

FOR LEASE

137 CHAIN LAKE DRIVE, SUITE 101 HALIFAX, NOVA SCOTIA

**Bright, Quality, Blank-Canvas Office
Space in Bayers Lake Business Park**



Connie Amero

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

partnersglobal.com

Geof Ralph

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



137 CHAIN LAKE DRIVE, SUITE 101 | HALIFAX, NOVA SCOTIA

Bright, quality, blank-canvas office space in Bayers Lake Business Park

Your organization's new home awaits! This clean-slate opportunity represents 4,702 sf of bright, wide-open and spacious ground floor office space. Suite 101 provides the perfect combination of open work space with multiple private offices, a reception area, large boardroom, skylights, kitchenette, and dedicated entrance with a glazed vestibule. Ample natural light fills the space creating a calm and focused atmosphere.

The unit has just undergone extensive renovations and is ready to be custom-finished to your team's needs.

137 Chain Lake is a well-maintained and professionally managed building, with ample on-site parking, amazing natural light, great visibility for exterior signage, and quick and easy access to public transit and major roadways, providing fast access to all areas of the city.



4,702 SF of
Office Space

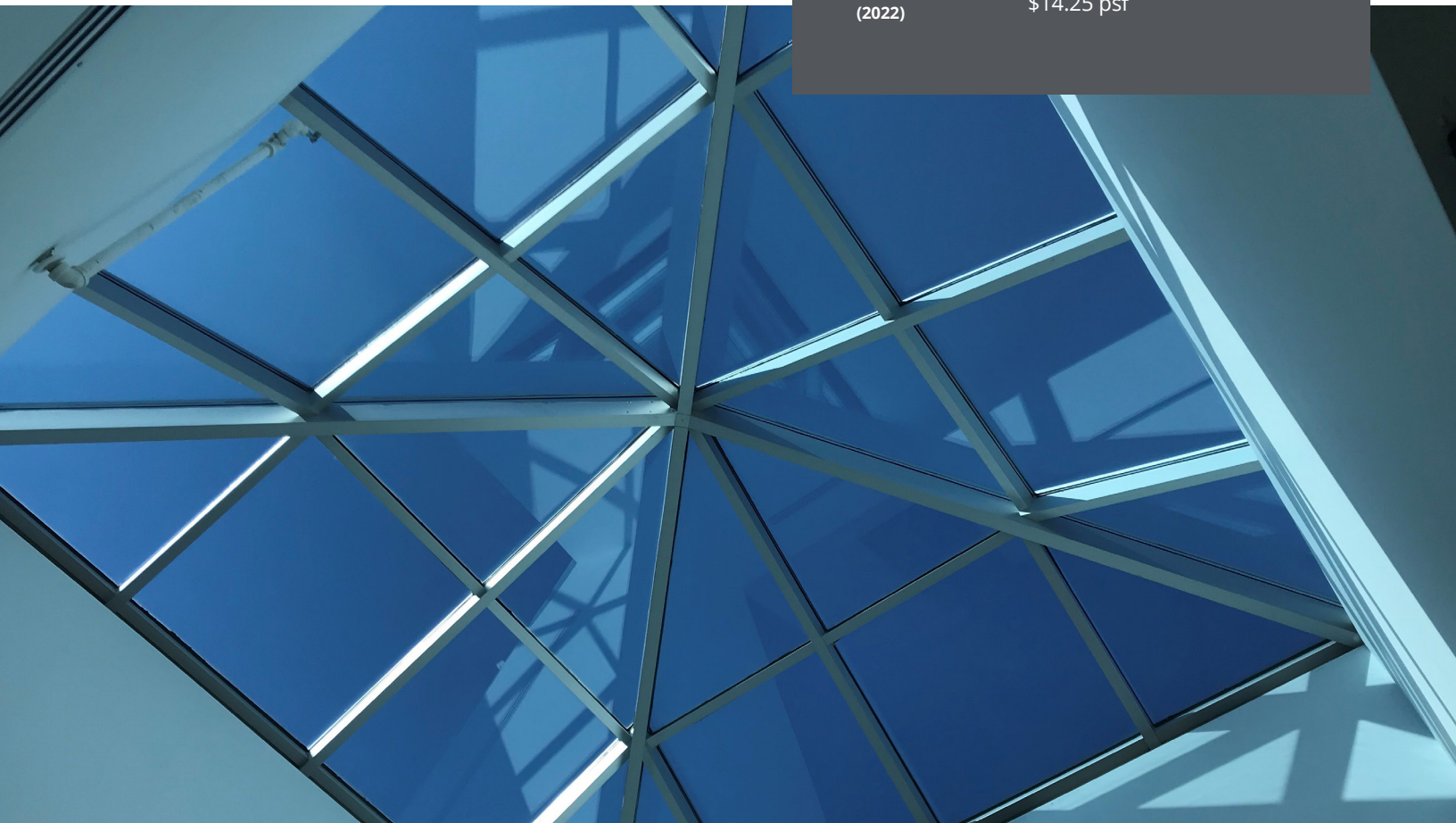


Multiple
Highway Access
Points

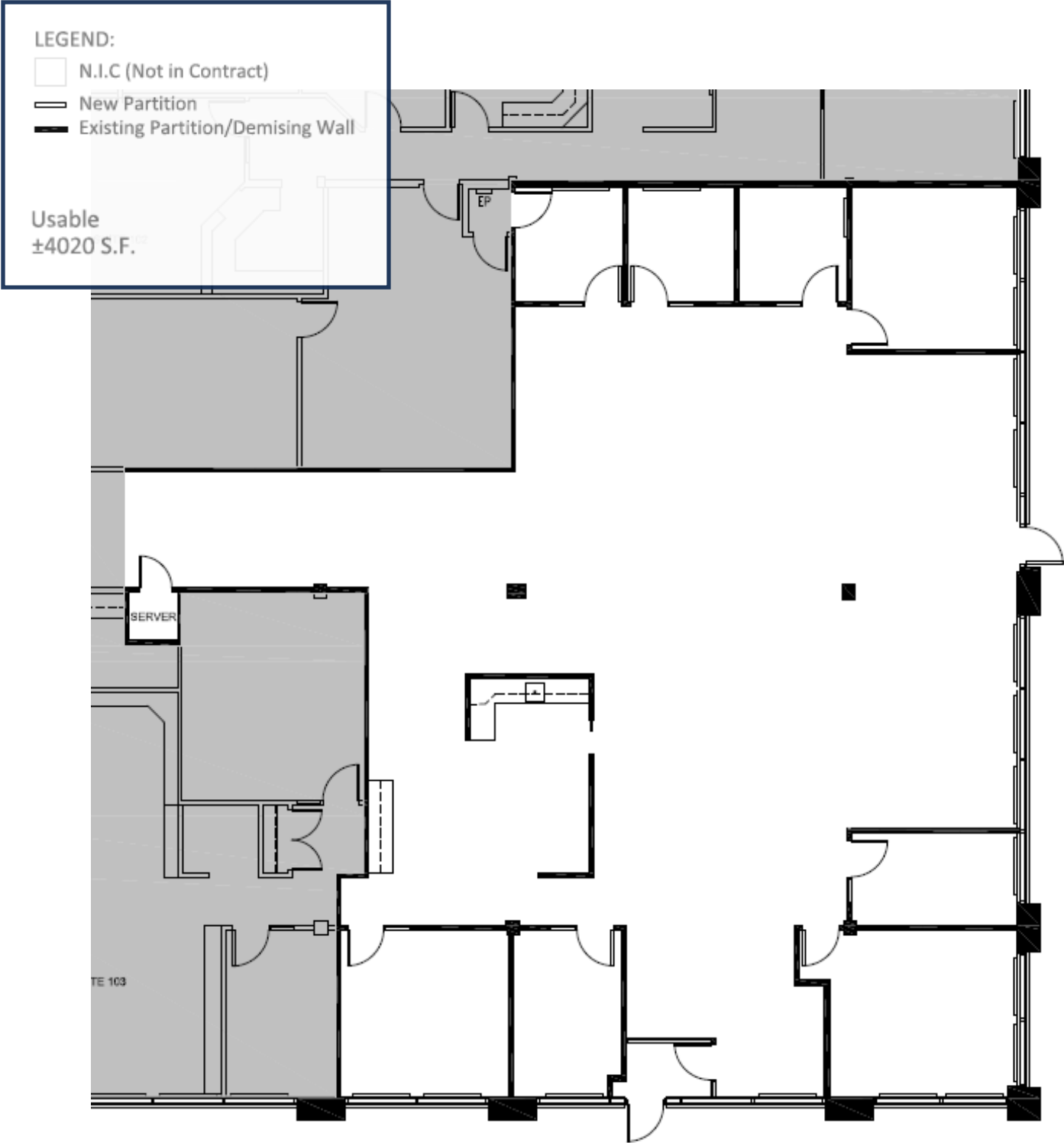


Free On-Site
Parking

LISTING ID	10224
ADDRESS	137 Chain Lake Drive, Suite 101
LOCATION	Bayers Lake Business Park
PROPERTY TYPE	Office
BUILDING SIZE	23,782 sf
SIZE AVAILABLE	4,702 sf
FLOOR LOCATION	Ground
ZONING	General Industrial (I-3) Zone
AVAILABILITY	Immediately
PARKING	Free on-site paved surface parking (106 stalls total)
BASE RENT	\$16.00 psf (net)
ADDITIONAL RENT (2022)	\$14.25 psf



Floor Plan





Professionally
managed property

Attractive, modern
exterior

Fully sprinklered
property

Bright corner unit with
private entrance

Floor to ceiling
windows, ample
natural light

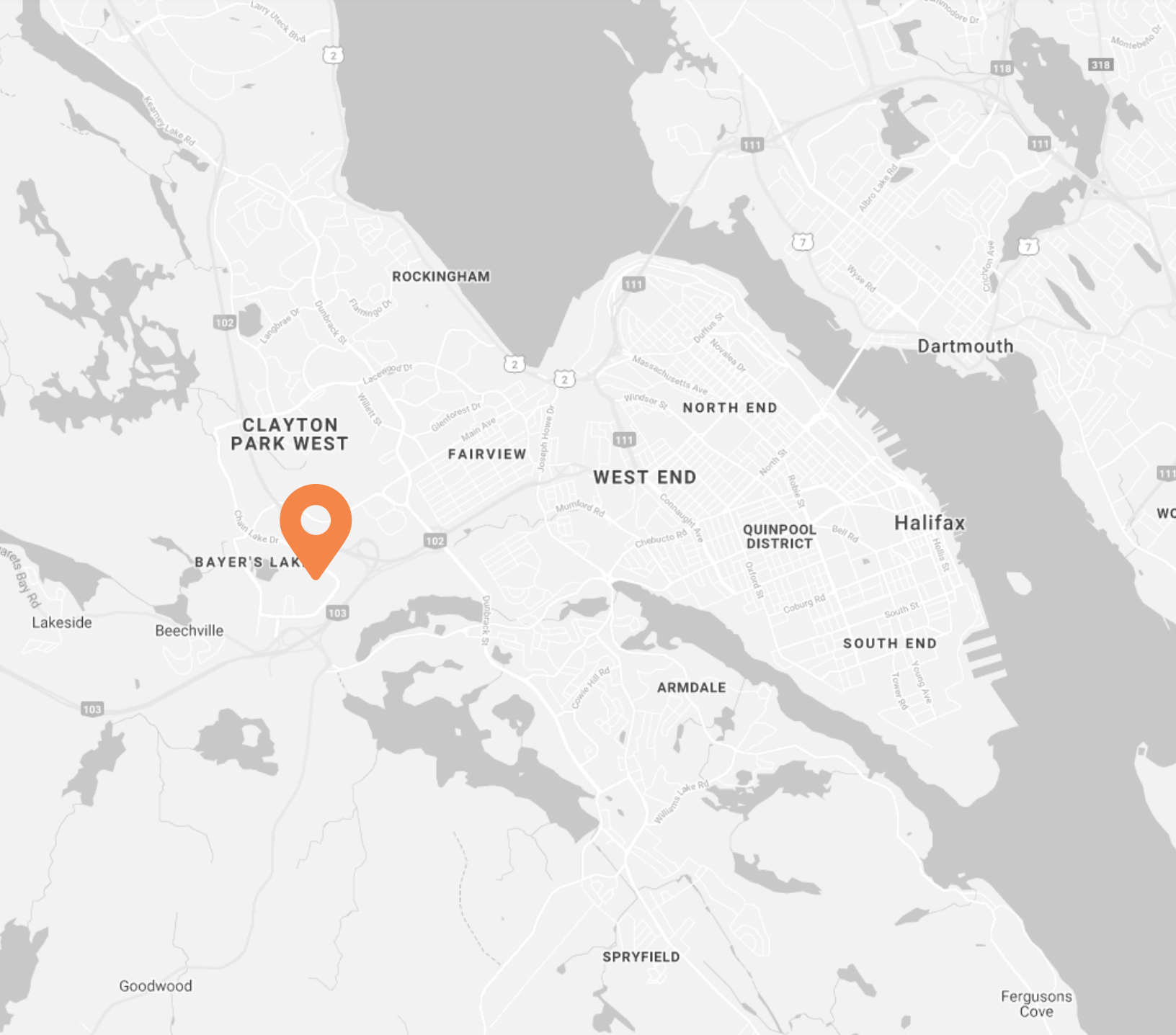
Close proximity to
numerous amenities

Ready to be custom-
finished to your needs

Located in a rapidly
growing area

Exterior signage
opportunities





Connie Amero

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



Geof Ralph

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

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.



PARTNERS GLOBAL
CORPORATE REAL ESTATE

partnersglobal.com