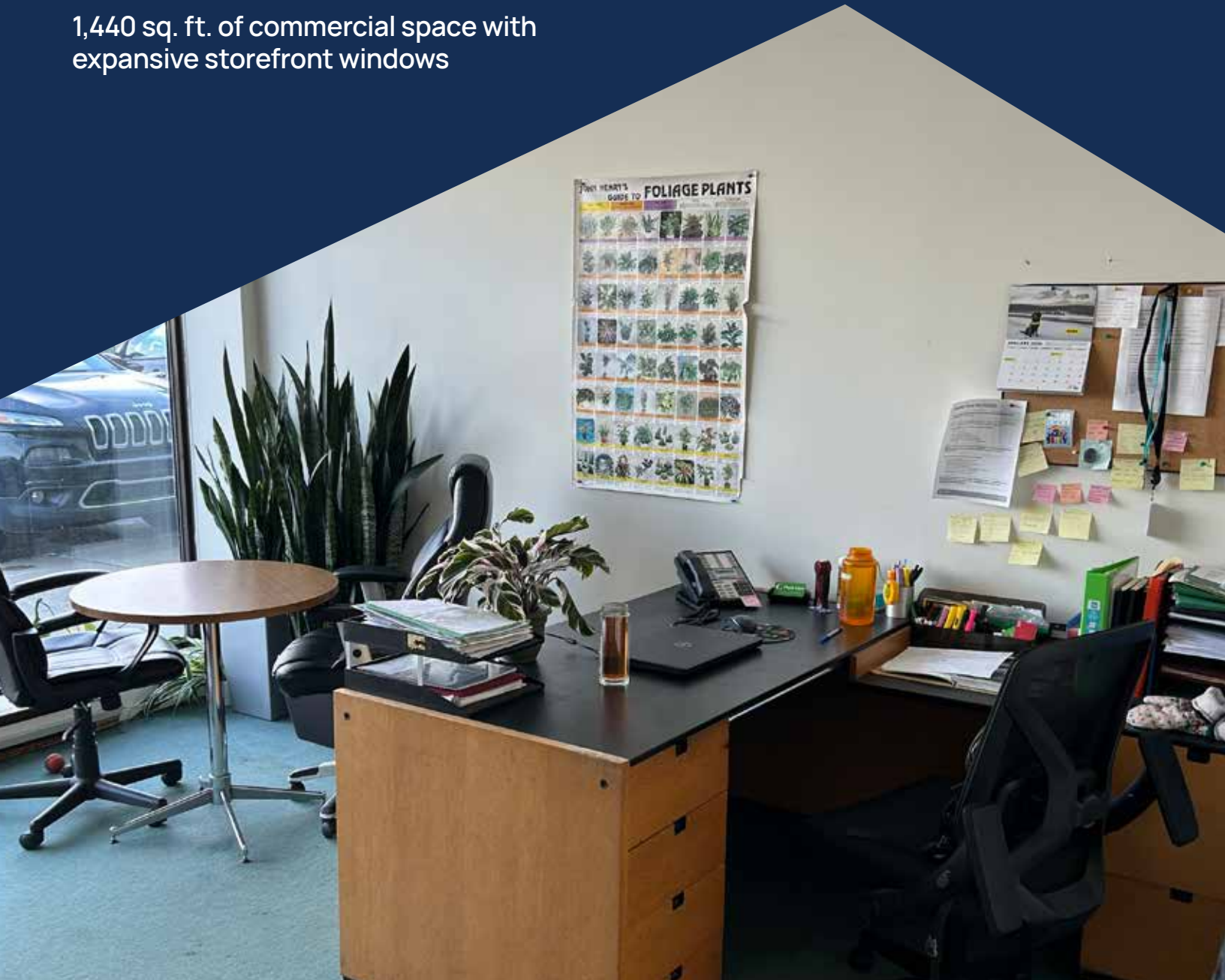


FOR SUBLEASE

## 30 SIMMONDS DRIVE DARTMOUTH, NS

1,440 sq. ft. of commercial space with  
expansive storefront windows



### Geof Ralph

(902) 444-4004  
(902) 877-9324  
geof@partnersglobal.com

[partnersglobal.com](http://partnersglobal.com)



1,440 sq. ft. of commercial space with expansive storefront windows.

Introducing 30 Simmonds Drive, a versatile mixed-use building in Burnside Industrial Park with excellent visibility. This thoughtfully designed unit features a welcoming reception area, multiple private offices, an interior washroom, and a storage room with plumbing already in place. The layout provides a balanced mix of client-facing areas and operational space, making it well-suited for businesses seeking efficiency and flexibility.

Professionally managed, the single-story building offers excellent accessibility and convenience. Tenants enjoy ample on-site parking, seamless access to major thoroughfares, and nearby public transit routes. Strategically positioned within Atlantic Canada's largest industrial park, 30 Simmonds Drive provides a high-visibility, connected, and reliable setting for businesses seeking a professional and functional workspace.



1440 sq. ft.  
Available



Desired  
Location

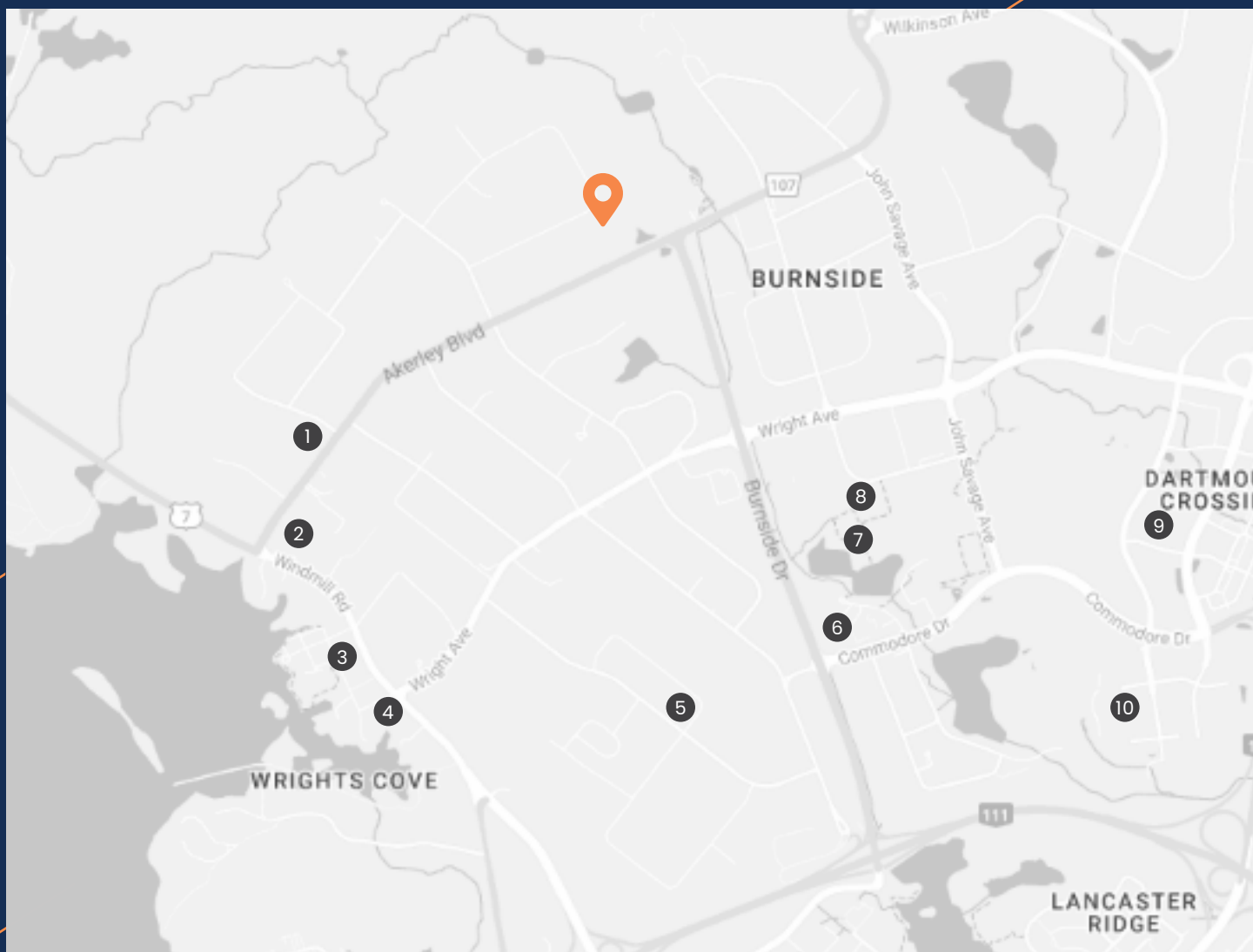


Free, On-Site  
Parking

LISTING ID	10676
ADDRESS	30 Simmonds Drive, Dartmouth, NS
PROPERTY TYPE	Office
SIZE AVAILABLE	1,440 sq. ft.
AVAILABILITY	Immediately
PARKING	Ample, free on-site parking
LEASE TYPE	Sublease
LEASE EXPIRY	July 31, 2027
BASE RENT	By negotiation
ADDITIONAL RENT	\$8.80 psf



# Surrounding Amenities



① Tim Horton's

② Halifax Bread Factory

③ Starbucks

④ McDonald's / Subway

⑤ Playful Paws Dog Daycare

⑥ Best Western Plus Hotel

⑦ Spectacle Lake Park

⑧ Willowbrae Academy Daycare

⑨ Costco Wholesale

⑩ Walmart Supercentre

A. Murray MacKay Bridge

**DRIVE TIME: 6 MINUTES**

Dartmouth Crossing

**DRIVE TIME: 7 MINUTES**

Bedford

**DRIVE TIME: 8 MINUTES**

Downtown Halifax

**DRIVE TIME: 15 MINUTES**

Halifax Stanfield International Airport

**DRIVE TIME: 20 MINUTES**





**OPEN SPACE**



**OPEN SPACE**



**AERIAL VIEW**



**EXTERIOR**



**OPEN SPACE**



**Geof Ralph**

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