

FOR LEASE

250 BROWNLOW AVENUE DARTMOUTH, NOVA SCOTIA

Up to 7,000 sq. ft. of commercial space
for lease in City of Lakes Business Park



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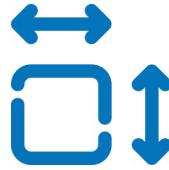
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Property Overview

Welcome to Parkway Place, a 54,228 sq. ft., mixed-use, professional office and commercial building overlooking the Circumferential Highway. Centrally located, between Burnside Industrial Park and the retail hub of Dartmouth Crossing, the property provides swift access to a diverse range of amenities and seamless access to major highways and both bridges, ensuring a smooth commute. In addition, the building is equipped with on-site parking, high-profile signage opportunities, and a shared loading area.

There are two layouts available for lease, providing options to suit tenant's needs, including an option featuring a sunlit and efficient mezzanine. The existing space encompasses private offices, open workspaces, training rooms, and bathrooms. Explore the possibilities at Parkway Place, where functional design meets strategic location. Contact the listing agent for more information!



Up to 7,000 sq. ft.
for Lease



Exterior Signage
Opportunities



Ample On-Site
Parking



Building Overview

Availability

OPTION	SQUARE FOOTAGE	DESCRIPTION
ONE	Main floor: 3,836 sq. ft.	Mix of private offices, training rooms, lunchroom
	Mezzanine: 1,522 sq. ft.	
	Total: 5,358 sq. ft.	
TWO	Main floor: +/- 7,000 sq. ft.	Large open space areas, limited private rooms / offices, bathroom

Property Details

LISTING ID	10385
ADDRESS	250 Brownlow Avenue
LOCATION	City of Lakes Business Park
PROPERTY TYPE	Office / Commercial
BUILDING NAME	Parkway Place
BUILDING SIZE	54,228 sq. ft.
FLOOR LOCATION	Ground floor
AVAILABILITY	Immediately
PARKING	Ample on-site parking
NET RENT	By negotiation (contact the listing agent for details)
ADDITIONAL RENT	\$7.75 psf (2024)



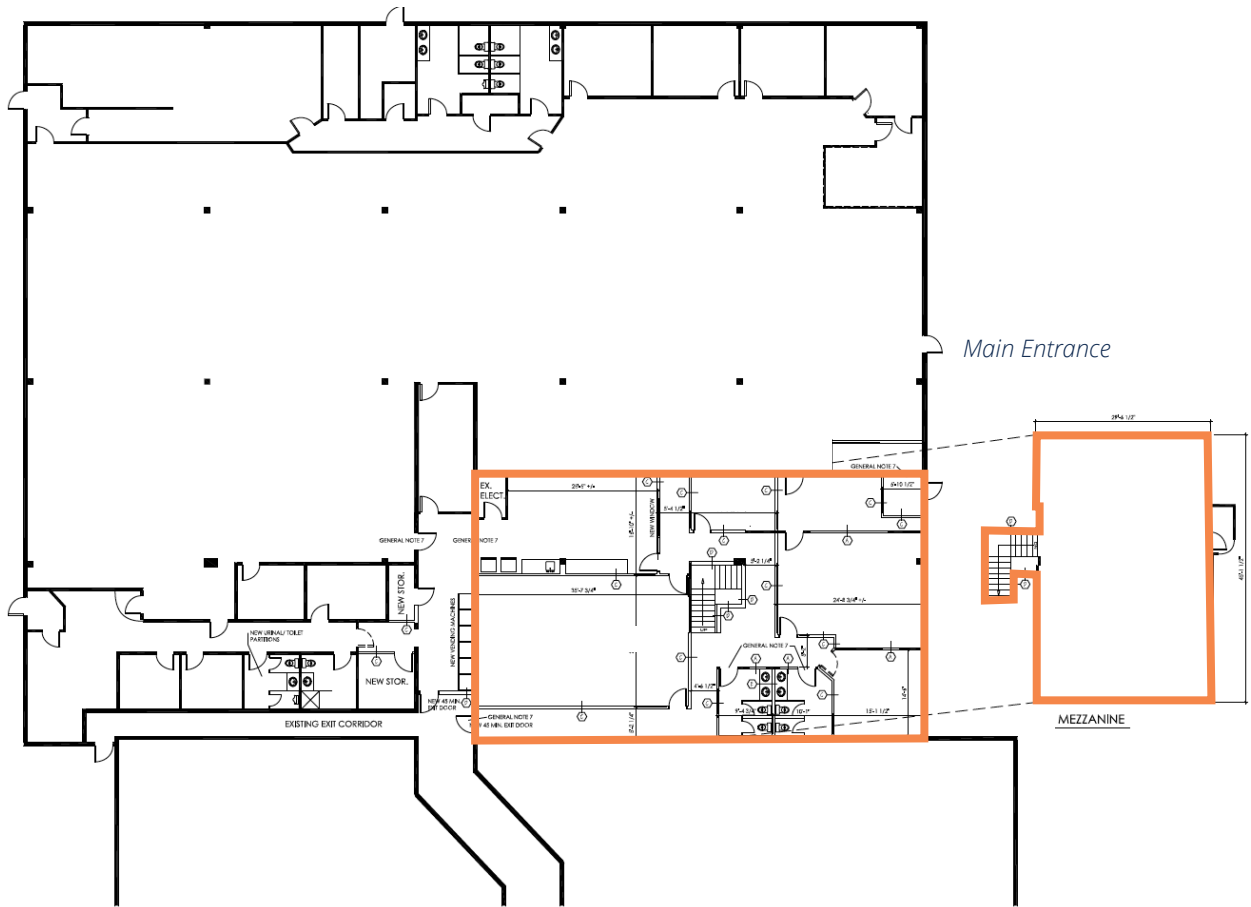
Property Highlights

- Excellent highway visibility
- Versatile floor plans
- Located on public transit routes
- Potential for 20' ceilings with open concept mezzanine
- High profile signage opportunities
- Back-up generator
- Surrounded by a vast array of local and commercial amenities
- Monitored fire and security alarm systems
- Shared loading area with two dock doors
- Low operating costs
- General Industrial (I-2) Zoning
- Ample on-site parking
- Professionally managed property
- Building tenants include CSAP, Trane, and International Paint



Floor Plan

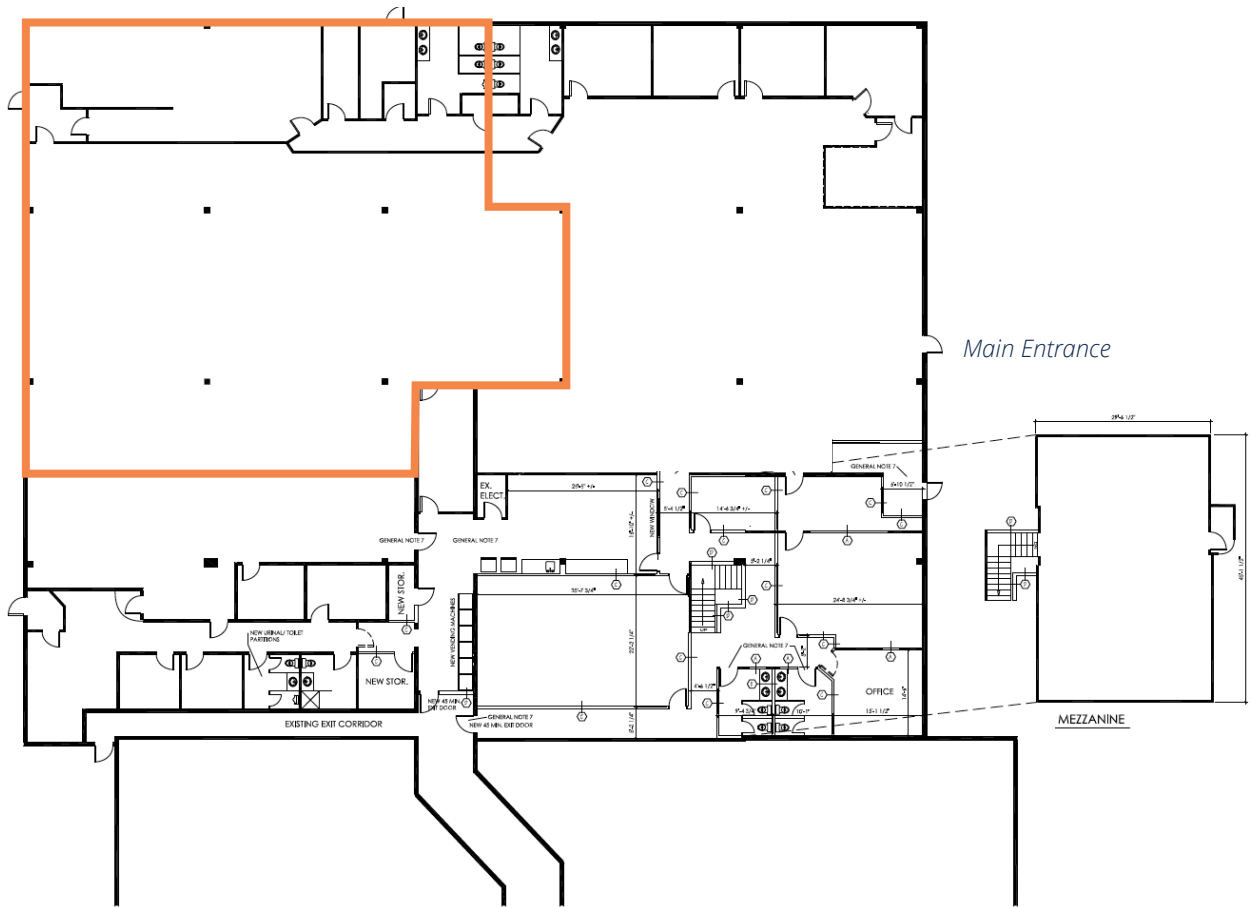
Option One: 3,836 sq. ft. plus 1,522 sq. ft. mezzanine



Boundary lines are approximate

Floor Plan

Option Two: +/- 7,000 sq. ft.



Boundary lines are approximate



MEZZANINE MEETING ROOM



PRIVATE OFFICE



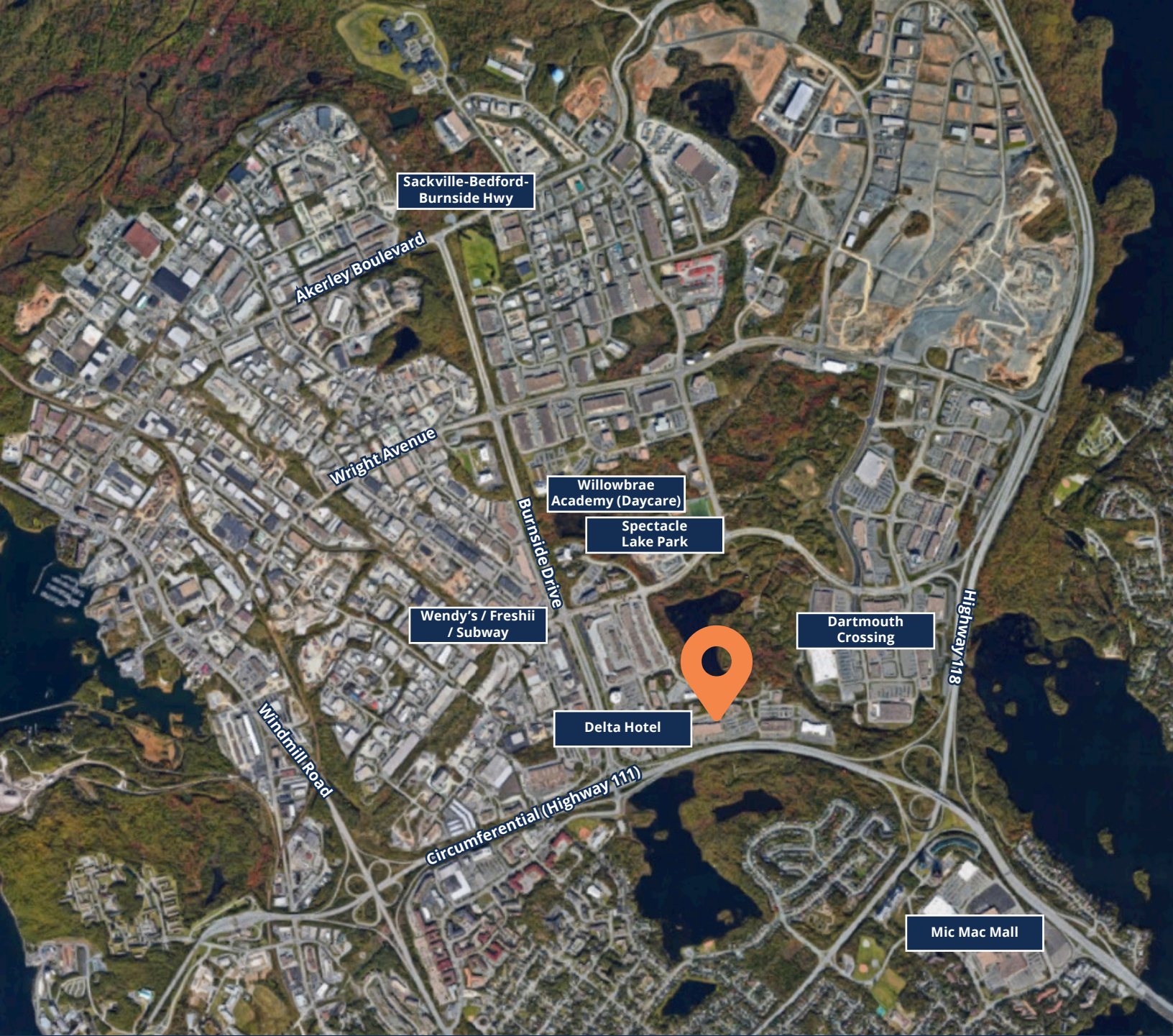
STAFF ROOM



SHARED LOADING AREA



RECEPTION AREA



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