

# NOVA SCOTIA LISTING REPORT

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March 2023

**Partners Global Corporate Real Estate Inc.**

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## FEATURED LISTINGS



NEW | SUBLEASE

### 15 DARTMOUTH RD, BEDFORD

|                 |   |
|-----------------|---|
| <b>Size</b>     | 1,618 sf  |
| <b>Price</b>    | \$23.25 psf (gross)   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>Fully furnished top floor office space for sublease in Wardour Centre</li> <li>Open reception/work area, 4 private offices and boardroom</li> <li>Minutes from downtown Bedford &amp; Burnside</li> <li>Head lease expires April 30, 2025</li> </ul> |
| <b>Contact</b>  | Geof Ralph  |



NEW | COMMERCIAL/RETAIL

### 1143 HIGHWAY 325, MAITLAND

|                 |  |
|-----------------|--|
| <b>Size</b>     | 5,250 sf (over 3 buildings)  |
| <b>Price</b>    | By negotiation (contact listing agent)   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>Located 10 Minutes from Bridgewater &amp; 5 minutes from Trans-Canada Highway</li> <li>Three buildings for lease together; retail/office building, warehouse building &amp; storage building</li> <li>Fenced yard</li> <li>Ample on-site parking</li> </ul> |
| <b>Contact</b>  | Connie Amero   |



FOR LEASE | OFFICE

### 250 BROWNLOW AVE, SUITE 2, DARTMOUTH

|                 |   |
|-----------------|---|
| <b>Size</b>     | 19,034 sf   |
| <b>Price</b>    | By negotiation (contact a listing agent)  |
| <b>Features</b> | <ul style="list-style-type: none"> <li>19,034 sf of office space for lease in City of Lakes Business Park</li> <li>Access to shared loading area</li> <li>Currently mix of offices, meeting rooms and large open area</li> <li>Ample on-site parking</li> <li>Excellent highway visibility signage opportunities</li> </ul> |
| <b>Contact</b>  | Geof Ralph & Connie Amero   |

# FOR LEASE | OFFICE



## NEW | SUBLEASE

### 15 Dartmouth Road, Bedford

1,618 sf

\$23.25 psf (gross)

Fully furnished office space for sublease in Wardour Centre; open work area, four private offices & boardroom; head-lease expires April 30, 2025

**Contact** Geof Ralph



### 2854 Agricola Street, Halifax

1,809 sf

Price by negotiation (contact listing agent)

Entire boutique office building for lease in Halifax's North End; on-site parking for 6-8 cars; flexible layout; professional finishes throughout

**Contact** Geof Ralph



### 7020 Mumford Road, Halifax

2,650 sf - 7,950 sf

Price by negotiation (contact listing agent)

Three floors available, each 2,650 sf; quality finishes & mix of private offices and open space; floors can be rented together or separately; building serviced by elevator

**Contact** Geof Ralph



## INCENTIVES

### 1801 Hollis Street, Halifax

1,397 sf - 10,350 sf

Price by negotiation (contact listing agent)

Move-in ready, furnished model suites, fully built-out space, or build to suit options at this Class A office tower downtown; **broker incentive program!**

**Contact** Geof Ralph



### 2085 Maitland Street, Halifax

Up to 3,081 sf

\$28.00 psf (gross)

Two available spaces on lower level, comprising 1,445 sf and 1,636 sf; available separately, or together for 3,081 sf; character features throughout; up to two parking spaces available

**Contact** Geof Ralph



### 250 Brownlow Ave, Dartmouth

Suite 2, 19,034 sf

Price by negotiation (contact listing agent)

19,034 sf office space in City of Lakes Business Park; access to shared loading area; currently configured as a mix of private offices, meeting rooms & large open area; high visibility location

**Contact** Geof Ralph & Connie Amero



## SUBLEASE

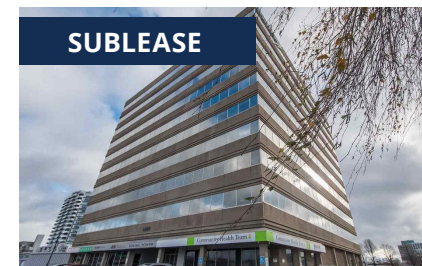
### 33 Alderney Drive, Dartmouth

8th floor, 5,849 sf

Price by negotiation (contact listing agent)

Sublease opportunity in the heart of downtown Dartmouth; stunning harbour views; flexible layout with mix of private offices, meeting rooms and open work area

**Contact** Geof Ralph



## SUBLEASE

### 6080 Young Street, Halifax

734 sf - 4,808 sf

Price by negotiation (contact listing agent)

Six prime office suites for sublease in Halifax's North End; well laid-out spaces with some furniture available; professionally managed building with free parking and easy access

**Contact** Geof Ralph

## FOR LEASE | OFFICE



**SUBLEASE**

### **33 Alderney Drive, Dartmouth**

7th Floor, 3,772 sf

Price by negotiation (contact listing agent)

Sublease opportunity in downtown Dartmouth's Belmont House; option to demise suite into two smaller units; bright and airy space with fantastic views

**Contact** Geof Ralph



### **49 Cornwallis Street, Kentville**

2,700 sf

Price by negotiation (contact listing agent)

Office space for lease in downtown Kentville; attractive building with great access and profile; 14' ceiling height

**Contact** Connie Amero



**SUBLEASE**

### **2717 Joseph Howe Drive, Halifax**

5th Floor: 10,198 sf

Price by negotiation (contact listing agent)

Short- or long-term modern and quality office space overlooking the Northwest Arm; option to include remaining furniture; on-site property management; full-service cafeteria and daycare

**Contact** Geof Ralph & Connie Amero



## FOR LEASE | INDUSTRIAL

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### **130 John Savage Drive, Dartmouth**

5,987 sf

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Price by negotiation (contact listing agent)

5,987 sf open concept industrial space in Burnside industrial park; 28' clear heights; two (2) dock loading doors; two private offices, two washrooms & kitchenette

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**Contact** Connie Amero & Geof Ralph

## FOR LEASE | COMMERCIAL



### 1143 Highway 325, Maitland

5,250 sf

Price by negotiation (contact listing agent)

Mixed-use opportunity 10 minutes from Bridgewater; 3 buildings for lease on property, totaling 5,650 sf; retail/office building, warehouse building & additional storage building; fenced yard

**Contact** Connie Amero



### 380 Pleasant Street, Dartmouth

1,233 sf

\$29.48 psf (gross)

Commercial leasing opportunity in Dartmouth's Woodside neighbourhood; flexible layout with two private offices and large open area; lots of natural light; ample onsite parking

**Contact** Connie Amero



### 8944 Commercial Street, New Minas

1,020 sf

Price by negotiation (contact listing agent)

Retail leasing opportunity in New Minas Plaza; unit features flexible layout & lots of natural light; ample on-site parking and great signage opportunities

**Contact** Connie Amero



### 8990 Highway 7, Head of Jeddore

2,500 sf

Price by negotiation (contact listing agent)

Retail lease opportunity in Forest Hill Shopping Centre; end unit with ample parking; high visibility location with signage opportunities; lots of natural light and freshly painted interior

**Contact** Geof Ralph



### 448 Main Street, Kentville

4,000 sf

Price by negotiation (contact listing agent)

Situated in Kentville's charming downtown; garage and storage space available for lease; ample on-site parking; supported by General Commercial (C-1) Zoning

**Contact** Geof Ralph



### 5426 Portland Place, Halifax

+/- 2,600 sf

Price by negotiation (contact listing agent)

North End commercial space at The Anthony; suitable for a variety of uses; several large front windows; available immediately for tenant construction, **leasing incentives available!**

**Contact** Geof Ralph

# FOR SALE | ALL CLASSES



**UNDER AGREEMENT**

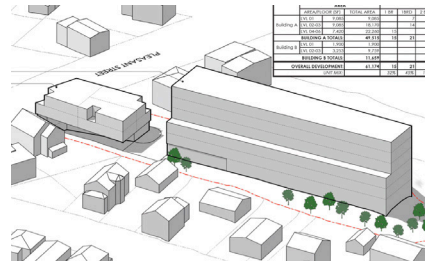
## 6265 Quinpool Road, Halifax

7,958 sf building on 5,848 sf lot

\$2,200,000

Professionally managed 3 storey walk-up office building on busy Quinpool Rd; fully leased; property has eight (8) parking spots and frontage on Yale St to the rear

**Contact** Ian Stanley



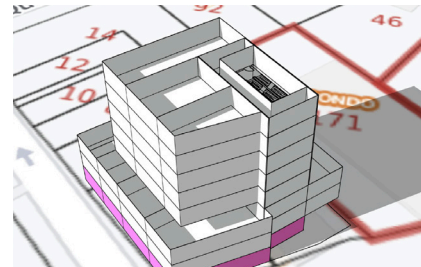
## 233 Pleasant Street, Dartmouth

27,000 sf redevelopment site

\$2,500,000

Well positioned 27,000 sf redevelopment site located in Dartmouth's Woodside neighborhood; preliminary plans for a 61,174 sf mixed used development with 47 residential

**Contact** Geof Ralph



## 163/165 Portland Street, Dartmouth

7,291 sf redevelopment site

\$2,200,000

7,291 sf redevelopment site in Downtown Dartmouth; preliminary plans for eight storey mixed use building with 37 residential units

**Contact** Ian Stanley



**UNDER AGREEMENT**

## 137 Chain Lake Drive, Halifax

23,782 sf building on 3.34 acres

Contact listing agent

Well-maintained single storey, multi-tenanted office building within Bayers Lake Business Park; ideally suited to partial owner-occupier; ample surface parking

**Contact** Ian Stanley



## 3866/3874 Hwy 3, Barrington Passage

2 office/industrial buildings on 13.2 acres

\$1,895,000

Two buildings leased to government tenants; building one - 2,137 sf paramedic base; building two - 9,900 sf government office/industrial building with fenced yard; large paved parking

**Contact** Connie Amero



## 129/131 King Street, Shelburne

2 office/industrial buildings on 1.5 acres

\$450,000

Two buildings leased to government tenants; building one - 2,641 sf paramedic base; building two - 1,420 government office building; corner lot in high traffic location

**Contact** Connie Amero



**UNDER AGREEMENT**

## 22 St Vincent Street, Stellarton

12 unit building on 20,000 sf lot

\$975,000

Well located walk-up apartment building featuring twelve (12), two (2) bedroom units; some recent renovations; paved parking

**Contact** Ian Stanley



**SOLD**

## Mulgrave Estates, Mulgrave

24 acres

\$429,000

44 pad mobile home park in town of Mulgrave; 20 additional acres for future development; on municipal services

**Contact** Ian Stanley



## FOR SALE | ALL CLASSES



### Highway 244, Auld's Cove

646 acres

\$1,200,000

646 acres of land for sale in Auld's Cove, overlooking the Canso Causeway; variable zoning advantages; woods road through most of property; water views

**Contact** Connie Amero



### Dutch Village Rd, Halifax

Two parcels totalling 14,760 sf

Contact listing agent for details

High traffic location; approved as-of-right for a 40 unit residential development; preliminary plans available; site currently consists of two occupied multi unit buildings

**Contact** Geof Ralph



### 9154 Commercial Street, New Minas

4,038 sf building on 41,125 sf lot

\$1,100,000

Industrial building on one of Annapolis Valley's busiest thoroughfares; 5 garage bays; ample on-site parking; currently leased to excellent tenant

**Contact** Geof Ralph



### UNDER AGREEMENT

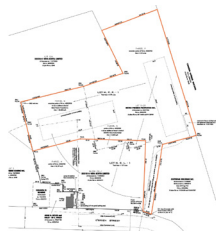
### Park St Development Land, Kentville

137 Acres

\$3,100,000

4 PIDs totalling 137 acres; located between Kentville Business Park & residential subdivision; currently zoned Industrial; included master plan for residential/commercial community

**Contact** Connie Amero



### O'Brien Street Development, Windsor

2.95 acres

\$1,999,000

Cornerstone development land with Development Agreement in place and the majority of planning legwork already completed.

**Contact** Geof Ralph



### UNDER AGREEMENT

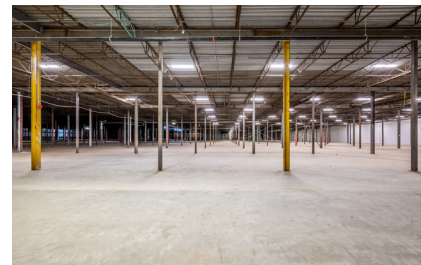
### Lot 2A, 450 Highway 2, Enfield

5.79 acres

Price by negotiation (contact listing agent)

Commercial development land located in the growing community of Enfield; Zoned a combination of R2 and MC, allowing for various development options

**Contact** Geof Ralph



### 114 Acadia Ave, Stellarton

255,000 sf prime industrial

\$8,500,000

Cutting-edge industrial space on over 12.5 acres of land; built in 1965 and completely renovated in 2017

**Contact** Connie Amero & Geof Ralph



# CONTACT US

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