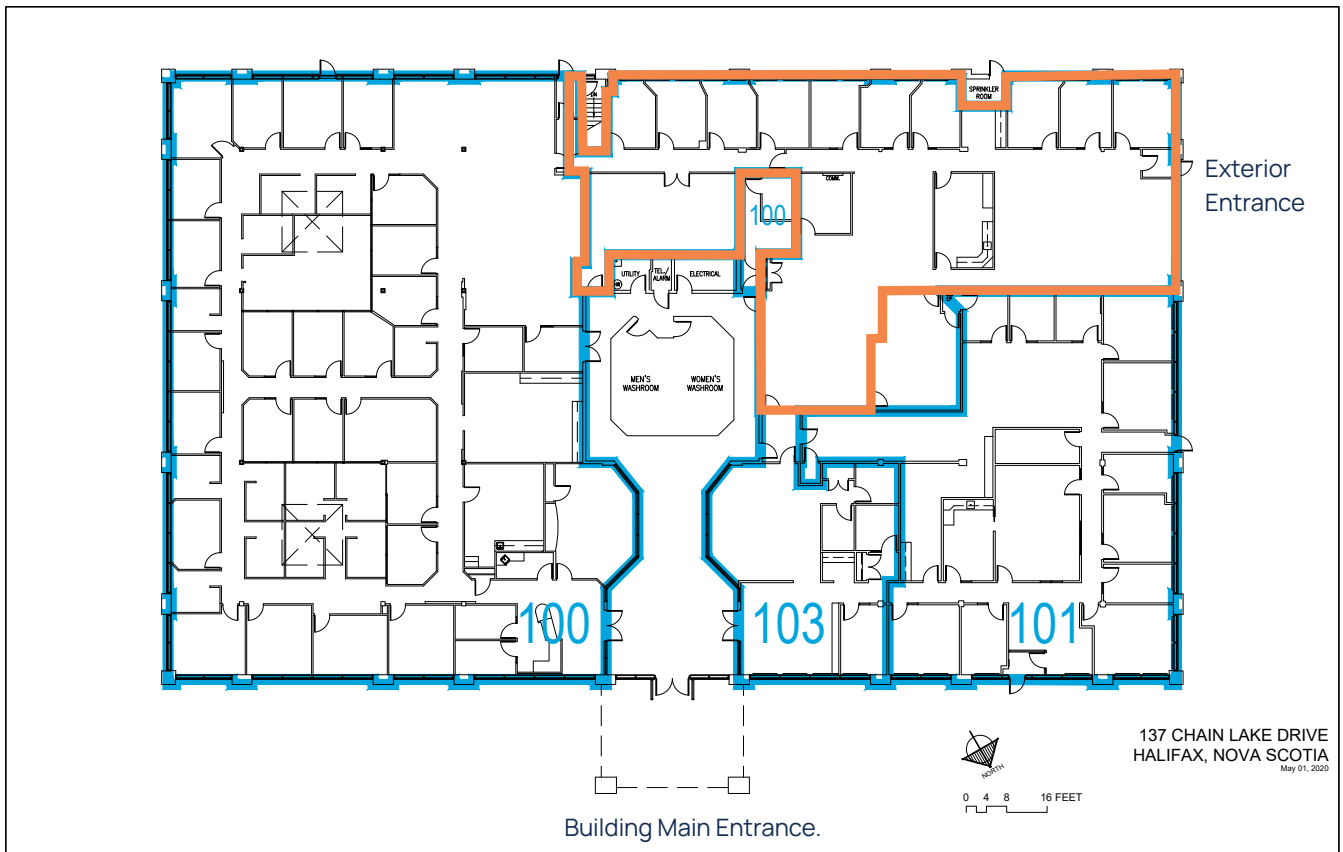
# Property Highlights

- One-storey professional centre centrally located in Bayers Lake Business Park
- High visibility on busy thoroughfare with exterior signage opportunities
- Space includes expansive ridge pyramid skylight, providing ample natural light
- Nicely finished space with quality leaseholds throughout
- Two suite entrances: one situated off common area and another accesses through private entrance located at rear parking lot
- Fully sprinklered property
- Meticulously maintained and professionally managed property
- Steel frame construction with modified bitumen roofing system
- Common bathrooms located off the common area
- Convenient access to Highways 102 and 103
- Surrounded by a plethora of amenities, including restaurants, retailers, banks, shops, daycares, hotels, and the new hospital
- Close to numerous growing multi-residential communities



# Floor Plan

+/- 6,000 sq. ft.



# Location Overview

Spanning over 580 acres, Bayers Lake Business Park stands as one of Halifax's premier commercial hubs, experiencing rapid expansion and development. The park benefits from easy access to two 100 series highways, exceptional transportation connections, and the presence of numerous expanding residential communities nearby.

Bayers Lake Business Park houses more than 300 businesses, fostering a workforce that now exceeds 2,000 employees and steadily growing. The park is conveniently situated within a twenty-five minute drive of both downtown Halifax and Halifax Stanfield International Airport.

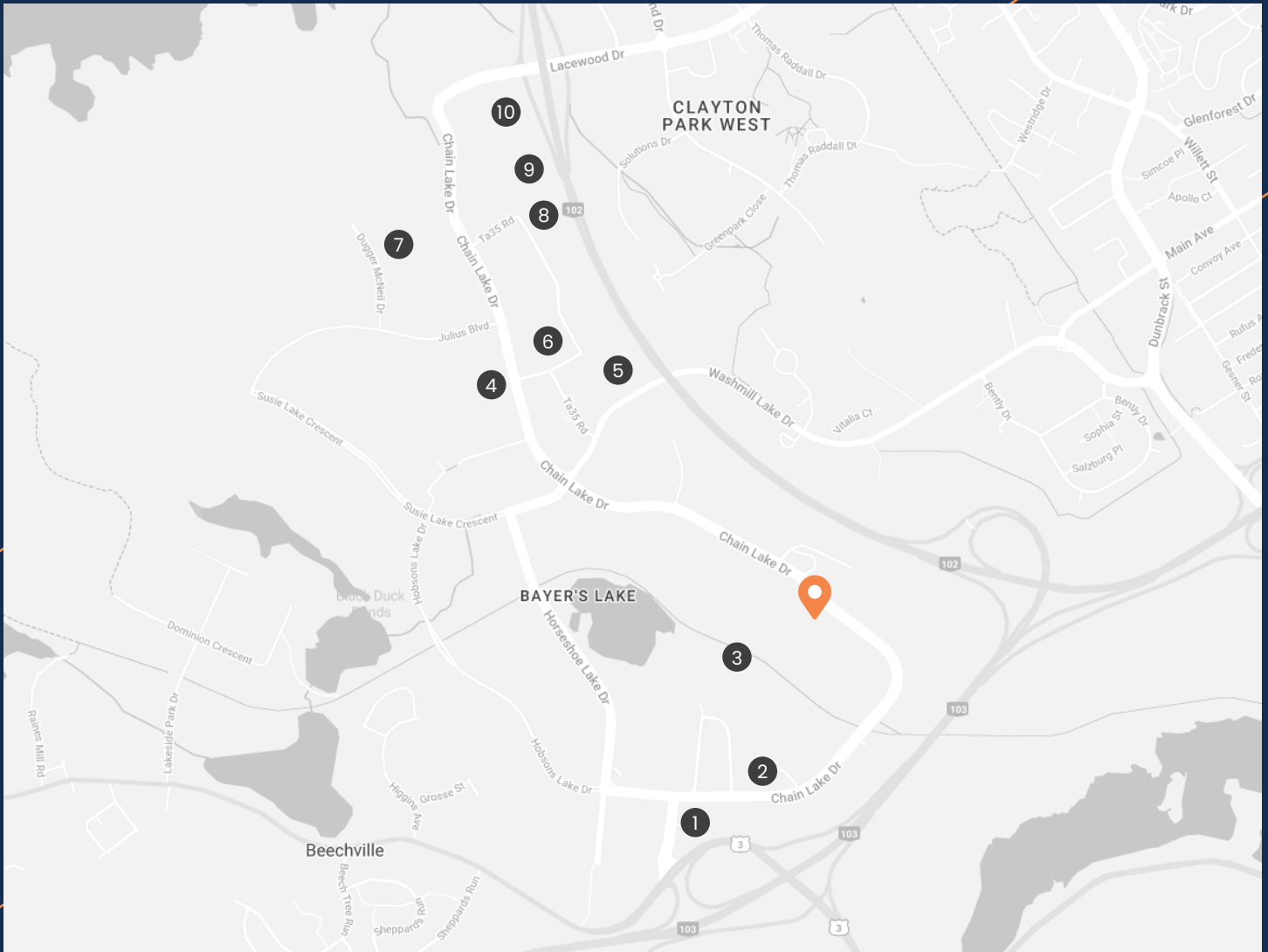
Within the bounds of the park, one finds a dynamic mix of national and local retailers, eateries, financial institutions, hotels, and entertainment. Beyond the bustling retail scene, the park hosts a diverse array of businesses, including major warehousing, trucking, distribution and manufacturing operations, and professional services. The park is now home to Halifax's new, cutting-edge Bayers Lake Community Outpatient Centre.

With its strategic location, numerous amenities, and a dynamic atmosphere, Bayers Lake Business Park provides an excellent and convenient environment for businesses of all sizes to thrive and grow.

Source: Halifax.ca, Bayers Lake Business Park



# Surrounding Amenities



① Halifax Tower Hotel & Conference Centre

② Jollytails Resort

③ Chain of Lakes Trails

④ McDonald's

⑤ Scotiabank Theatre Halifax

⑥ Boston Pizza

⑦ Kent Building Supplies

⑧ Atlantic Superstore / Starbuck's

⑨ Walmart Supercentre

⑩ Costco Wholesale

Nova Scotia Highway 102 & 103  
**DRIVE TIME: 5 MINUTES**

Bedford West  
**DRIVE TIME: 7-10 MINUTES**

Downtown Halifax  
**DRIVE TIME: 15-20 MINUTES**

Halifax Stanfield International Airport  
**DRIVE TIME: 24-30 MINUTES**



**WORKSPACE AND PRIVATE OFFICES**



**KITCHENETTE**



**PYRAMID SKYLIGHT**



**WORKSPACE**



**COMMON AREA**



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