

SUBLEASE



## HEMLOCK SQUARE UNIT 107, 75 PEAKVIEW WAY, BEDFORD

### Make Your Home Next to Major National Tenants in West Bedford

- 3,054 sf of open commercial / retail space available now
- Free on-site surface parking
- Great visibility and signage opportunities

This opportunity represents 3,054 sf of prime commercial space within Hemlock Square, a desirable retail plaza in West Bedford, anchored by Sobeys. Other major tenants within the complex include GoodLife Fitness, Lawtons Drugs, Tim Hortons, McDonald's, Dollarama, TD Bank, RBC, and more.

The property is situated near the Larry Uteck Boulevard, Starboard Drive, and Nine Mile Drive roundabout, and offers excellent visibility, free on-site parking, exterior signage opportunities, and quick and easy access to the Bi-Hi.

This unit is currently configured for retail, but could be converted to accommodate a variety of wellness businesses including chiro, physio, massage, optician, or medical clinic.

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## FOR LEASE

\$21.50 psf (net)

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## Hemlock Square | Unit 107, 75 Peakview Way, Bedford



LISTING ID	10210
BUILDING NAME	Hemlock Square
ADDRESS	75 Peakview Way, Bedford, Nova Scotia
LOCATION	West Bedford
YEAR BUILT	2016
SIZE AVAILABLE	Unit 107: 3,054 sf
FLOOR LOCATION	Ground of 1
PARKING	Ample free paved parking on-site
AVAILABILITY	Immediately
BASE RENT	\$21.50 psf
ADDITIONAL RENT	\$10.00 psf
HEAD LEASE EXPIRY	March 31, 2021
ADDITIONAL NOTES	Furniture within the space is negotiable

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