



# SUITE 101, BAKER DRIVE PROFESSIONAL CENTRE

## 35 BAKER DRIVE, DARTMOUTH, NS

### High-Quality, Move-in Ready Space in Medical Focused Strip Plaza

- Approximately 1,850 sf of professional office space
- Ideal home for medical, financial or professional services firm
- Available immediately

This opportunity represents approximately 1,850 square feet of fully built-out, professional office space in a single-storey medical-focused commercial strip plaza, along the Baker Drive retail node of Dartmouth.

This bright space comprises several private office / exam rooms, a reception / waiting area, staff room, and washroom. The existing fixturing is well-suited to medical office use, however the space is easily adaptable to other professional or financial services.

Property features include high-exposure, large front windows, signage opportunities, and free on-site surface parking for staff and customers.

[partnersglobal.com](http://partnersglobal.com)

## FOR LEASE

\$18.50 psf (net)

**Connie Amero**

**D** 902.431.9967

**M** 902.802.8480

[connie@partnersglobal.com](mailto:connie@partnersglobal.com)



# Suite 101, Baker Drive Professional Centre | 35 Baker Drive, Dartmouth, NS

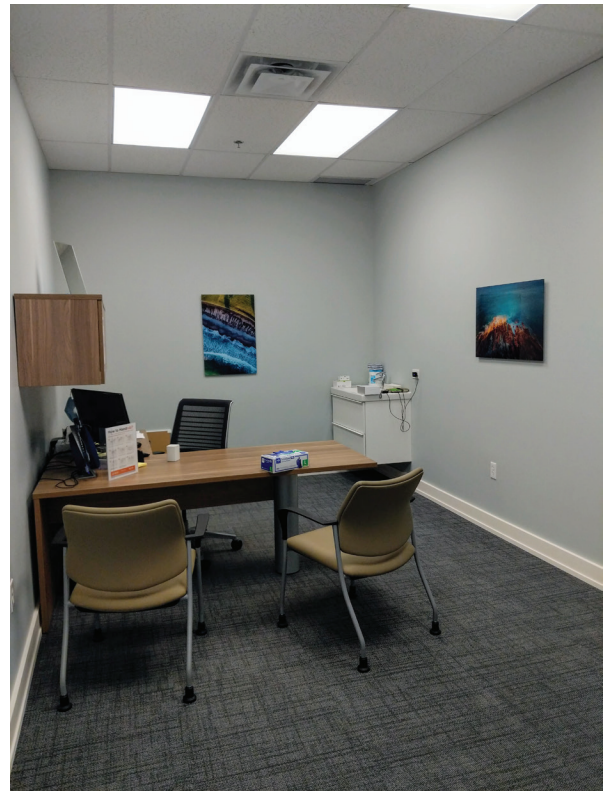


<b>LISTING ID</b>	10181
<b>ADDRESS</b>	Suite 101, 35 Baker Drive, Dartmouth, Nova Scotia
<b>BUILDING NAME</b>	Baker Drive Professional Centre
<b>LOCATION</b>	Russell Lake West
<b>TOTAL BUILDING SIZE</b>	14,000 sf
<b>YEAR BUILT</b>	2009
<b>SIZE AVAILABLE</b>	+/- 1,850 sf
<b>FLOOR LOCATION</b>	Ground of 1
<b>PARKING</b>	Free on-site surface parking for clients and employees (not reserved)
<b>AVAILABILITY</b>	Immediately
<b>BASE RENT</b>	\$18.50 psf
<b>ESTIMATED ADDITIONAL RENT</b>	\$9.50 psf
<b>ADDITIONAL NOTES</b>	Signage opportunities available



# Suite 101, Baker Drive Professional Centre | 35 Baker Drive, Dartmouth, NS

## PHOTOS





# Suite 101, Baker Drive Professional Centre | 35 Baker Drive, Dartmouth, NS

## FLOOR PLAN



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.