

FOR LEASE

BAKER DRIVE HEALTH & WELLNESS CENTRE

133 BAKER DRIVE, DARTMOUTH

Prime 3,610 sq. ft. leasing opportunity
in Class-A health & wellness building



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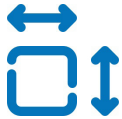
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Prime 3,610 sq. ft. leasing opportunity in Class-A health & wellness building

Welcome to Baker Drive Health & Wellness Centre, a multi-unit commercial building nestled in the heart of a rapidly expanding residential area in Dartmouth. The single-storey building is meticulously designed and primarily catered to medical and wellness clientele. This Class-A facility offers an abundance of on-site parking, welcoming ground floor entrances, and expansive full-height windows.

The available premise comprises 3,610 sq. ft. of fully built-out office/medical space, featuring nine private offices/treatment rooms, a spacious boardroom, kitchen and lunch room, reception area, open versatile space, and two washrooms. The well-designed space offers a rare leasing opportunity on Baker Drive for those in the medical and office sector - seize the chance to place your business in this thriving and accessible area!



3,610 sq. ft.
Office/Medical

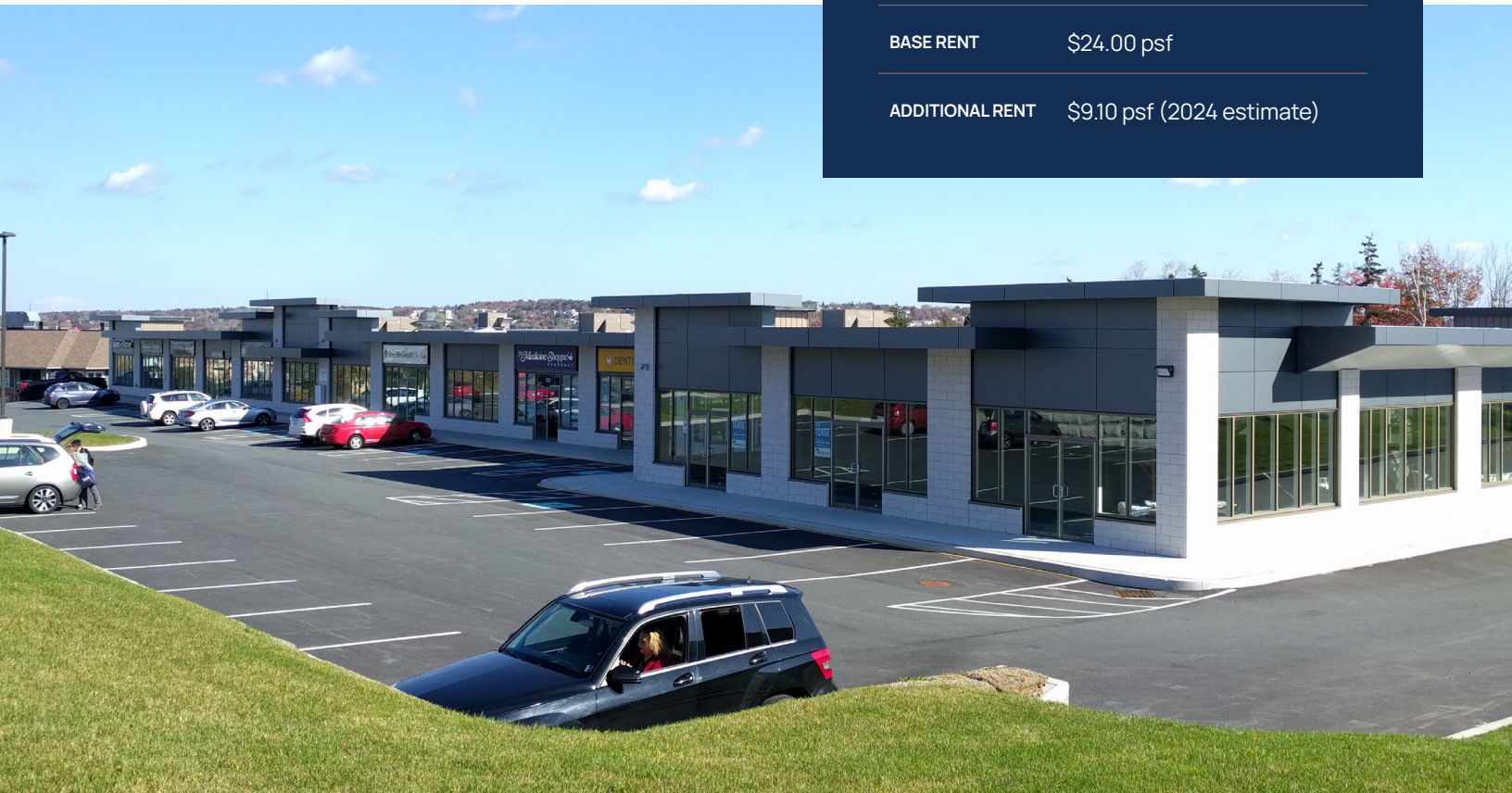


Rapidly Growing
Area



Ample, On-Site
Parking

LISTING ID	10389
ADDRESS	133 Baker Drive, Suite 200, Dartmouth
LOCATION	Russell Lake
PROPERTY TYPE	Office / Medical
BUILDING NAME	Baker Drive Health & Wellness Centre
YEAR BUILT	2018
BUILDING SIZE	19,000 sq. ft.
SIZE AVAILABLE	3,610 sq. ft.
NO. OF FLOORS	Single-storey
AVAILABILITY	November 1, 2024
PARKING	131 paved exterior surface stalls (free for tenants and customers); plus additional rear parking for tenants
BASE RENT	\$24.00 psf
ADDITIONAL RENT	\$9.10 psf (2024 estimate)



Location Overview

Russell Lake, Dartmouth: The perfect fusion of convenience and community

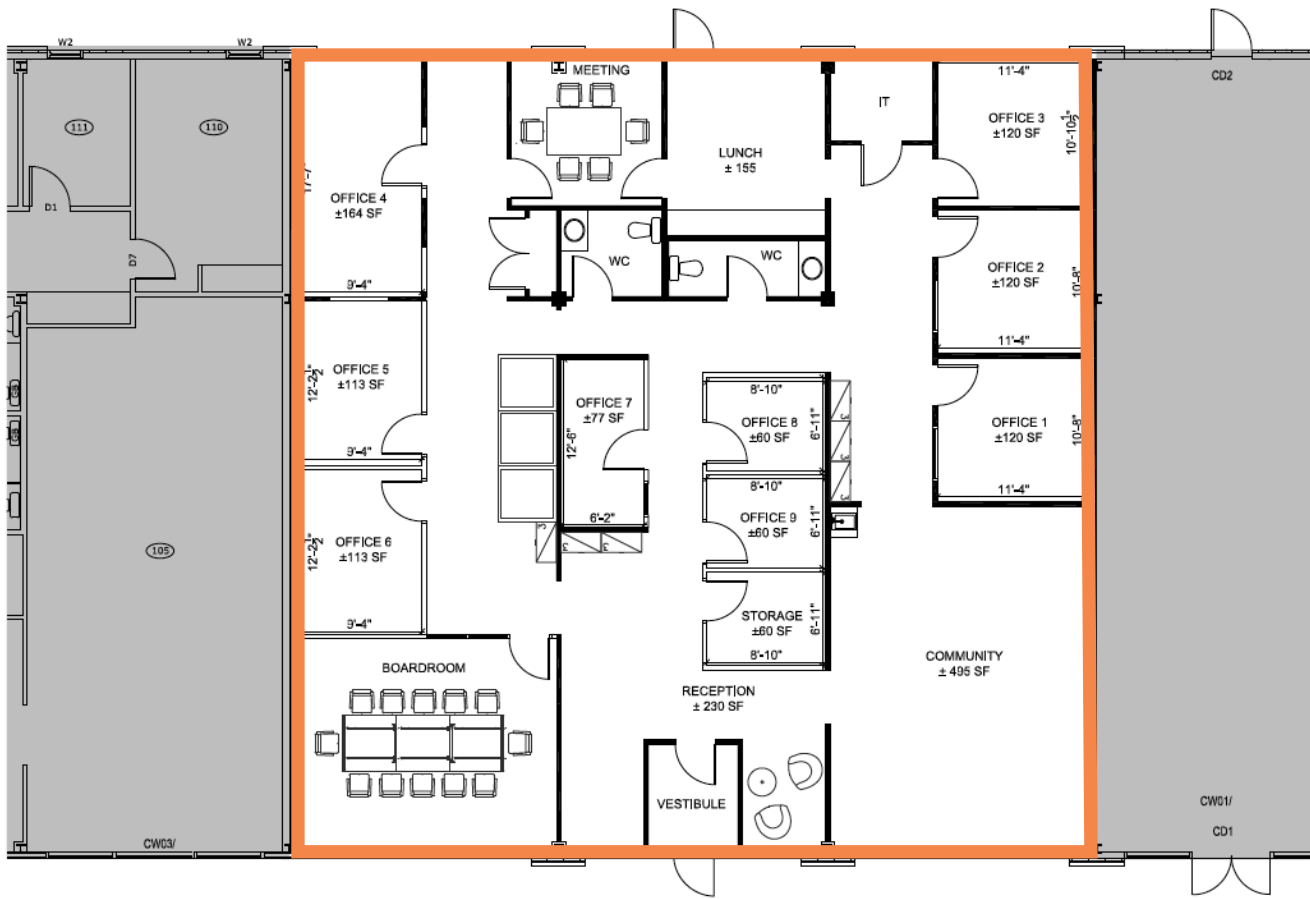
Situated in the heart of a rapidly expanding central Dartmouth area, Baker Health and Wellness Centre offers unparalleled convenience with easy accessibility to Highway 111 and Portland Street, a primary arterial route in the area. The surrounding local is rich with conveniences, including doctor's offices, retirement and nursing home facilities, Dartmouth General Hospital, Access Nova Scotia, grocery stores, daycare centres, scenic walking trails, and popular coffee shops and restaurants. Baker Drive enjoys the benefit of efficient public transportation, being

serviced by bus lines 62 and 67, while the Penhorn Bus Terminal, located just over one kilometer from the premises, facilities twelve major bus routes. For additional connectivity, the Woodside Ferry Terminal offers swift access to downtown Halifax, is conveniently positioned three kilometers from the premises. Discover the advantages of positioning your business in the prime location of Baker Health and Wellness Centre, surrounded by a flourishing and easily accessible community.



Floor Plan

Suite 200: 3,610 sq. ft.



Main Entrance



LARGE BOARDROOM



KITCHEN



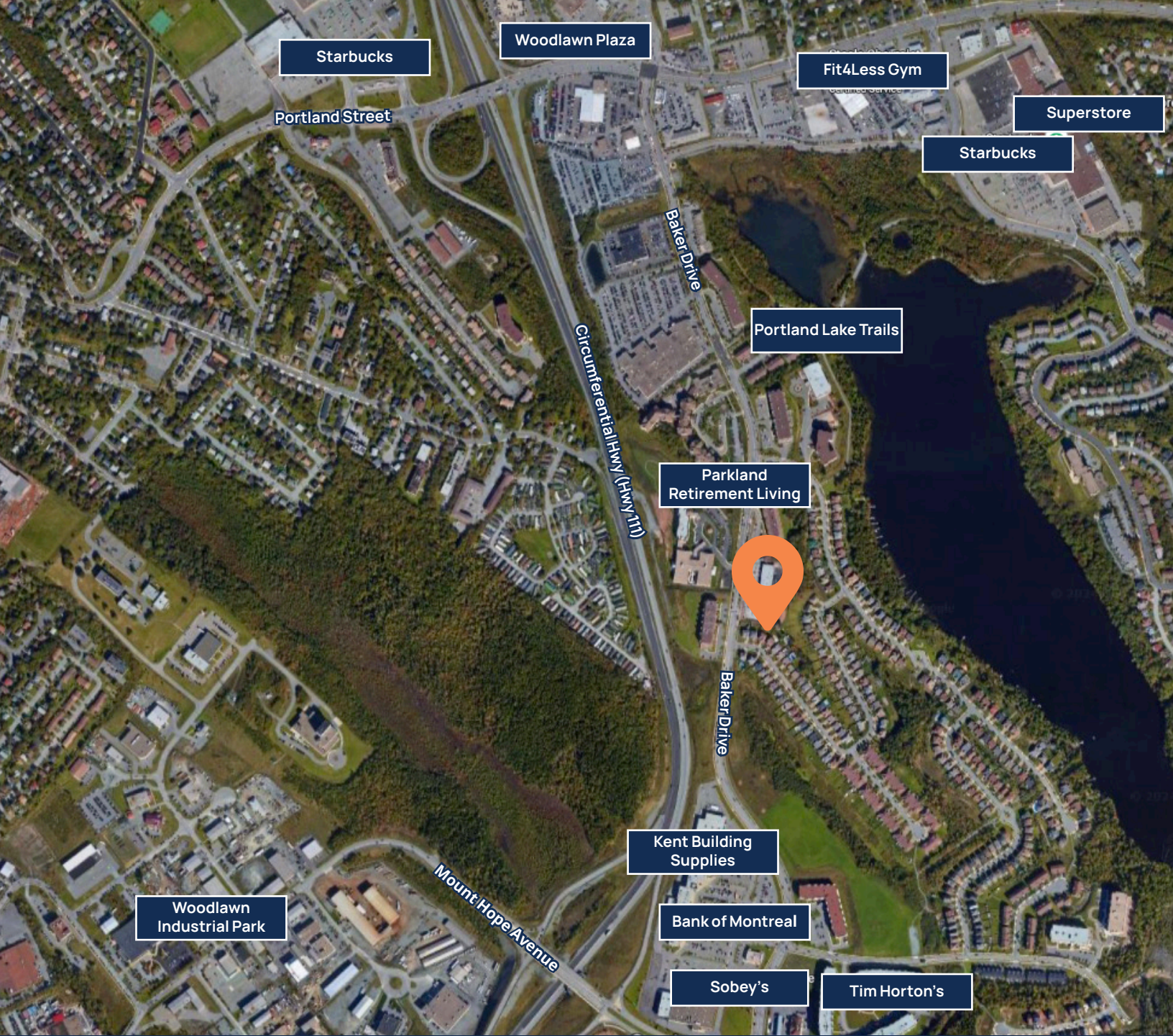
PRIVATE OFFICE



RECEPTION AREA



OPEN SPACE



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