

**FOR LEASE**

# 7020 MUMFORD ROAD WEST END, HALIFAX

Up to 7,650 sf of Boutique Office Space  
for Lease in Halifax's West End



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# 7020 MUMFORD ROAD | WEST END, HALIFAX

## Boutique Office Space for Lease in Halifax's West End

Located steps from the Halifax Shopping Centre, this attractive brick building currently has three vacancies on three separate floors. Each space consists of approximately 2,650 sf, and while they each offer a unique layout and design, the opportunity exists to combine all three units for approximately 7,950 sf of space, connected by the buildings elevator.

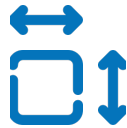
The ground level space is currently configured as a workshop, with a large open area, several enclosed rooms/offices, and a convenient set of double doors for loading. This unit would make an excellent production space, but could easily be converted into office as well.

The second & third floor spaces are both configured as spacious and well finished office units. Here you will find an excellent mix of private offices, meeting rooms, and open work areas.

Well located, and with ample on-site parking, 7020 Mumford Road is an ideal location for your organization! Contact the listing agent to learn more.



Three Floors Available



+/- 2,650 sf Per Floor



On-site Parking

ADDRESS	7020 Mumford Road
LOCATION	West End, Halifax
PROPERTY TYPE	Office
YEAR BUILT	1986
BUILDING SIZE	10,563 sf
NO. FLOORS	Four
PARKING	On-site parking
LEASE TYPE	Direct
AVAILABILITY	June 1, 2023
SIZE(S) AVAILABLE	Approx. 2,650 sf per floor, totaling +/- 7,950 sf
NET RENT	By negotiation (contact listing agent)
ADDITIONAL RENT	\$14.80 psf





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# Property Overview

Location:	7020 Mumford Road, Halifax, Nova Scotia
Property Type:	Stand-alone commercial building
Available:	+/- 7,605 sf total
Rent:	Please contact agent

## MARKET SNAPSHOT:



Population (3km)

**75,706**



Median Age (3km)

**38**



Average Household  
Income (3km)

**\$88,269**

# Highlights



Rare stand-alone building



High visibility location



Ample on-site parking



Next to Halifax Shopping Centre



# Central to it all

Situated in the heart of Fairview, one of Halifax's highly sought-after and thriving areas, is 3581 Dutch Village Road. This standalone building enjoys a prime location, just a stone's throw away from prominent amenities like the Halifax Shopping Centre and Bayers Road Centre. Moreover, it is conveniently located near major residential areas and just a short drive to Bayers Lake.

With Halifax region's remarkable growth anticipated to continue well beyond 2023, this property is poised for long-term success.

## DRIVE TIMES

### 5-8 Minutes:

- Clayton Park
- North End
- Armdale Rotary
- Bayers Lake

### 10-15 Minutes:

- Spryfield
- Bedford
- Dartmouth







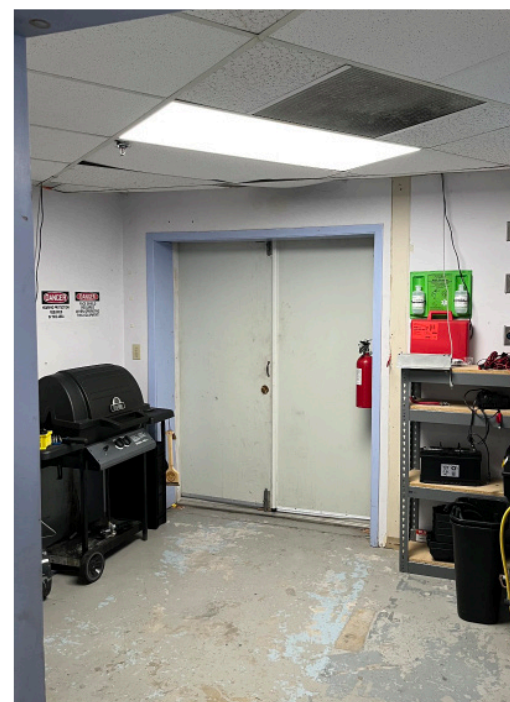
+/- 2,650 SF TOTAL



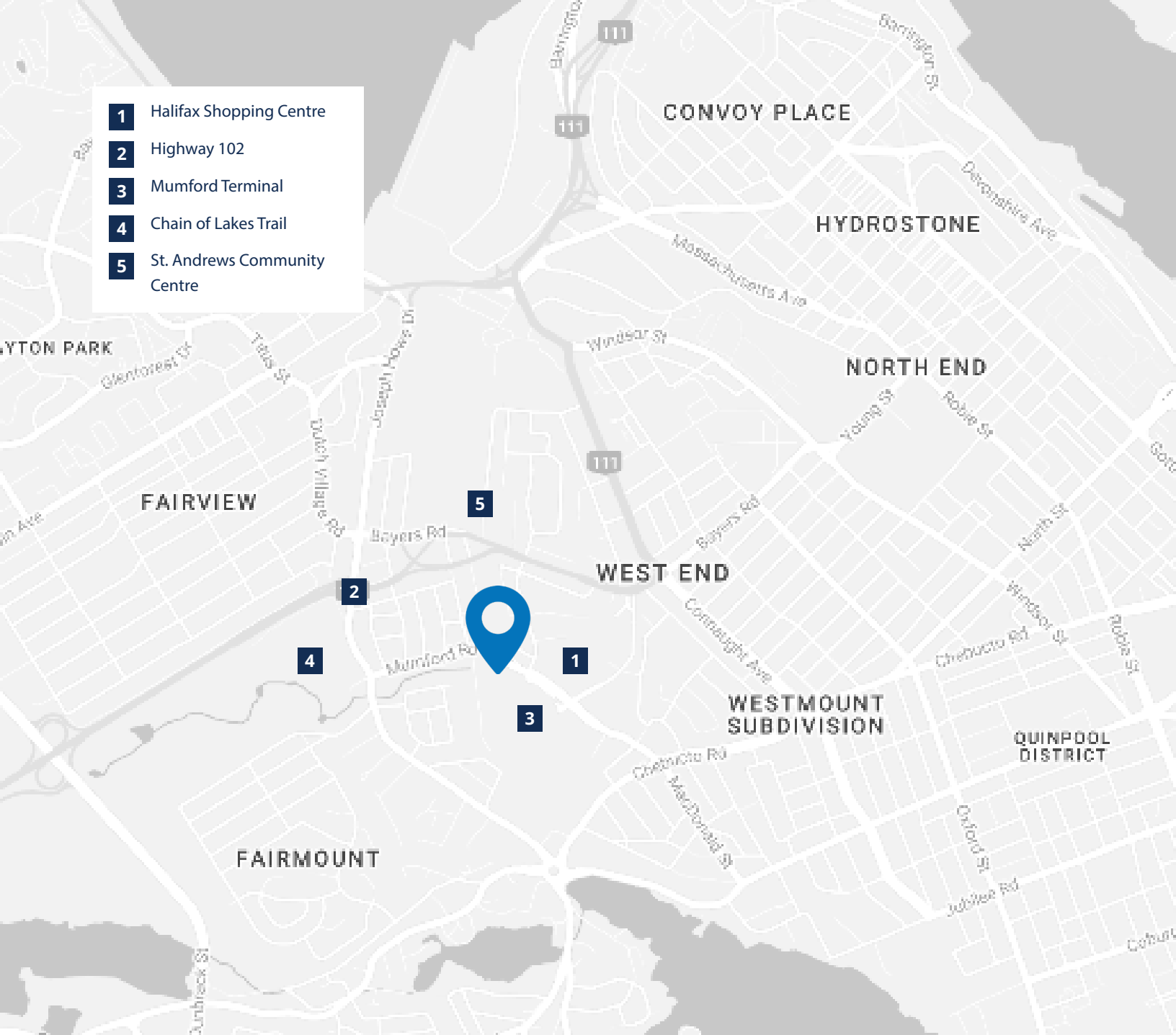
Sample floor plan. All floors similar, but not exactly alike.







- 1** Halifax Shopping Centre
- 2** Highway 102
- 3** Mumford Terminal
- 4** Chain of Lakes Trail
- 5** St. Andrews Community Centre



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