

FOR SUBLEASE

33 ALDERNEY DRIVE, 7TH FLOOR DARTMOUTH, NOVA SCOTIA

**3,772 sf of prime office space
overlooking the heart of
Downtown Dartmouth**



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3,772 sf of prime office space overlooking the heart of Downtown Dartmouth

Take your organization to the next level with this lovely, central office space available for sublease. With the opportunity to demise existing contiguous space into separate 2,752 sf and 1,020 sf units, this workspace is ideally situated and highly functional.

Appointed with massive windows that offer sweeping views of trendy downtown Dartmouth, natural light flows throughout. Draw inspiration from unique perspectives on this historic city.

Featuring 7 private offices, a meeting space, ample storage, and a large open area for two workstations, this space is tastefully finished. With carpets and engineered flooring throughout, the office offers access to a modern tiled washroom with walk-in shower.

The larger of the two contiguous and adjoining suites is available to sublease until May 31, 2024, with the smaller expiring July 31, 2024. Contact the listing agent today to arrange a viewing!



Central
Downtown
Location



On Major
Transit Routes

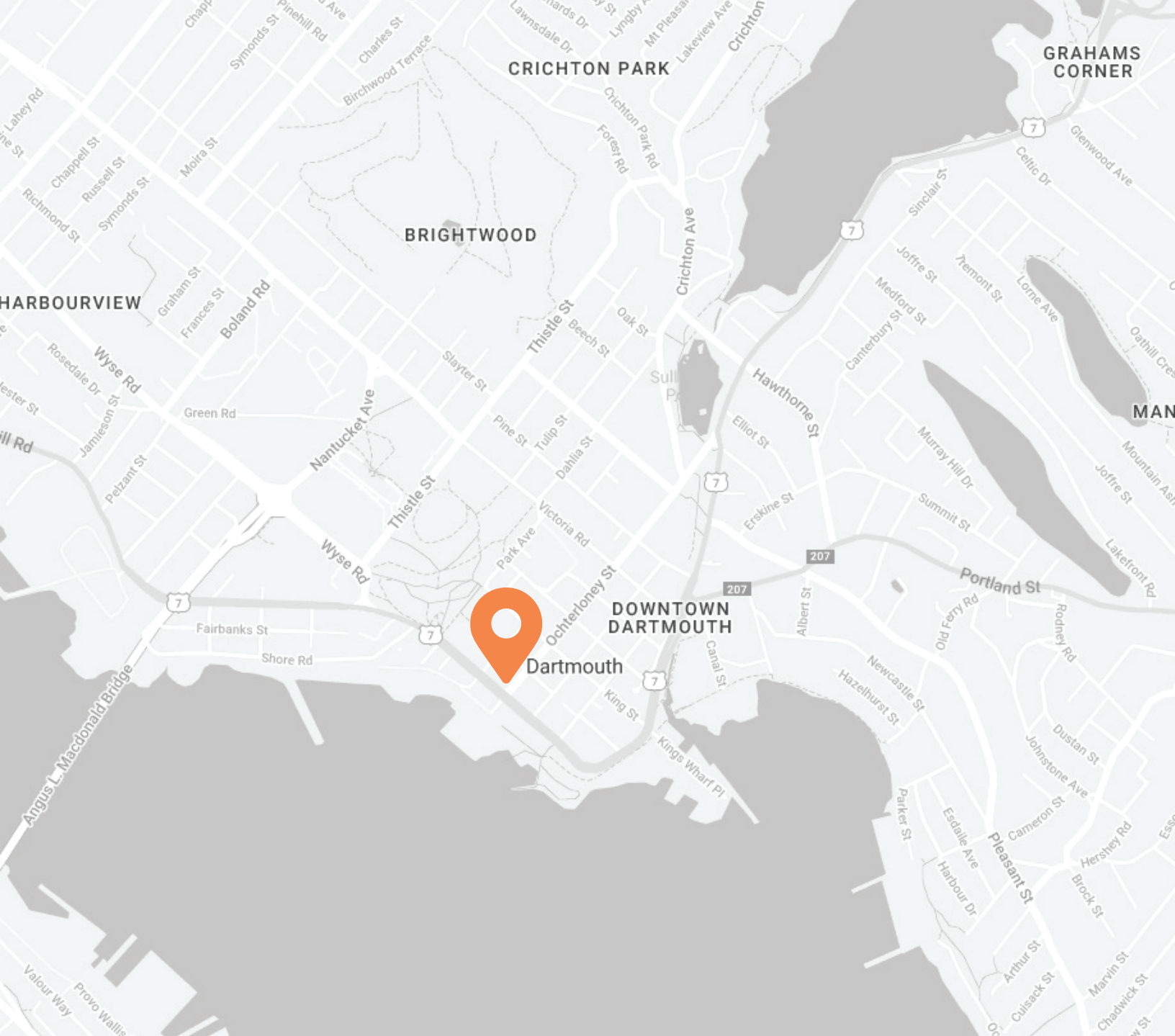


Stunning
Views

LISTING ID	10293
ADDRESS	33 Alderney Drive, 7th Floor
LOCATION	Downtown Dartmouth
PROPERTY TYPE	Commercial office sublease
BUILDING NAME	Belmont House
SIZE AVAILABLE	3,772 rentable, contiguous sf, demisable to separate 2,752 sf and 1,020 sf units if required
AVAILABILITY	Immediately, with 15 days notice for vacant possession
PARKING	Parking not included
LEASE TERM	The 2,752 sf suite is available to sublease until May 31, 2024, with the 1,020 sf unit set to expire July 31, 2024.
ADDITIONAL RENT	\$13.80 psf







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