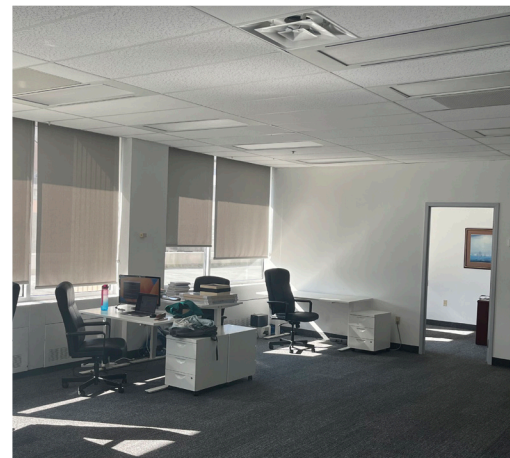
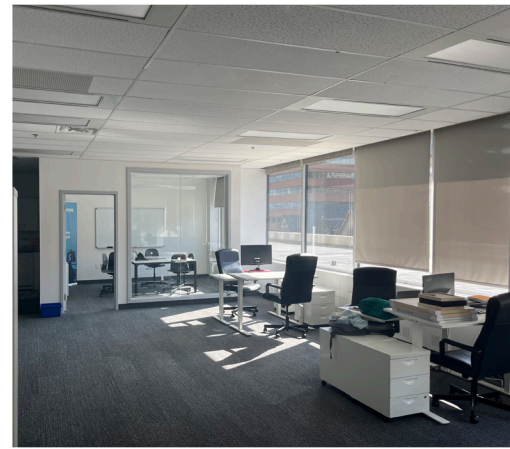
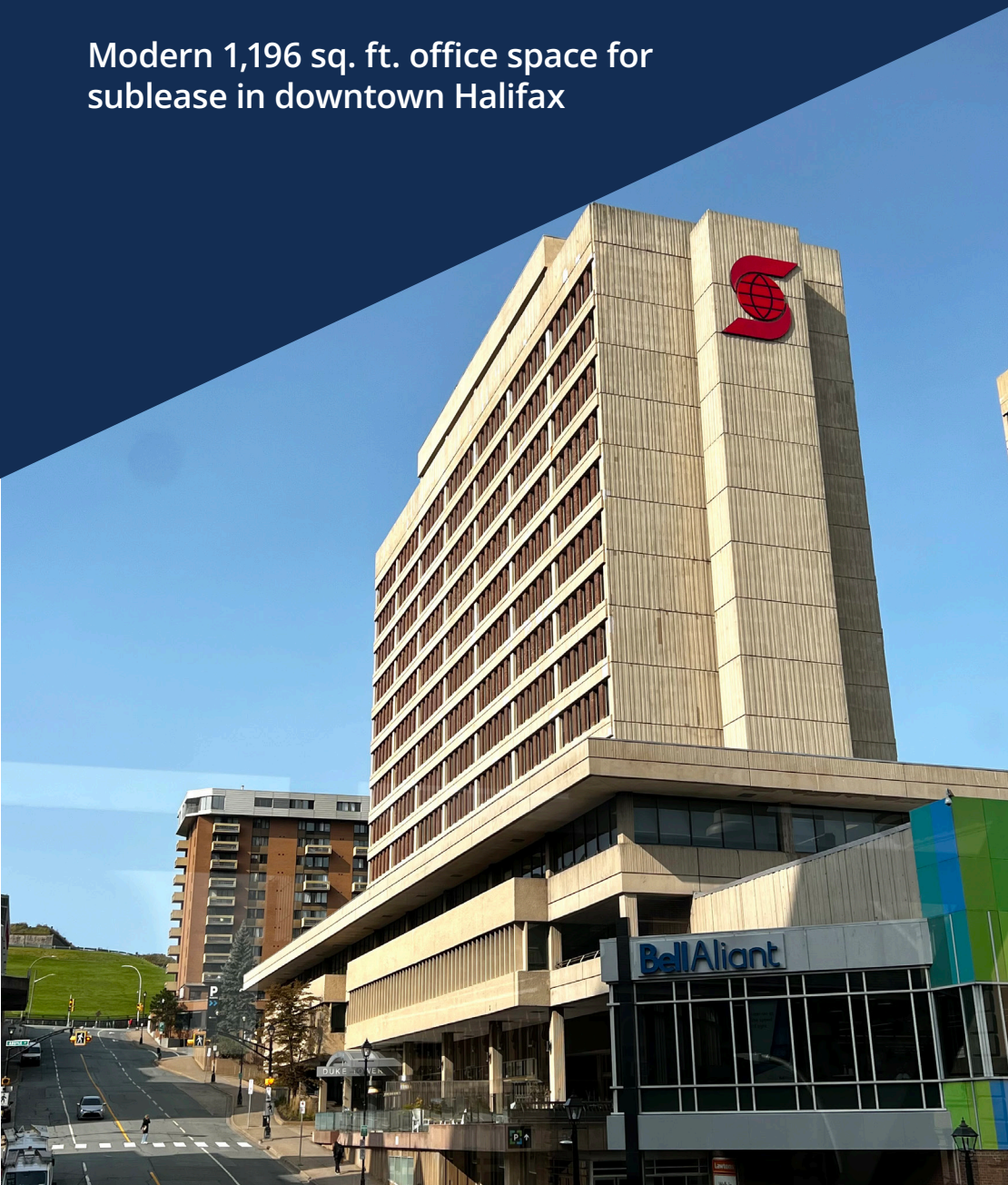


FOR SUBLEASE

DUKE TOWER, 5251 DUKE STREET, SUITE 412 DOWNTOWN HALIFAX

Modern 1,196 sq. ft. office space for
sublease in downtown Halifax



Geof Ralph

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DUKE TOWER, 5251 DUKE STREET, SUITE 412 | DOWNTOWN HALIFAX

Modern 1,196 sq. ft. office space for sublease in downtown Halifax

Explore the lively community of downtown Halifax and become fully immersed in its dynamic business scene! Duke Tower offers unbeatable convenience and simplifies your workday with on-site parking, fitness centre, shopping options, pharmacy, and an expansive food court. Furthermore, the office tower boasts superb connectivity via an extensive pedway network that seamlessly links the tower to Halifax's downtown core.

Situated on the fourth floor, this office space embodies minimalist design, boasting a modern aesthetic and expansive windows that flood the space with natural light. The space is available for lease fully furnished, and the layout consists of open workspace, private offices, and a kitchenette, creating a versatile and move-in ready workspace.



Downtown Location

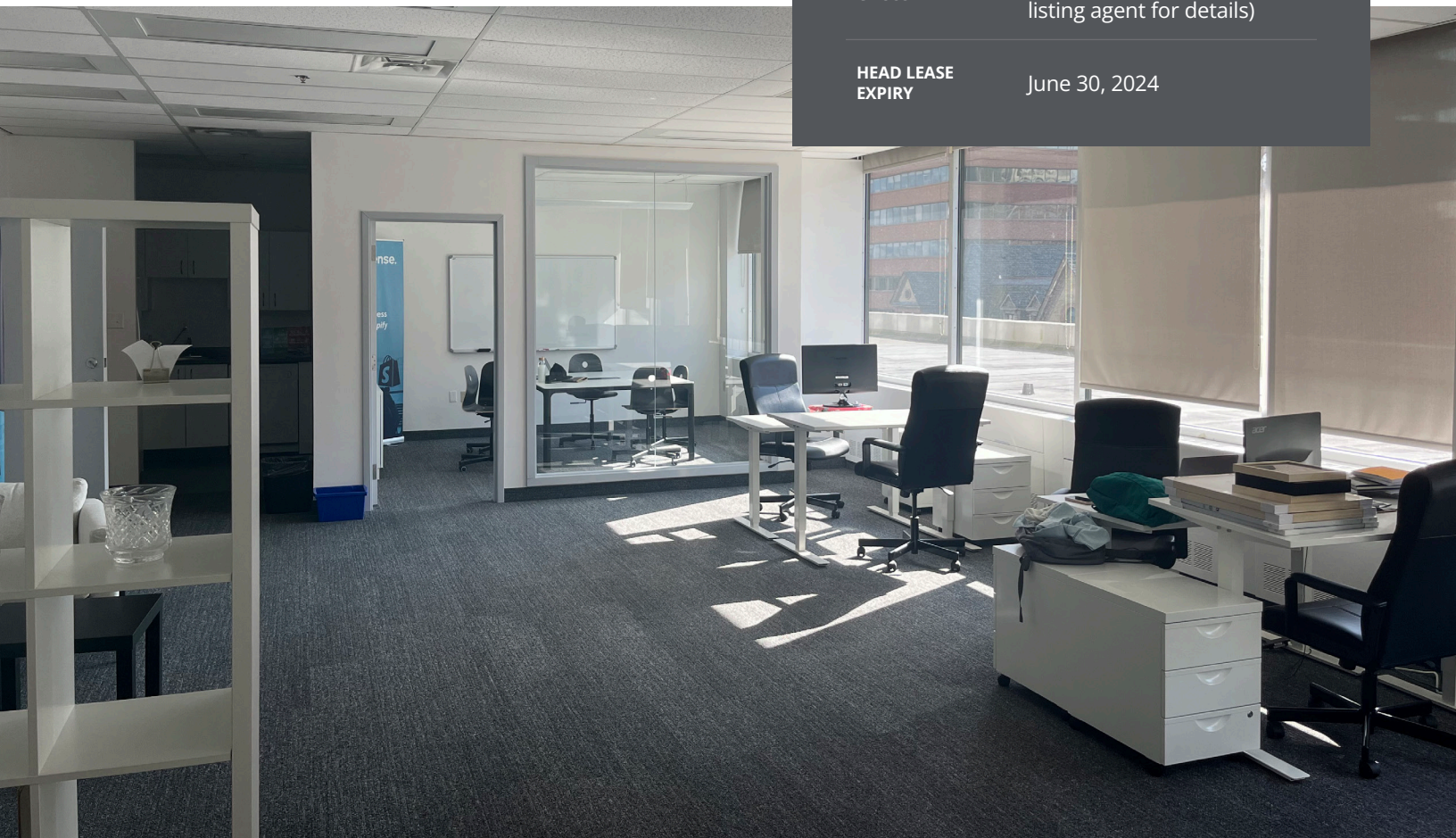


Option to Lease Fully Furnished



On-Site Parking Available

LISTING ID	10375
ADDRESS	5251 Duke Street Suite 412
LOCATION	Downtown Halifax
PROPERTY TYPE	Office
BUILDING NAME	Duke Tower
BUILDING SIZE	217,639 sq. ft.
SIZE AVAILABLE	1,196 sq. ft.
FLOOR LOCATION	Fourth
AVAILABILITY	Immediately
PARKING	Paid parking available; direct access to 1,700 vehicle parkade
GROSS RENT	By negotiation (contact the listing agent for details)
HEAD LEASE EXPIRY	June 30, 2024



DUKE TOWER, 5251 DUKE STREET, SUITE 412 | DOWNTOWN HALIFAX


- ✓ Direct access to 1,700 vehicle parkade
- ✓ Access to shower facilities and lockers
- ✓ Complete HVAC system with humidification system
- ✓ Barrier-free access from Duke Street and parkade
- ✓ Climate controlled bike room and repair station
- ✓ Extensive pedway linking Duke Tower to Halifax's downtown core
- ✓ Option to lease the suite fully furnished
- ✓ Direct access to Scotia Square Complex and close proximity to a diverse range of amenities, including shops, restaurants, hotels, daycare facilities, fitness centre, casino, and entertainment



- 1** Scotiabank Centre
- 2** The Barrington Hotel
- 3** Queens Marque
- 4** Halifax Ferry Terminal
- 5** Halifax Convention Centre



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