

FOR LEASE

# 80 PORTLAND STREET DOWNTOWN DARTMOUTH, NS

Bright and quality retail space for lease  
in trendy Downtown Dartmouth



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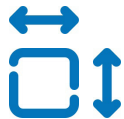




## Bright and quality retail space for lease in trendy Downtown Dartmouth

Situated in the heart of Downtown Dartmouth, this leasing opportunity offers 4,444 sq. ft. of bright, high-quality retail space. Currently configured as a modern fitness studio, the layout includes a 1,535 sq. ft. training studio, complemented by a welcoming reception area, kitchenette, washrooms with showers, and a small retail section. The space is enhanced by contemporary leasehold improvements, creating a warm and inviting atmosphere, while expansive windows provide ample natural light. Prominent signage opportunities along Portland Street further amplify visibility and brand presence.

Zoned Downtown Dartmouth (DD), the property permits a diverse range of uses, including office, retail, commercial, personal services, and dining. The surrounding area is experiencing sustained growth, driven by ongoing multi-residential developments, and an abundance of local amenities, drawing residents from across Dartmouth. Easily accessible from nearby neighborhoods, it's an ideal location to relocate or launch a new business!



4,444 sq. ft.  
Retail Space



High Foot and  
Vehicular Traffic



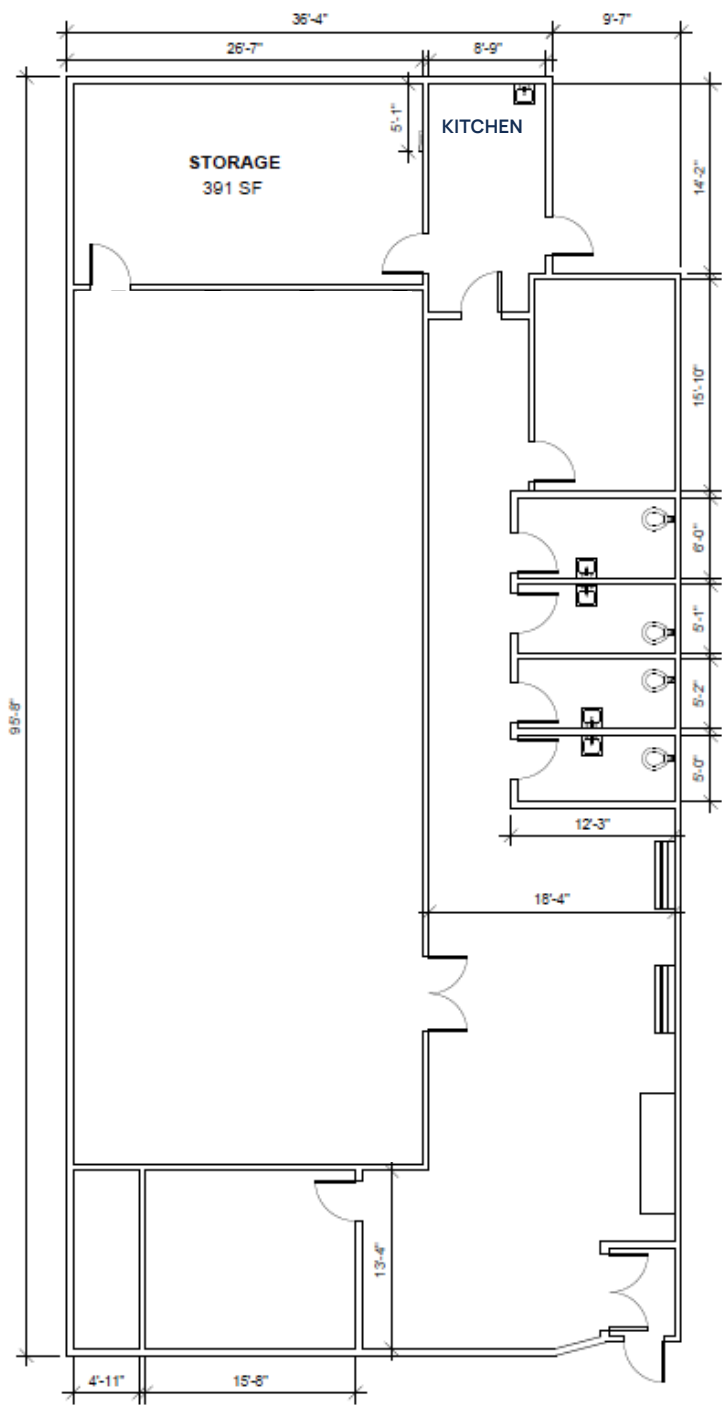
Leaseholds in  
Place

LISTING ID	10430
ADDRESS	80 Portland Street, Downtown Dartmouth
PROPERTY TYPE	Two -storey mixed use building with retail and office space
BUILDING SIZE	+/- 17,600 sq. ft.
SIZES AVAILABLE	4,444 sq. ft.
ZONING	Downtown Dartmouth (DD)
PARKING	Nearby street parking and municipal and private parking lots
AVAILABILITY	Immediately
NET RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$8.50 psf



# Floor Plan

4,444 sq. ft.





# Location Overview

Over the past decade, Downtown Dartmouth has experienced consistent growth, witnessing an influx of multi-residential developments, charming cafes, distinguished restaurants, chic boutiques, a Nordic Spa, and trendy brew pubs and cocktail bars. Furthermore, the location is within walking distance to multiple transit routes, as well as the Alderney Ferry Terminal, allowing for quick and convenient access to Downtown Halifax.

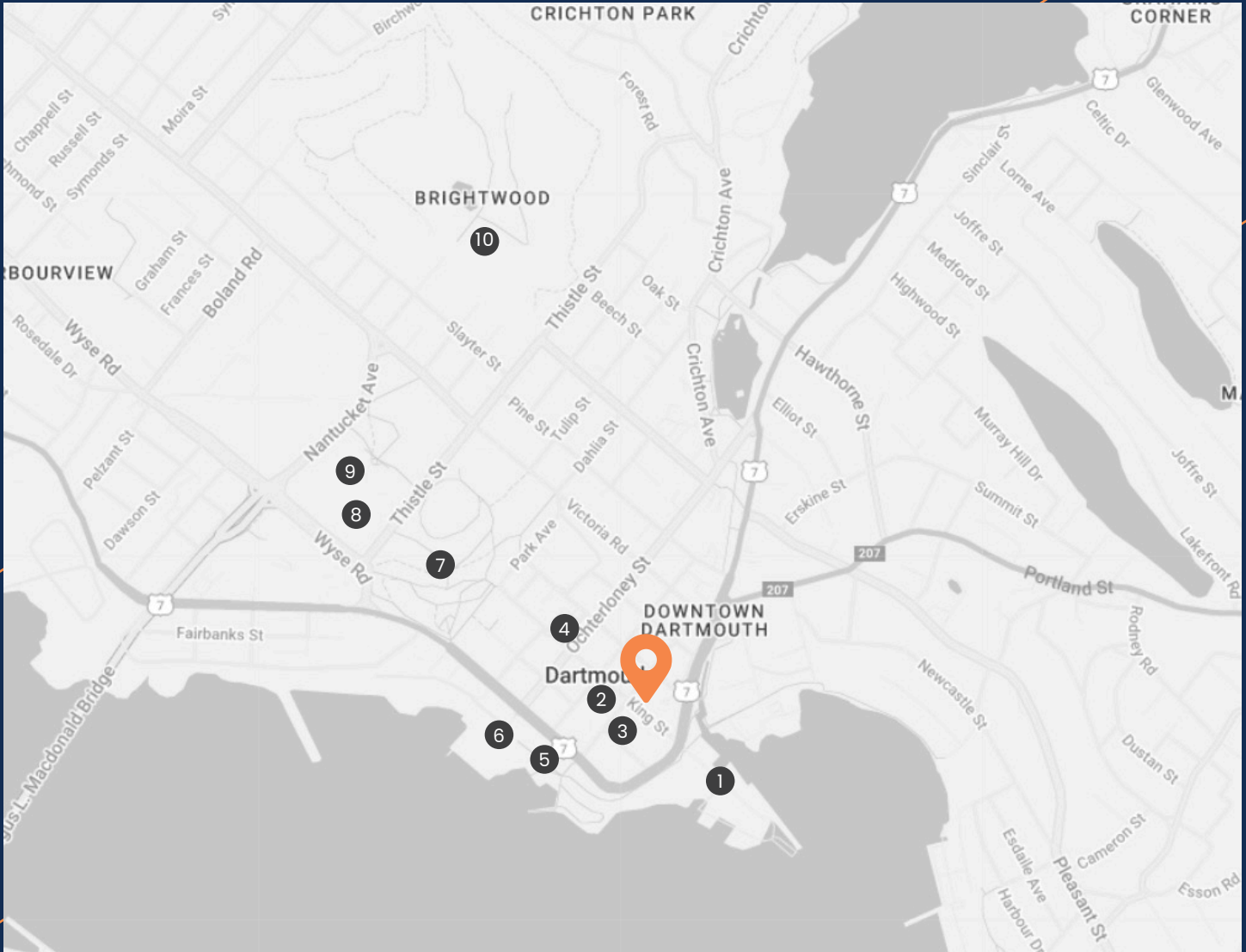
Downtown Dartmouth and it's surrounding areas embodies a vibrant sense of community, fostering a special atmosphere that residents and businesses take pride in. The weekly Dartmouth Farmers Market on Saturday and the Artisan Market on Sunday actively contribute to the sense of community. Throughout the year, the area comes alive with various festivals, including the Downtown Dartmouth Ice Festival and Food Crawl.

Downtown Dartmouth seamlessly blends a welcoming community atmosphere with all the enticing amenities people crave, making it the ultimate destination to live, work and play.





# Surrounding Amenities



① King's Wharf

② Lake City Cider

③ The Canteen

④ Two If By Sea cafe

⑤ Alderney Gate Ferry Terminal

⑥ Alderney Landing

⑦ Dartmouth Commons

⑧ Zatzman Sportsplex

⑨ Halifax Transit Bridge Terminal

⑩ Brightwood Golf & Country Club

Alderney Ferry Terminal  
DRIVE TIME: 1 MINUTES

Downtown Halifax  
DRIVE TIME: 8-12 MINUTES

Dartmouth Crossing  
DRIVE TIME: 9-12 MINUTES

Halifax Stanfield Int'l Airport  
DRIVE TIME: 22-26 MINUTES





**STUDIO SPACE**



**KITCHENETTE**



**WASHROOM**



**RECEPTION / RETAIL AREA**



**EXPANSIVE WINDOWS**





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