

FOR LEASE

WOODLAWN PLAZA

114 WOODLAWN ROAD, DARTMOUTH, NS

866 sq. ft. of open-concept retail space in prominent unit of busy shopping plaza



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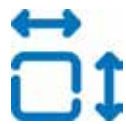
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866 sq. ft. of open-concept retail space in prominent unit of busy shopping plaza

Located within the bustling Woodlawn Plaza in Dartmouth, this premier leasing opportunity presents an adaptable and bright, open concept retail space. Spanning 866 sq. ft., the open layout features expansive storefront windows, allowing for an abundance of natural light, complemented by high ceilings, a fully accessible washroom, and back storage room. Unit 32 is ready for new occupancy July 1, just in time for the summer season.

Positioned in the heart of Dartmouth, this well-established shopping centre offers exceptional visibility, prominent signage opportunities, ample on-site parking, and convenient access to multiple public transit routes. The property is professionally managed and anchored by national tenants such as Staples, Giant Tiger, and Bulk Barn, ensuring a steady flow of foot



866 sq. ft.
Available



High Vehicular
Area



Free, On-site
Parking

LISTING ID	10440
ADDRESS	Unit 32, 114 Woodlawn Road, Dartmouth
PROPERTY TYPE	Retail
BUILDING NAME	Woodlawn Plaza
BUILDING SIZE	158,058 sq. ft.
SIZE AVAILABLE	866 sq. ft.
FLOOR LOCATION	Ground level
AVAILABILITY	July 1, 2025
PARKING	Ample, free on-site parking
BASE RENT	Contact listing agents
ADDITIONAL RENT	\$10.50 psf

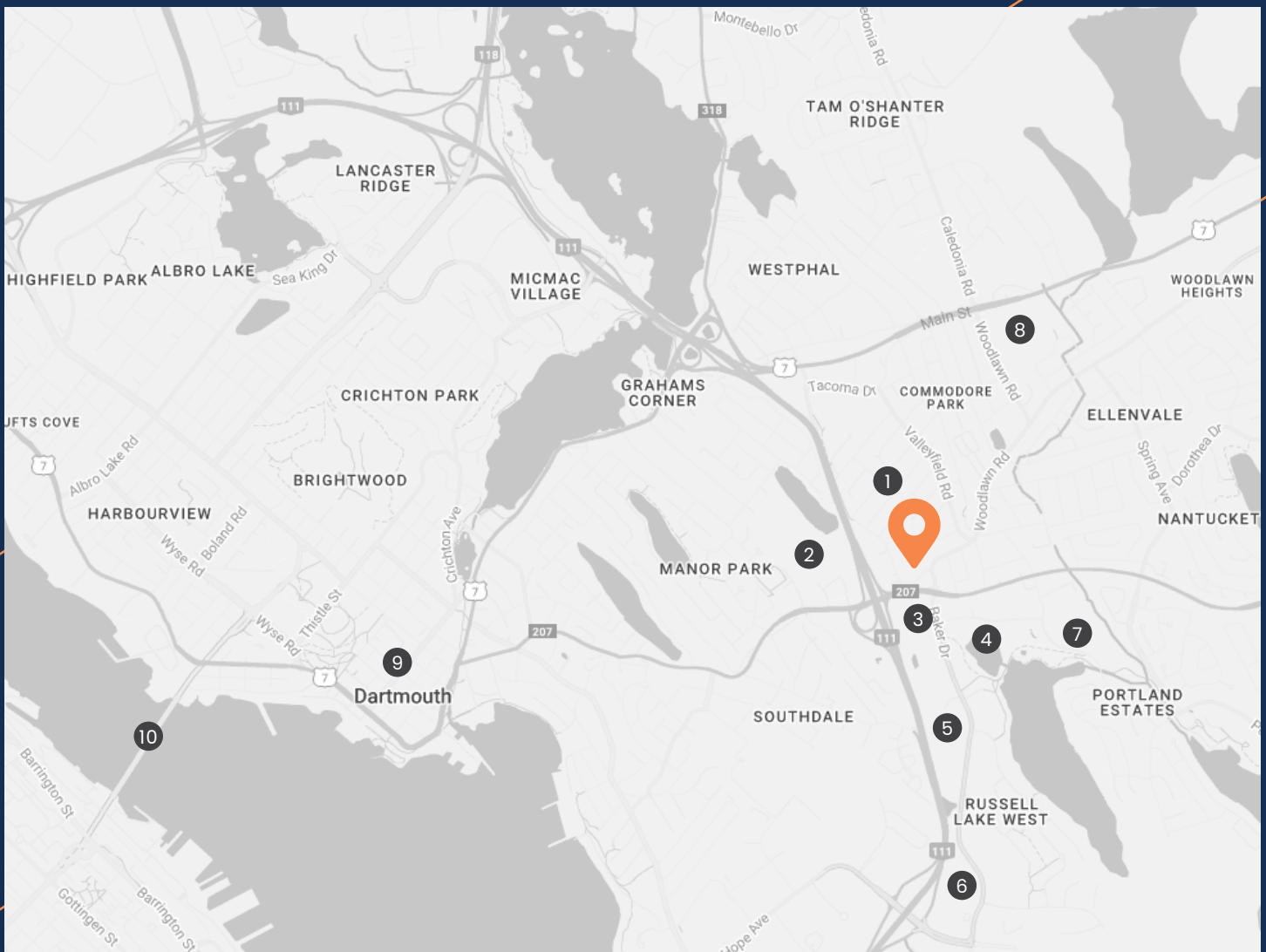


Site Plan

Woodlawn Plaza, Dartmouth



Surrounding Amenities



① Woodlawn Park

② Penhorn Plaza

③ McDonald's

④ Portland Lakes Trail

⑤ Parkland At The Lakes (Seniors Residents)

⑥ Access Nova Scotia

⑦ Woodlawn Public Library

⑧ NSCC - Akerley Campus

⑨ Downtown Dartmouth

⑩ Angus L. MacDonald Bridge

Nova Scotia Highway 111
DRIVE TIME: 2 MINUTES

Downtown Dartmouth
DRIVE TIME: 7-10 MINUTES

Cole Harbour
DRIVE TIME: 8-12 MINUTES

Downtown Halifax
DRIVE TIME: 16-24 MINUTES



OPEN RETAIL SPACE



OPENING TO STORAGE



STORAGE ROOM



STORAGE ROOM



OPEN SPACE



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Property Highlights

Building Features

- Five-storey, Class A office building located within a professional business campus
- Numerous on-site amenities including food establishments, pharmacy, and daycare centre
- Barrier-free building with three high speed elevators
- IT-friendly infrastructure and HVAC control
- Conveniently situated with quick access to Highway 102, downtown Halifax, both harbour bridges, Bayers Lake, Bedford, and more
- Ample, on-site parking (including covered parking options)

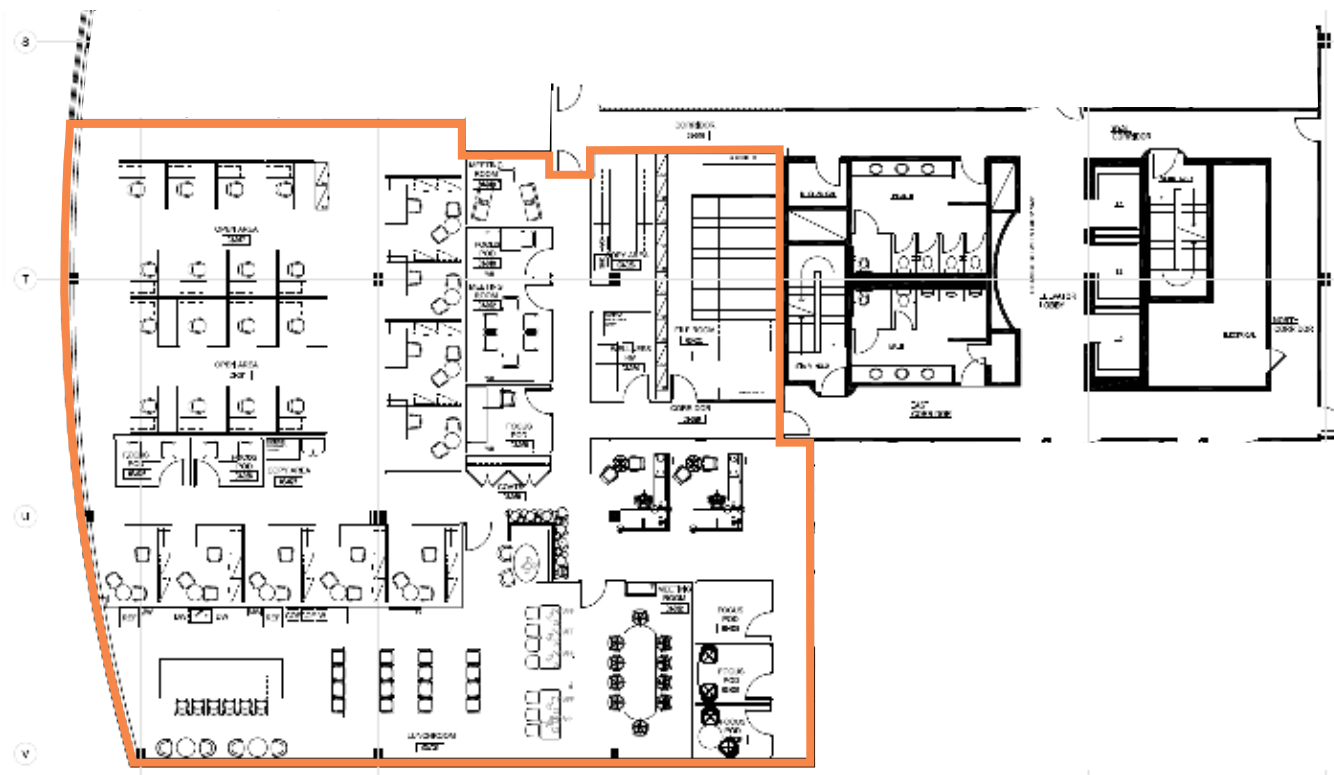
Suite Features

- Turnkey space with contemporary leaseholds in place
- Office configuration includes a mix of small and large meeting rooms, private offices, open work space, and a generous size kitchen / lunchroom
- Existing furniture can be included
- Bright space featuring expansive windows with included treatments
- Space easily modified to reflect company branding
- LED lighting throughout
- Large secure storage room



Existing Floor Plan

Third Floor: +/- 8,280 rentable sq. ft.



Location Overview

Downtown Halifax serves as the epicentre of the region, brimming with vibrancy and a flourishing atmosphere. It seamlessly intertwines the energetic pulse of modern life with enduring charm of its historical roots, creating a dynamic atmosphere that hums with energy.

In the recent years, Halifax's downtown core has undergone an extraordinary surge in population. From 2016 to 2021, the residential population of downtown Halifax experienced remarkable expansion, increasing 26%, solidifying its status as the fastest-growing city in Canada. The downtown area serves as a bustling business hub for Atlantic Canada, home to over 1,600 businesses.

The property is just steps away from the finest offerings in Halifax, including charming cafes, chic boutiques, an exceptional culinary scene, and luxury accommodations. The renowned Halifax Waterfront is nearby, offering beer gardens, food stands, museums, and even spacious hammocks for relaxation. Furthermore, the property is in proximity to Halifax's lively Entertainment District, the Scotiabank Centre, and the Halifax Convention Centre. Downtown Halifax blends a professional-focused environment with captivating amenities, making it the ultimate location to establish and showcase your business.

Source: Stats Canada, 2021 Census Profile; Halifax Index 2023; Downtown Halifax Business Commission, 2022

