

FOR SUBLEASE

610 EAST RIVER ROAD, UNIT 100 NEW GLASGOW, NOVA SCOTIA

Turn-key, contact centre totalling
25,770 sf for sublease



Connie Amero

☎ (902) 431-9967
📠 (902) 802-8480
✉ connie@partnersglobal.com

partnersglobal.com

Geof Ralph

☎ (902) 444-3006
📠 (902) 877-9324
✉ geof@partnersglobal.com



610 EAST RIVER ROAD, UNIT 100 | NEW GLASGOW, NS

Turn-key, contact centre totalling 25,770 sf for sublease

Situated on a main commercial corridor in New Glasgow, this 25,770 sf leasing opportunity is located in the Aberdeen Business Centre, a grocery-anchored plaza offering tenants convenient access, excellent exposure, and ample on-site parking. Located just off the Trans-Canada Highway, the plaza is home to thirty stores and facilities, servicing the New Glasgow community, as well as the surrounding areas.

The turn-key premises, currently utilized as a call-centre, consists of a vast open work space, private cubicles and offices, washrooms, a large break room, training and conference rooms, and a fenced, private patio area.



25,770 Square Feet

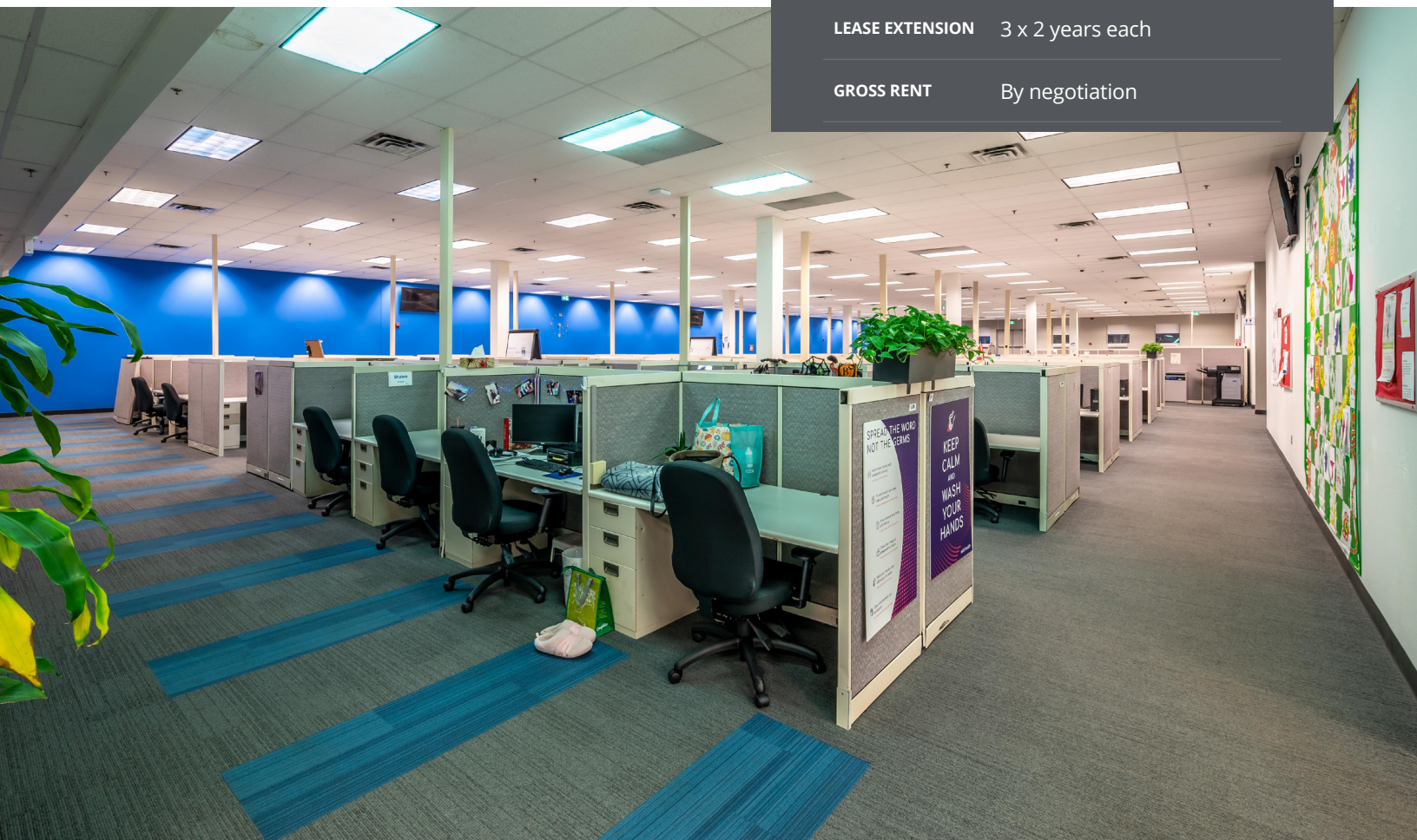


Open-Concept, Turn-Key Space



Ample, On-Site Parking

LISTING ID	10269
ADDRESS	610 East River Rd, Unit 100
LOCATION	New Glasgow
BUILDING NAME	Aberdeen Business Centre
PREMISES	Office
ZONING	Commercial Business Park
BUILDING SIZE	403,405 sf
SIZE AVAILABLE	25,770 sf
LEASE TYPE	Sublease
VIRTUAL TOUR	Click link for virtual tour
HEAD LEASE EXPIRY	September 30, 2026
EARLY TERMINATION	February 28, 2023
LEASE EXTENSION	3 x 2 years each
GROSS RENT	By negotiation



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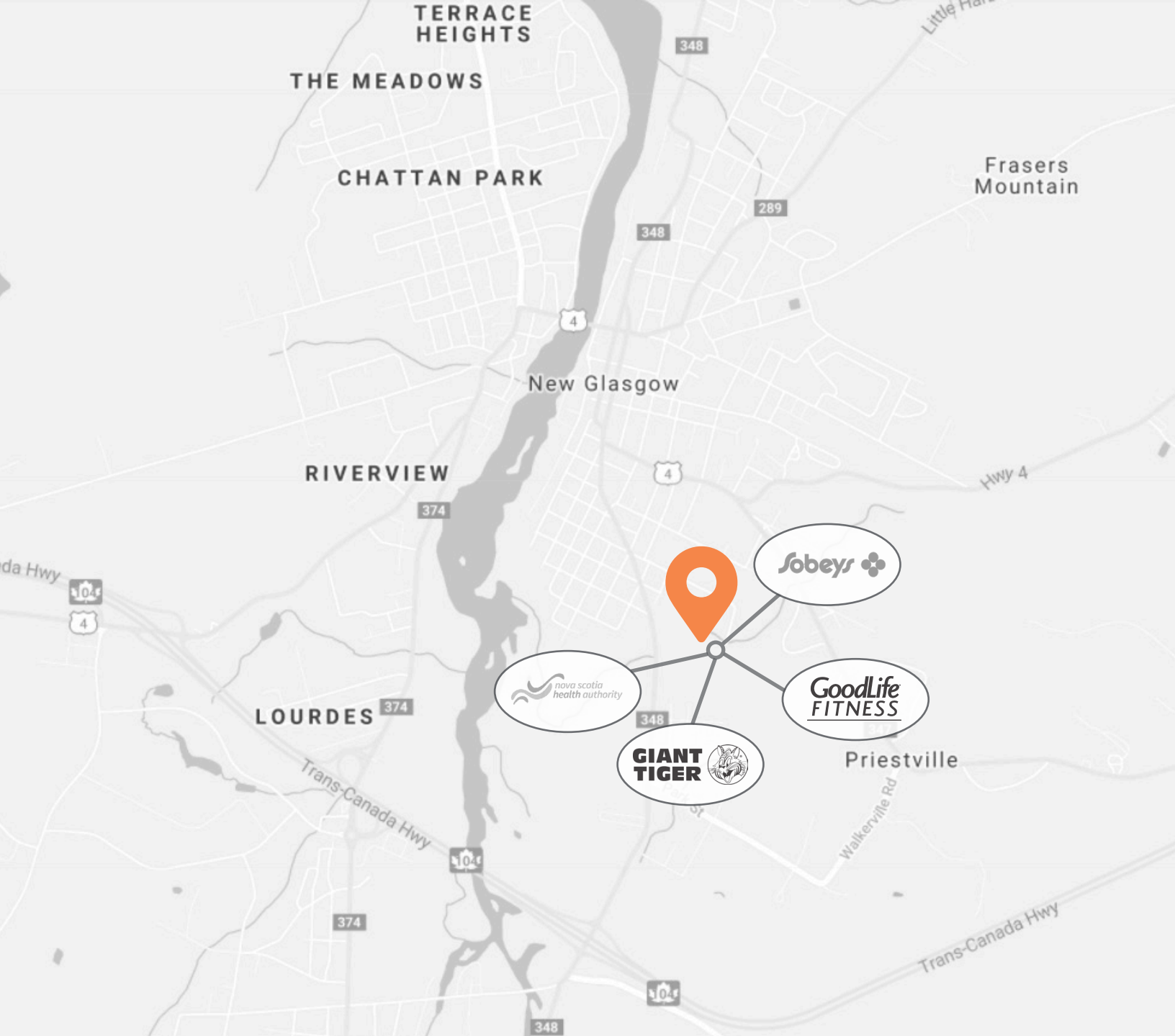
Floor Plan





Uninterruptible Power Supply (UPS)	Exterior signage opportunities	Heating and cooling system
Professionally managed property	Option to lease fully furnished (negotiable)	Convenient access to Trans-Canada Highway
Two (2) back-up generators	Close proximity to numerous amenities	Large server room





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