

# NOVA SCOTIA LISTING REPORT

AUGUST 2020

Partners Global Corporate Real Estate Inc.  
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# FEATURED LISTINGS

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## NEW | FOR LEASE

THE MEWS, 2111 MAITLAND ST, HALIFAX



|                   |  |
|-------------------|--|
| <b>Size</b>       | 1,842 sf   |
| <b>Price</b>      | By negotiation   |
| <b>Features</b>   | <ul style="list-style-type: none"> <li>• Architecturally designed loft near the edge of downtown, nestled between Gottingen and Brunswick Streets</li> <li>• Rare and unique open concept space improved to a very high standard</li> <li>• Some paid on-site parking available</li> </ul> |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |

## NEW | FOR SUBLEASE

UNIT 3, 127 CHAIN LAKE DRIVE, HALIFAX



|                   |   |
|-------------------|---|
| <b>Size</b>       | Unit 3: +/- 5,300 sf  |
| <b>Price</b>      | By negotiation  |
| <b>Features</b>   | <ul style="list-style-type: none"> <li>• Short-term sublease opportunity in Bayers Lake Business Park</li> <li>• Open space with high ceilings and grade loading</li> <li>• Free on-site surface parking</li> <li>• Ideal for retail, office or light industrial use</li> <li>• Quick access to major highways</li> </ul> |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |

## FOR SALE | INVESTMENT

6293 & 6297 QUINPOOL RD, HALIFAX



|                   |   |
|-------------------|---|
| <b>Size</b>       | +/- 9,715 sf set on 5,916 sf (0.14 acres)   |
| <b>Price</b>      | \$2,149,000   |
| <b>Features</b>   | <ul style="list-style-type: none"> <li>• Two-property investment along Quinpool corridor</li> <li>• Combination of commercial and multi-residential (6 units total)</li> <li>• NOI: \$125,000</li> <li>• Sites offer long-term development potential</li> <li>• Properties must be sold together</li> </ul> |
| <b>Contact(s)</b> | Connie Amero  |

# FOR LEASE | OFFICE

Click the property photos for more information



|                   |   |
|-------------------|---|
| <b>Address</b>    | 2111 Maitland Street, Halifax   |
| <b>Size</b>       | 1,842 sf  |
| <b>Price</b>      | By negotiation (contact a listing agent)  |
| <b>Details</b>    | Rare and unique office opportunity. Architecturally designed loft nestled between Gottingen and Brunswick Streets in the North End. |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 1809 Barrington Street, Halifax   |
| <b>Size</b>       | Suite 810: 1,639 rsf  |
| <b>Price</b>      | \$22.00 psf (gross)   |
| <b>Details</b>    | Affordable short-term office sublet in downtown's CIBC Building; traditional office layout with several enclosed offices; option to include remaining furniture |
| <b>Contact(s)</b> | Geof Ralph & Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 35 Baker Drive, Dartmouth  |
| <b>Size</b>       | Suite 101: 1,850 sf  |
| <b>Price</b>      | \$18.50 psf (net)  |
| <b>Details</b>    | Bright, quality, move-in ready office space; free on-site surface parking; existing fixturing is well-suited to medical office use, however easily adaptable |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 235 Townsend Street, Sydney  |
| <b>Size</b>       | Up to +/- 20,000 sf  |
| <b>Price</b>      | \$10.00 psf (net)  |
| <b>Details</b>    | Fully built-out two-storey office building, with elevator service and ample on-site parking; some options to demise; minutes to Sydney's downtown core |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 2717 Joseph Howe Drive, Halifax  |
| <b>Size</b>       | 5 <sup>th</sup> Floor: 10,198 sf   |
| <b>Price</b>      | By negotiation (contact a listing agent)   |
| <b>Details</b>    | Short- or long-term modern and quality office space overlooking the Northwest Arm; option to include remaining furniture |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 250 Brownlow Avenue, Dartmouth  |
| <b>Size</b>       | Unit 1: 5,424 sf  |
| <b>Price</b>      | \$10.00 psf (net)   |
| <b>Details</b>    | Quality commercial space at Parkway Place, in the City of Lakes Business Park; free on-site parking; exterior signage opportunities |
| <b>Contact(s)</b> | Connie Amero  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 137 Chain Lake Drive, Halifax   |
| <b>Size</b>       | 4,702 sf  |
| <b>Price</b>      | \$16.00 psf (net)   |
| <b>Details</b>    | Bright quality office in Bayers Lake Business Park; free on-site surface parking; efficient layout on the ground floor, with dedicated entrance |
| <b>Contact(s)</b> | Connie Amero  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 2632 Windsor Street, Halifax   |
| <b>Size</b>       | +/- 2,300 sf   |
| <b>Price</b>      | By negotiation (contact a listing agent)   |
| <b>Details</b>    | Prime commercial space between North and West End Halifax; second storey walk-up office space; ideal for professional services, wellness clinic, or general office |
| <b>Contact(s)</b> | Geof Ralph & Connie Amero  |

# FOR LEASE | OFFICE

Click the property photos for more information



|                   |  |
|-------------------|--|
| <b>Address</b>    | 332 Willow Street, Truro   |
| <b>Size</b>       | Up to 6,145 sf   |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Move-in ready professional office space on the second floor of Covington Place; fully built-out space; elevator service, on-site parking and pylon signage opps. |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 120 Eileen Stubbs Avenue, Dartmouth  |
| <b>Size</b>       | Up to 13,276 sf (potential for more)   |
| <b>Price</b>      | \$20.00 psf (gross)  |
| <b>Details</b>    | Well-improved office sublet opp. with below market rents; situated in the City of Lakes Business Park; ideal call centre space; option to include existing furniture |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 35 Micmac Boulevard, Dartmouth   |
| <b>Size</b>       | Between 6,217 sf and 23,922 sf   |
| <b>Price</b>      | \$20.00 psf (net)  |
| <b>Details</b>    | The Bluenose Building - a brand new Class A office development next door to Mic Mac Mall; central location, with surface parking and top-quality amenities |
| <b>Contact(s)</b> | Geof Ralph & Connie Amero  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 237 Brownlow Avenue, Dartmouth   |
| <b>Size</b>       | 3,240 sf   |
| <b>Price</b>      | \$20.00 psf (gross)  |
| <b>Details</b>    | Park Place III - fully-furnished office sublet in City of Lakes Business Park; convenient and easily accessible location; stylish and bright suite |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 72 Portland Street, Dartmouth   |
| <b>Size</b>       | Between 537 sf and 6,253 sf   |
| <b>Price</b>      | \$25.00 psf (semi-gross)  |
| <b>Details</b>    | Brick-and-beam character office space in Downtown Dartmouth; creative, second-floor space, with elevator service; some paid on-site parking |
| <b>Contact(s)</b> | Geof Ralph  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 1809 Barrington Street, Halifax   |
| <b>Size</b>       | Suite 1101: 2,500 sf  |
| <b>Price</b>      | \$10.00 psf (net)   |
| <b>Details</b>    | Affordable and fully-furnished office sublet at CIBC Building in the heart of Downtown; 11 <sup>th</sup> floor suite with harbour views |
| <b>Contact(s)</b> | Geof Ralph  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 109 Williams Avenue, Dartmouth  |
| <b>Size</b>       | 5,046 sf  |
| <b>Price</b>      | \$7.50 psf (net)  |
| <b>Details</b>    | Class A commercial space in Burnside; ideally configured for a non-profit or similar organization; <b>tenant and broker incentives available!</b> |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 35 Baker Drive, Dartmouth  |
| <b>Size</b>       | Suite 105: 2,160 sf  |
| <b>Price</b>      | \$21.50 psf (net)  |
| <b>Details</b>    | Built-out professional space in medical-focused strip plaza known as Baker Drive Professional Centre; move-in ready for medical user, or adaptable to office use |
| <b>Contact(s)</b> | Connie Amero   |

# FOR LEASE | OFFICE

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|                   |   |
|-------------------|---|
| <b>Address</b>    | 1949 Upper Water Street, Halifax  |
| <b>Size</b>       | Suite 305: 1,886 sf   |
| <b>Price</b>      | By negotiation (contact the listing agent)  |
| <b>Details</b>    | Bright office sublet opportunity with harbour-front views; virtually brand new fit-out; prime and accessible Downtown location at Purdy's Landing |
| <b>Contact(s)</b> | Erin Crosby   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 294 Cobequid Road, Lower Sackville   |
| <b>Size</b>       | Options between +/- 1,147 sf and 2,827 sf  |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Affordable suburban office space at Vimiga Professional Centre; options available in November 2020; free on-site parking, balconies, and signage opps. |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 1801 Hollis Street, Halifax  |
| <b>Size</b>       | 1,397 sf to 10,350 sf  |
| <b>Price</b>      | By negotiation (contact a listing agent)   |
| <b>Details</b>    | Move-in ready, furnished model suites, fully built-out space, or build to suit options at this Class A office tower; Well-positioned in downtown Halifax |
| <b>Contact(s)</b> | Geof Ralph & Connie Amero  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 38-40 Fielding Avenue, Dartmouth   |
| <b>Size</b>       | 1,807 sf   |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Quality office in Burnside Business Park; air-conditioned, corner office suite; well-located between two arterial routes; ample free on-site parking |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 190 Victoria Street, Dartmouth   |
| <b>Size</b>       | +/- 1,461 sf to 2,650 sf   |
| <b>Price</b>      | Starting at \$8.00 psf   |
| <b>Details</b>    | Well-situated and move-in ready professional office space at Keating Place; free rent incentives on the second floor; good visibility and free on-site parking |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 6265 Quinpool Road, Halifax   |
| <b>Size</b>       | 539 sf  |
| <b>Price</b>      | \$10.00 psf (net)   |
| <b>Details</b>    | Second floor, walk-up office space in Central Halifax along Quinpool corridor; professionally managed building; large windows for ample natural light |
| <b>Contact(s)</b> | Connie Amero  |

# FOR LEASE | INDUSTRIAL

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|                   |   |
|-------------------|---|
| <b>Address</b>    | 192 Joseph Zatzman Drive, Dartmouth   |
| <b>Size</b>       | Unit 3: 1,931 sf  |
| <b>Price</b>      | \$6.50 psf (net)  |
| <b>Details</b>    | Traditional flex space in Burnside Business Park; partially built-out, offering dock loading and on-site parking; available November 2020 |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 127 Joseph Zatzman Drive, Dartmouth   |
| <b>Size</b>       | 4,535 sf  |
| <b>Price</b>      | \$14.50 psf (net)   |
| <b>Details</b>    | Perfect combination of office and warehouse in central Burnside; single-user building; 50/50 office to warehouse split; building is also for sale |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 115 Chain Lake Drive, Halifax   |
| <b>Size</b>       | 8,626 sf, 20,787 sf, or 49,382 sf   |
| <b>Price</b>      | \$7.50 psf (net)  |
| <b>Details</b>    | Functional and flexible office space in Bayers Lake Business Park; ample on-site parking and some yard space; grade and some dock level |
| <b>Contact(s)</b> | Geof Ralph & Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 28-38 Borden Avenue, Dartmouth   |
| <b>Size</b>       | Between 3,600 sf and 8,830 sf  |
| <b>Price</b>      | \$6.95 psf (net)   |
| <b>Details</b>    | Warehouse situated in Burnside Business Park; cost-effective and centrally located; wide open space leaving lots of flexibility in terms of fit-up and use |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 122 Dorey Avenue, Dartmouth   |
| <b>Size</b>       | Up to +/- 30,849 sf   |
| <b>Price</b>      | \$7.50 psf (net)  |
| <b>Details</b>    | High-quality industrial end cap space in Burnside Business Park; available April 2021; LEED Certified building; 24' clear height and grade and dock level loading |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 196 Joseph Zatzman Drive   |
| <b>Size</b>       | +/- 2,000 sf   |
| <b>Price</b>      | By negotiation (contact a listing agent)   |
| <b>Details</b>    | One unit remaining at this strip plaza in Burnside Business Park; build-to-suit space with dock loading and 18' ceilings; free on-site parking |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 180 Thornhill Drive, Dartmouth   |
| <b>Size</b>       | Between +/- 28,000 sf to 116,400 sf (contiguous)   |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Flexible warehouse space in Burnside Business Park; suitable for storage, packaging, distribution and more |
| <b>Contact(s)</b> | Geof Ralph   |

# FOR LEASE | COMMERCIAL

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|                   |  |
|-------------------|--|
| <b>Address</b>    | 127 Chain Lake Drive, Halifax  |
| <b>Size</b>       | Unit 3: +/- 5,300 sf   |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Short-term sublease opportunity in Bayers Lake Business Park; wide open space with high ceilings and grade loading; free on-site surface parking |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 5659 Almon Street, Halifax   |
| <b>Size</b>       | +/- 1,300 sf   |
| <b>Price</b>      | \$26.00 psf (net)  |
| <b>Details</b>    | Bright ground floor commercial space in North End Halifax; next door to popular restaurant Almonak; ideal home for retail and/or service oriented business |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 5552 Kaye Street, North End, Halifax  |
| <b>Size</b>       | 817 sf  |
| <b>Price</b>      | \$30.00 psf (net)   |
| <b>Details</b>    | Prime ground floor commercial space in the Hydrostone district; part of luxury apartment building, Garden Stone Place; move-in ready with modern finishes |
| <b>Contact(s)</b> | Geof Ralph  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 501 Timberlea Village Parkway, Timberlea  |
| <b>Size</b>       | 2,033 sf (last space remaining!)  |
| <b>Price</b>      | \$25.00 psf (net)   |
| <b>Details</b>    | Position your business at this high volume intersection in a rapidly developing area; brand new commercial development anchored by Nova Physiotherapy |
| <b>Contact(s)</b> | Connie Amero  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | Unit 5, 380 Pleasant Street, Dartmouth  |
| <b>Size</b>       | 1,233 sf  |
| <b>Price</b>      | \$12.00 psf (net)   |
| <b>Details</b>    | Small tenancy with big frontage at Pleasant St. Station; situated at the base of Highway 111; suited to uses including beauty/nail salon or professional services |
| <b>Contact(s)</b> | Connie Amero  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 8990 Highway 7, Jeddore  |
| <b>Size</b>       | Between +/- 2,500 sf and 4,000 sf  |
| <b>Price</b>      | By negotiation (contact the listing agent)   |
| <b>Details</b>    | Approx. 2,500 sf of office/retail space + 4,000 sf of turn-key restaurant space at Forest Hill Shopping Centre, a commercial plaza serving Eastern Shore communities |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 75 Peakview Way, Bedford   |
| <b>Size</b>       | Unit 107: 3,054 sf   |
| <b>Price</b>      | \$21.50 psf (net)  |
| <b>Details</b>    | Prime commercial space within Hemlock Square in West Bedford; unit is configured to retail but could be converted to a variety of wellness-type businesses |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 72 Portland Street, Dartmouth  |
| <b>Size</b>       | 4,011 sf   |
| <b>Price</b>      | \$29.00 psf (semi-gross)   |
| <b>Details</b>    | High profile commercial space in the heart of Downtown Dartmouth; former pharmacy/clinic, but could be converted to full retail or cafe/restaurant |
| <b>Contact(s)</b> | Geof Ralph   |

# FOR SALE | ALL CLASSES

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|                   |  |
|-------------------|--|
| <b>Address</b>    | 10 Lawrence Street, Dartmouth  |
| <b>Size</b>       | 41 units   |
| <b>Price</b>      | Unpriced; open to offers   |
| <b>Details</b>    | Multi-family investment with income upside and redevelopment potential; well-positioned urban location; attractive existing suite mix of 1 & 2 bedroom units |
| <b>Contact(s)</b> | Ian Stanley & Brian Toole  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | The Madison, 24 Farrington Way, Bedford  |
| <b>Size</b>       | 38 suites  |
| <b>Price</b>      | Unpriced; open to offers   |
| <b>Details</b>    | Calling all investors! The Madison is a brand-new, four-storey luxury apartment building in the heart of West Bedford; Click the property photo for more details |
| <b>Contact(s)</b> | Ian Stanley & Brian Toole  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 127 Joseph Zatzman Drive, Dartmouth  |
| <b>Size</b>       | 4,535 sf   |
| <b>Price</b>      | \$975,000  |
| <b>Details</b>    | Ideal owner-occupier opportunity; perfect combination of office and warehouse in central Burnside; 50/50 office to warehouse split; building is also for lease |
| <b>Contact(s)</b> | Connie Amero & Geof Ralph  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 6293 & 6297 Quinpool Road, Halifax   |
| <b>Size</b>       | +/- 9,715 sf   |
| <b>Price</b>      | \$2,149,000  |
| <b>Details</b>    | Two-property investment opportunity along Quinpool corridor; combination of commercial and residential units; solid, high-quality income stream; NOI \$125,000 |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | 450 Highway 2, Enfield   |
| <b>Size</b>       | +/- 7,661 sf   |
| <b>Price</b>      | Starting at \$845,000 (land and building)  |
| <b>Details</b>    | Former Curly Portable's Pub & Grub location; high-growth location with excellent exposure; option to include the restaurant's character-filled decor |
| <b>Contact(s)</b> | Geof Ralph   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | N/A  |
| <b>Size</b>       | N/A  |
| <b>Price</b>      | \$225,000  |
| <b>Details</b>    | Professional dog grooming business in Dartmouth; turn-key opportunity with good growth potential; well-established with a strong client reputation |
| <b>Contact(s)</b> | Connie Amero   |



|                   |  |
|-------------------|--|
| <b>Address</b>    | Parkway Drive, Truro Heights   |
| <b>Size</b>       | +/- 4.5 acres to 9.0 acres   |
| <b>Price</b>      | \$900,000 (\$100,000 per acre)   |
| <b>Details</b>    | Commercial / light industrial development land well-situated in Truro Heights Industrial Park; backs onto Highway 102, near exit 13 (Truro Heights Connector Rd) |
| <b>Contact(s)</b> | Connie Amero   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 255 George Street, Sydney   |
| <b>Size</b>       | 30,000 sf (on 1.19 acres)   |
| <b>Price</b>      | \$2,400,000   |
| <b>Details</b>    | Investment opportunity with long-term redevelopment potential; corner property situated just two (2) blocks from downtown Sydney's waterfront |
| <b>Contact(s)</b> | Connie Amero  |



# FOR SALE | ALL CLASSES

Click the property photos for more information



|                   |   |
|-------------------|---|
| <b>Address</b>    | Park Street, Kentville  |
| <b>Size</b>       | Up to 94.5 acres  |
| <b>Price</b>      | \$1,197,000 (\$12,666 per acre)   |
| <b>Details</b>    | Large acreage commercial/light industrial development land adjacent to Kentville Business Park; option to purchase entire site, 72.0 acres, or 22.5 acres |
| <b>Contact(s)</b> | Connie Amero  |



|                   |  |
|-------------------|--|
| <b>Address</b>    | Bissett Lake Road, Cole Harbour  |
| <b>Size</b>       | 11.2 acres   |
| <b>Price</b>      | \$405,000  |
| <b>Details</b>    | Single-family residential development opp.; potential to sub-divide the property as-of-right into 5-6 single family lots; fairly level topography with great views |
| <b>Contact(s)</b> | Kevin Riles  |



|                   |   |
|-------------------|---|
| <b>Address</b>    | 1818 Shore Road, Eastern Passage  |
| <b>Size</b>       | 5.8 acres   |
| <b>Price</b>      | \$900,000   |
| <b>Details</b>    | Significant as-of-right development opp. for 31 dwellings in an established residential community; urban infill site with ocean views |
| <b>Contact(s)</b> | Kevin Riles   |



|                   |   |
|-------------------|---|
| <b>Address</b>    | Lot 2A, 450 Highway 2, Enfield  |
| <b>Size</b>       | 5.79 acres  |
| <b>Price</b>      | By negotiation (contact the listing agent)  |
| <b>Details</b>    | Commercial development land located in the growing community of Enfield; Zoned a combination of R2 and MC, allowing for various development options |
| <b>Contact(s)</b> | Geof Ralph  |

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