

FOR SUBLEASE

3200 KEMPT ROAD, SUITE 101 HALIFAX, NOVA SCOTIA

Prime 4,000 sq. ft. sublease opportunity
offering excellent visibility



Geof Ralph

📞 (902) 444-4004

📠 (902) 877-9324

✉️ geof@partnersglobal.com

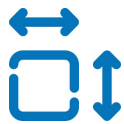
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Prime 4,000 sq. ft. sublease opportunity offering excellent visibility

3,200 Kempt Road is a multi-tenant plaza nestled in the thriving North End of Halifax, providing convenient access, generous on-site parking, and exceptional exterior signage opportunities. Surrounded by a wide array of commercial and local amenities, the plaza offers swift connections to key thoroughfares, including the A. Murray MacKay Bridge, Bedford Highway, and Highway 102.

This sublet opportunity offers 4,000 sq. ft. of expansive showroom space, complemented by four private offices. Equipped with two grade loading doors, expansive front windows, and 14' ceilings, the space exudes versatility and potential. Coupled with its unbeatable location and attractive operating costs, this sublet is a standout opportunity not to be missed. Contact the listing agent for more information.



4,000 sq. ft.
Available



Two Grade
Loading Doors

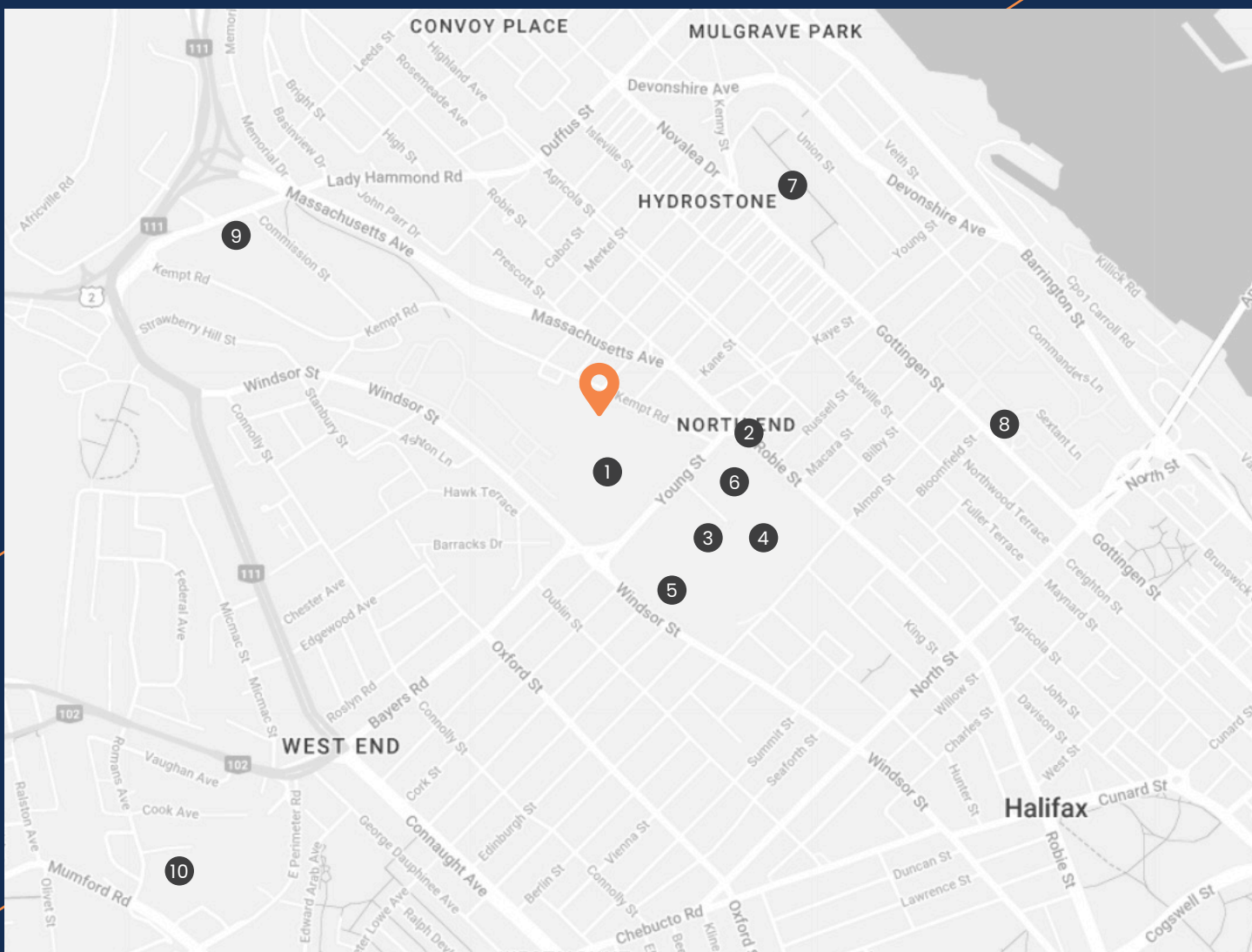


Exterior Signage
Opportunities

LISTING ID	10402
ADDRESS	3200 Kempt Road, Suite 101
LOCATION	North End Halifax
PROPERTY TYPE	Retail / Industrial
SIZE AVAILABLE	4,000 sq. ft.
ZONING	Comprehensive Development District 2 (CDD-2)
LOADING	Two (2) grade level loading doors
PARKING	On-site surface parking
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$6.50 psf
HEAD LEASE EXPIRY	November 30, 2027 with potential to extend lease directly with Landlord



Surrounding Amenities



① Atlantic Superstore / NSLC

② Lion's Head Tavern

③ Canada Post

④ RONA Hardware Store

⑤ Halifax Forum

⑥ Tim Horton's

⑦ Fort Needham Memorial Park

⑧ The Narrow's Public House

⑨ Jollytails Lady Hammond

⑩ Halifax Shopping Centre

A. Murray MacKay Bridge

DRIVE TIME: 3 MINUTES

Burnside Industrial Park

DRIVE TIME: 8 - 10 MINUTES

Bayers Lake Business Park

DRIVE TIME: 15 MINUTES

Bedford

DRIVE TIME: 15 MINUTES

Halifax Stanfield International Airport

DRIVE TIME: 25 MINUTES



OPEN SHOW SPACE



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REAR GRADE LOADING



FRONT GRADE LOADING



OPEN SHOW SPACE



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