

# NOVA SCOTIA LISTING REPORT

August 2023

**Partners Global Corporate Real Estate Inc.**

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# FEATURED LISTINGS



**308 COBEQUID ROAD, LOWER SACKVILLE**

<b>Size</b>	Lot: 23,950 sf; Building: 7,724 sf
<b>Price</b>	\$975,000
<b>Features</b>	<ul style="list-style-type: none"> <li>Fully-leased, light industrial building positioned along Cobequid Road</li> <li>Two overhead garage doors</li> <li>Functional mix of workshop space and offices</li> <li>Flexible option for those interested in an owner-occupier arrangement</li> </ul>

**Contacts** Ian Stanley



**1420-1801 HOLLIS STREET, HALIFAX**

<b>Size</b>	4,893 sf
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>Turnkey space for sublease on 14th floor in Class A office tower</li> <li>Located in downtown Halifax, close proximity to various amenities</li> <li>Water and city views</li> <li>Short-term lease option available until April 30, 2024; long-term lease option available until April 30, 2027</li> </ul>

**Contact** Matt Ross



**5850 BILBY STREET, HALIFAX**

<b>Size</b>	2,436 sf
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>Standalone commercial building in Halifax's thriving north end</li> <li>Offering good quality, reusable leaseholds</li> <li>Mix of private offices and open workspace</li> <li>Close to a wide array of amenities</li> <li>Some parking available within close proximity of the building</li> </ul>

**Contact** Geof Ralph



# FOR LEASE | OFFICE



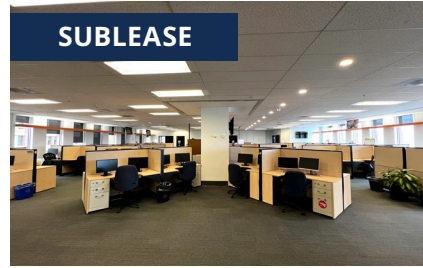
**1420-1801 Hollis Street, Halifax**

4,893 sf

Price by negotiation (contact listing agent)

Turnkey space for sublease in downtown Halifax; on-site parking available; stunning water and city views; available October 1, 2023

**Contact** Matt Ross



**1894 Barrington Street, Halifax**

11,270 sf

Price by negotiation (contact listing agent)

Turnkey space for sublease in Barrington Tower; forty parking spots included; existing furniture is negotiable; available immediately

**Contact** Geof Ralph



**250 Brownlow Ave, Unit 20, Dartmouth**

+/-2,000 sf

Price by negotiation (contact listing agent)

Bright, ground floor space; existing furniture is negotiable; signage opportunities; shared dock loading area; on-site parking; available February 2024

**Contact** Geof Ralph



**250 Brownlow Ave, Unit 2A, Dartmouth**

5,261 sf

Price by negotiation (contact listing agent)

Office space with bright, open mezzanine; shared dock loading area; prominent signage opportunities, on-site parking; available November 1, 2023

**Contact** Geof Ralph



**6265 Quinpool Road, Halifax**

Options ranging from 1,608 sf to 2,900 sf

Price by negotiation (contact listing agent)

Leasing opportunity with excellent frontage; various leasing opportunities; ample nature lighting; off-street parking; available immediately

**Contact** Geof Ralph



**5251 Duke Street, Halifax**

1,392 sf

Price by negotiation (contact listing agent)

Sublet in Duke Tower; available until January 31, 2026; excellent layout with open concept reception/work area; available within 30 days

**Contact** Geof Ralph



**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 and 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

# FOR LEASE | OFFICE



## 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; 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; Class A office tower downtown; **broker incentive program**

Contact Geof Ralph



## 2085 Maitland Street, Halifax

775 sf - 1,445 sf

\$28.00 psf (gross)

Multi-tenant professional building; available space on lower level; character features throughout; one parking spot available; rich with natural light

Contact Geof Ralph



## SUBLEASE

## 33 Alderney Drive, Dartmouth

8th floor: 5,849 sf

Price by negotiation (contact listing agent)

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

Contact Geof Ralph



## 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 smaller units; bright and airy space with fantastic views

Contact Geof Ralph



## SUBLEASE

## 2717 Joseph Howe Drive, Halifax

5th floor: 10,198 sf

Price by negotiation (contact listing agent)

Modern and quality office space overlooking the Northwest Arm; option to include remaining furniture; full-service cafeteria and daycare on-site

Contact Geof Ralph



## FOR LEASE | INDUSTRIAL

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

Unit 5: 5,941 sf

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Price by negotiation (contact listing agent)

5,941 sf open concept industrial space in Burnside Business Park; 28' clear heights; two dock loading doors; two private offices

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**Contact** Geof Ralph

# FOR LEASE | COMMERCIAL



## 5850 Bilby Street, Halifax

2,436 sf

Price by negotiation (contact listing agent)

Convenience and functional space in Halifax's thriving north end; standalone property; mix of private offices and open work space

**Contact** Geof Ralph



## 3208 Isleville Street, Halifax

+/-1,750 sf

Price by negotiation (contact listing agent)

Bright, ground floor space; located in desired Hydrostone Market District; on-site parking; supported by Corridor (COR) zoning; ideal for small business

**Contact** Geof Ralph



## 2608 Windsor Street, Halifax

3,000 sf

Price by negotiation (contact listing agent)

Located on a busy corner; on-site parking available; versatile layout comprising of private offices, shop and open space; on-site storage available

**Contact** Geof Ralph



## 1521-1531 Grafton Street, Halifax

Options ranging from 1,640 sf to 6,330 sf

Price by negotiation (contact listing agent)

Office and retail space in downtown Halifax; versatile layout to accommodate tenant's needs; close proximity to amenities; immediately available

**Contact** Geof Ralph



## Willbrooke Avenue Land, Westville

Lot size: 98,010 sf

Price by negotiation (contact listing agent)

Approx. 2.3 acres of commercially zoned land for build-to-suit; located immediately off Exit 21; supported by Highway Commercial (C3) zoning

**Contact** Matt Ross



## 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 with signage opportunities; 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; on-site parking; supported by General Commercial (C-1) Zoning

**Contact** Geof Ralph



## INCENTIVES

## 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; large front windows; **leasing incentives available**

**Contact** Geof Ralph



# FOR SALE | ALL CLASSES



## 308 Cobequid Road, Lower Sackville

Lot: 23,950 sf; Building: 7,724 sf  
\$975,000

Light industrial building in growing area; fully leased; ample parking on-site; flexible option for those interested in owner-occupier arrangement

Contact Ian Stanley



## 450 Highway No. 2, Enfield

1.12 acres; approved 42-unit building  
\$1,300,000

Development opportunity; approved plan for 42-unit residential building; plans in place for two additional 42-unit building on adjacent site

Contact Geof Ralph



## Curry Ridge, Howie Centre

5.27 acres; 21 mobile home pads  
\$625,000

Located ten minutes from downtown Sydney, Cape Breton; 21 unit mobile home park; stable, affordable, and low-maintenance income property

Contact Ian Stanley



## 54-58 Walker Street, Truro

Lot: 17,150 sf  
Price by negotiation (contact listing agent)

Located in the heart of Truro; +/- 17,000 sf site with development agreement in place for 55 residential units and 41 underground parking spaces

Contact Ian Stanley



## 22 St Vincent Street, Stellarton

Lot: 20,000 sf  
\$975,000

Well-located walk-up apartment building featuring 12 units; all two bedroom units; some recent renovations, paved parking

Contact Ian Stanley

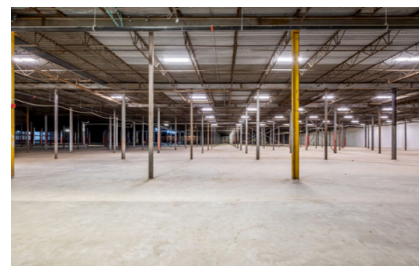


## Lot 2A, 450 Highway 2, Enfield

Lot: 5.79 acres  
Price by negotiation (contact listing agent)

Commercial development land located in the growing community of Enfield; combination zoning of R2 and MC; allows for various development

Contact Geof Ralph



## 114 Acadia Avenue, Stellarton

Building: 255,000 sf  
\$8,500,000

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

Contact Geof Ralph

# CONTACT US

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