



# UNITS 1 & 2, PARKWAY PLACE

## 250 BROWNLOW AVENUE, DARTMOUTH

### Warehouse & Office Combination in the City of Lakes Business Park

- 14,780 rsf available July 2021
- ~60/40 warehouse to office ratio
- Dock and grade loading

This opportunity includes up to 14,780 sf of flex office and light industrial space at Parkway Place, a mixed-use building, well-situated in the City of Lakes Business Park.

Units 1 & 2 are move-in ready as of July 2021. Unit 1 is built-out with private offices, a boardroom, kitchen, reception area, washrooms, along with a mezzanine level offering open workstation space and more offices. Unit 2 includes some built-out space to the front, with the remainder being high-ceiling warehouse space with dock and grade loading.

Overlooking the Circumferential Highway (Hwy 111), Parkway Place enjoys strong visibility and profile, along with easy access for all commuter types, and proximity to amenities and adjacent hotel services.

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

## FOR LEASE

\$10.00 psf (net)

### Connie Amero

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### Geof Ralph

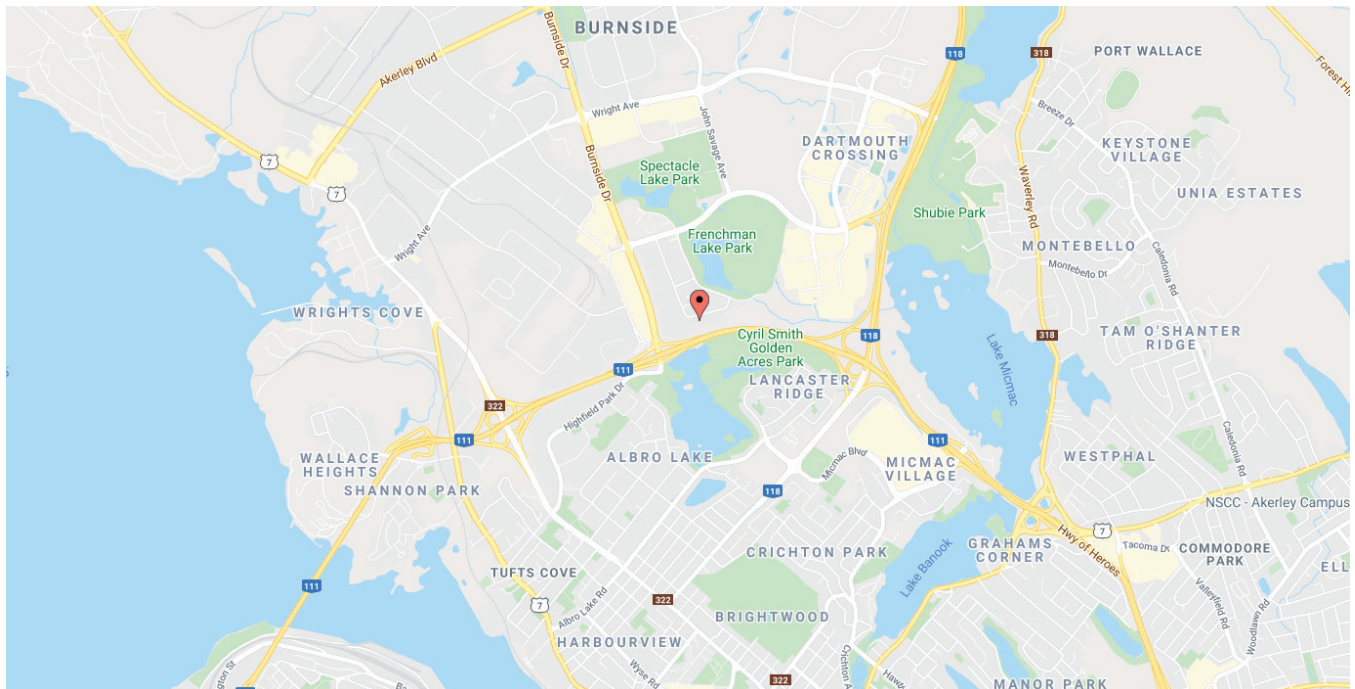
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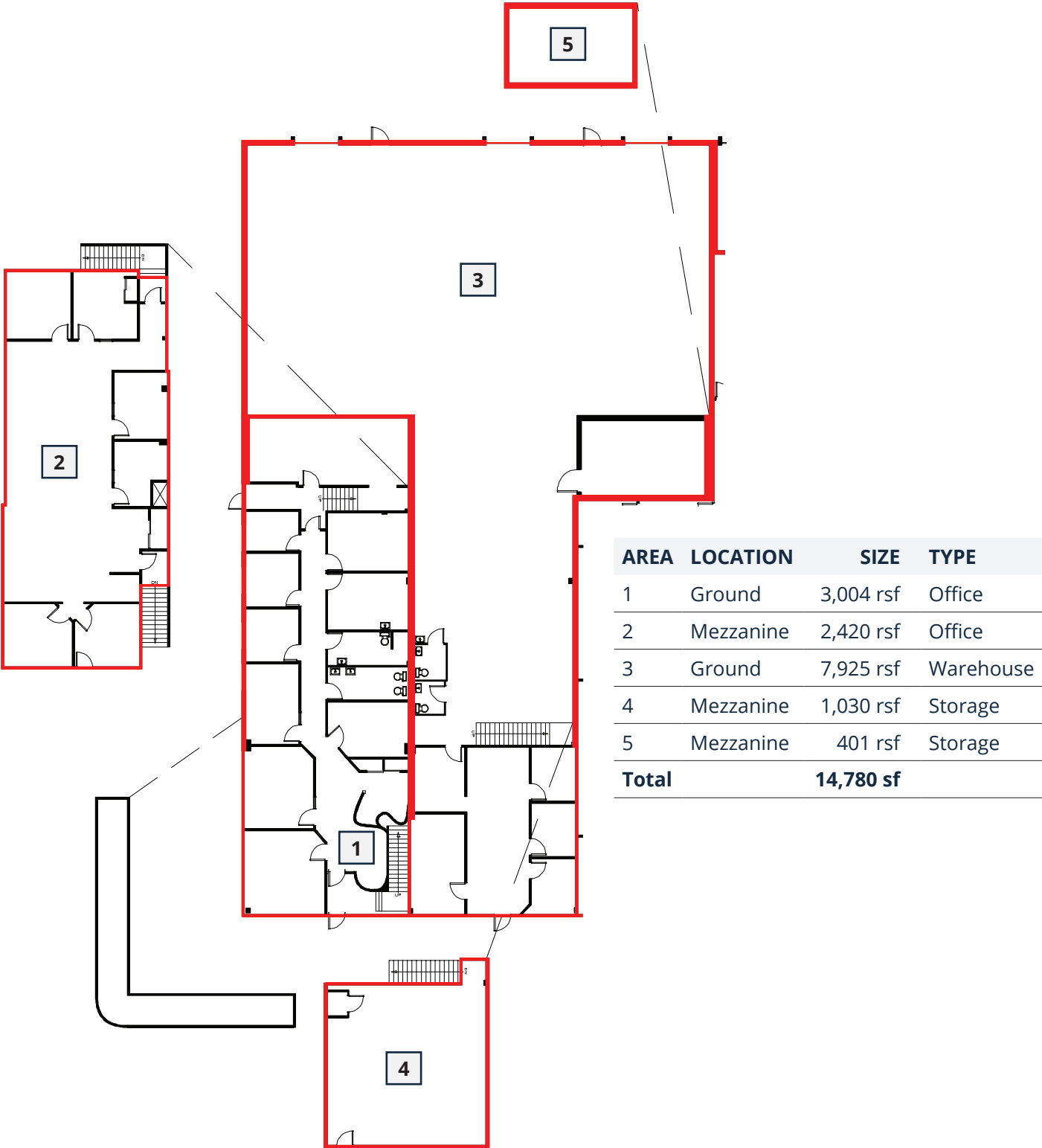
## Units 1 & 2, Parkway Place | 250 Brownlow Avenue, Dartmouth, NS



<b>LISTING ID</b>	10209A								
<b>ADDRESS</b>	250 Brownlow Avenue, Dartmouth, Nova Scotia								
<b>LOCATION</b>	City of Lakes Business Park								
<b>ZONING</b>	General Industrial (I-2) Zone								
<b>PROPERTY TYPE</b>	Office / Light Industrial								
<b>BUILDING SIZE</b>	54,398 sf								
<b>SIZE AVAILABLE</b>	<table> <tr> <th>Unit</th><th>Size</th></tr> <tr> <td>1</td><td>5,424 rsf</td></tr> <tr> <td>2</td><td>9,356 rsf</td></tr> <tr> <td><b>Total</b></td><td><b>14,780 rsf</b></td></tr> </table>	Unit	Size	1	5,424 rsf	2	9,356 rsf	<b>Total</b>	<b>14,780 rsf</b>
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1	5,424 rsf								
2	9,356 rsf								
<b>Total</b>	<b>14,780 rsf</b>								
<b>CLEAR HEIGHT</b>	20' to warehouse areas								
<b>LOADING</b>	Two (2) x dock level One (1) s grade level								
<b>PARKING</b>	4 per 1,000 sf (free)								
<b>AVAILABILITY</b>	July 1, 2021								
<b>BASE RENT</b>	\$10.00 psf (net)								
<b>CAM &amp; REALTY TAXES</b>	Estimated at \$7.20 psf for 2021 (charged on the ground floor areas only, 10,929 sf)								

# Units 1 & 2, Parkway Place | 250 Brownlow Avenue, Dartmouth, NS

## FLOOR PLAN





## Units 1 & 2, Parkway Place | 250 Brownlow Avenue, Dartmouth, NS

### PHOTOS | UNIT 1





## Units 1 & 2, Parkway Place | 250 Brownlow Avenue, Dartmouth, NS

### PHOTOS | UNIT 2







For more information please contact:

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