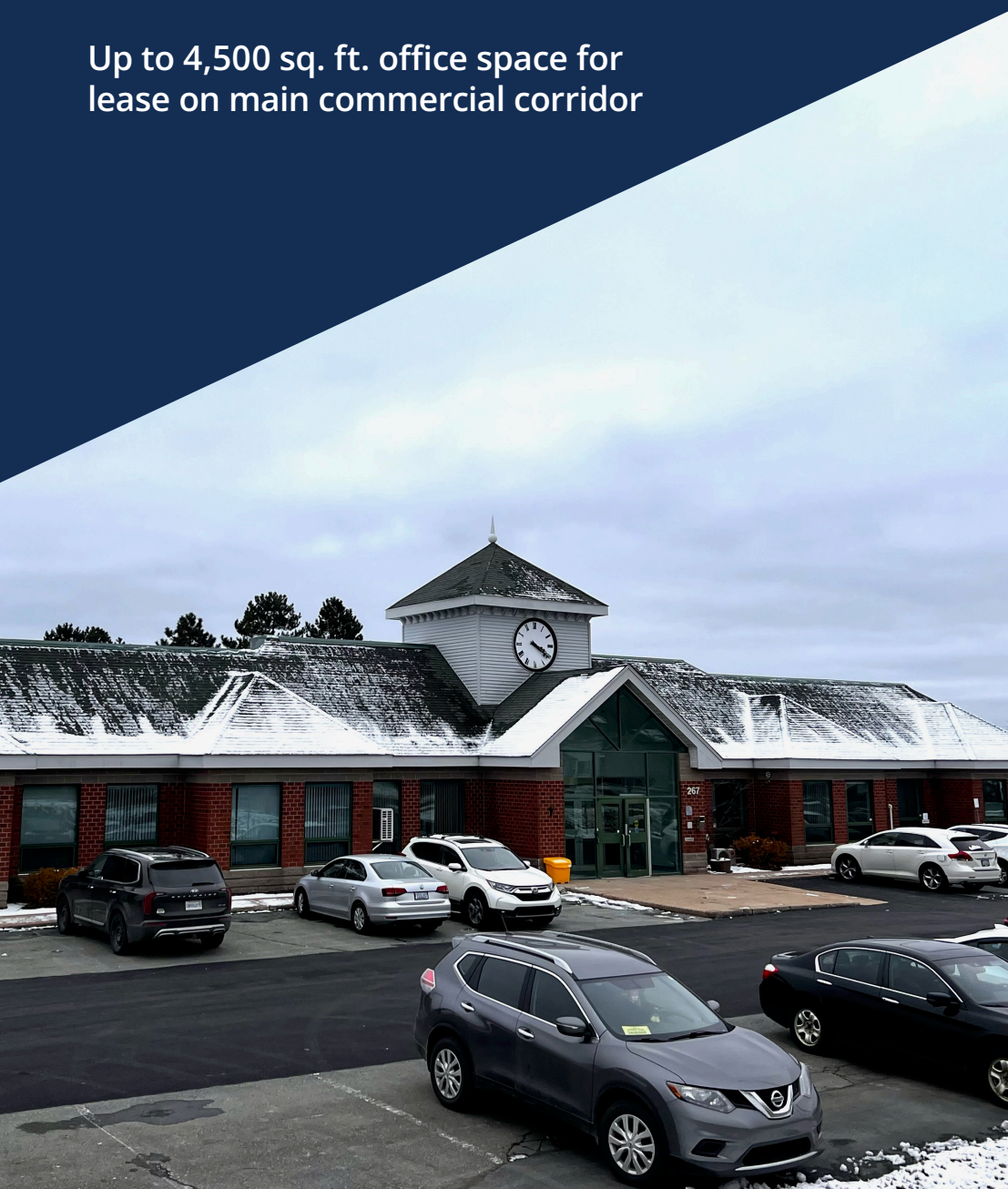


FOR LEASE

267 COBEQUID ROAD LOWER SACKVILLE, NOVA SCOTIA

Up to 4,500 sq. ft. office space for
lease on main commercial corridor



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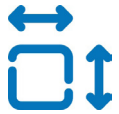


267 COBEQUID ROAD | LOWER SACKVILLE, NOVA SCOTIA

Up to 4,500 sq. ft. office space for lease on main commercial corridor

Well-situated in Lower Sackville, along a primary commercial artery, 267 Cobequid Road is a single-storey professional office building offering a visually appealing exterior, outstanding visibility and ample, free on-site parking. Nestled within one of Halifax Regional Municipality's rapidly expanding communities, this strategic location provides swift and easy access to Highway 101 and 102, Fall River, and Bedford Commons.

The existing space spans +/- 4,500 sq. ft. of bright and welcoming office space, featuring high ceilings and large windows. The functional layout comprises a well-balanced mix of open workspaces, training rooms, private offices, and generous storage. The space includes three entrances from the building's common area, offering potential to demise. Take advantage of this versatile leasing opportunity to position your business in a professional building surrounded by amenities!



Up to 4,500 sq. ft. Available



High Vehicular Area



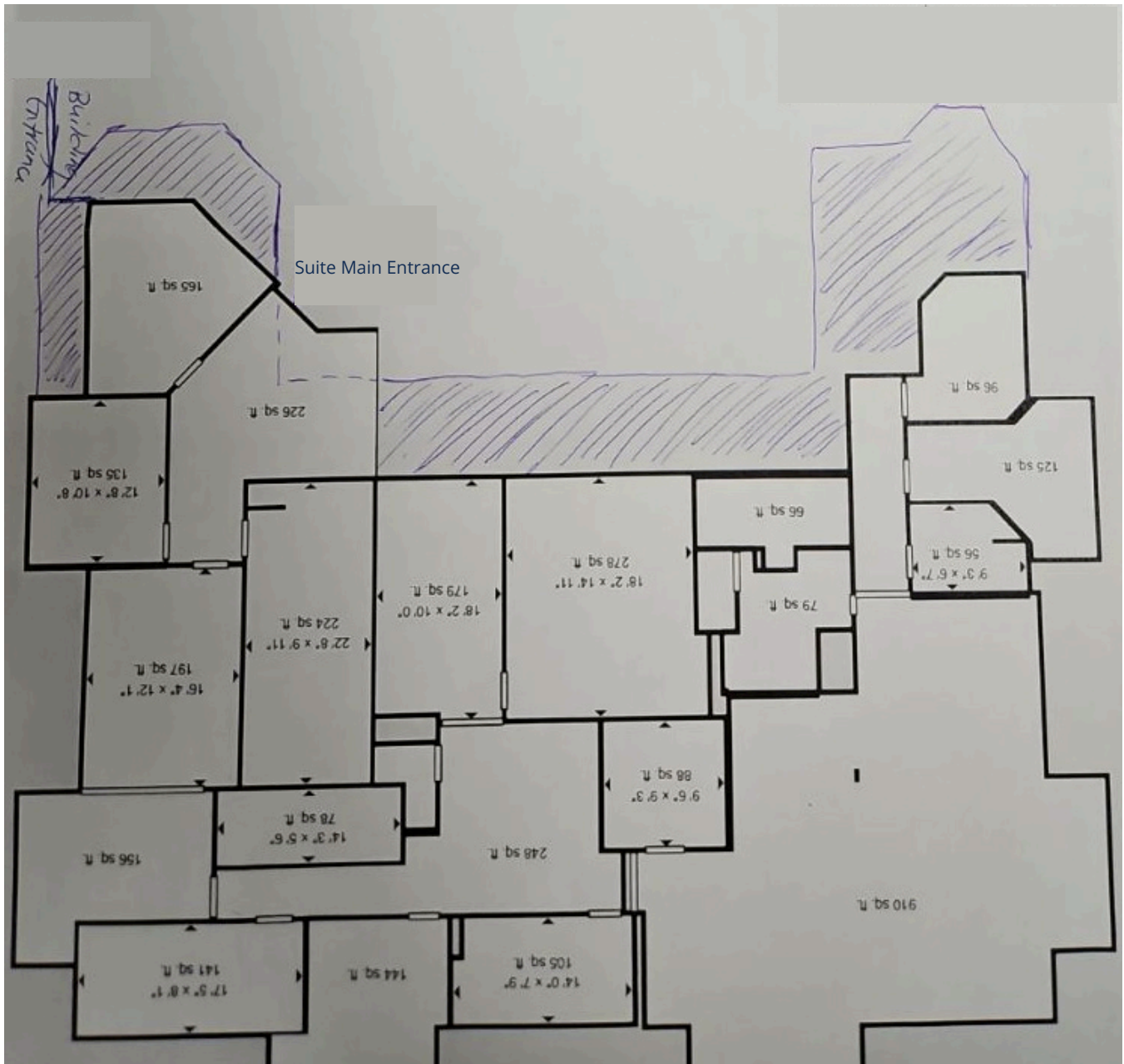
Ample On-Site Parking

LISTING ID	10384
ADDRESS	267 Cobequid Road, Suite 102
LOCATION	Lower Sackville
PROPERTY TYPE	Office
LOT SIZE	1.2 acres
BUILDING SIZE	+/- 13,500 sq. ft.
SIZE AVAILABLE	Suite 102: Up to 4,500 sq. ft. (potential to demise) Suite 102A: +/-350 sq. ft.
FLOOR LOCATION	First floor
AVAILABILITY	Immediately
PARKING	Ample, on-site parking
NET RENT	By negotiation (call a listing agent for details)
ADDITIONAL RENT	\$11.17 psf



267 COBEQUID ROAD | LOWER SACKVILLE, NOVA SCOTIA

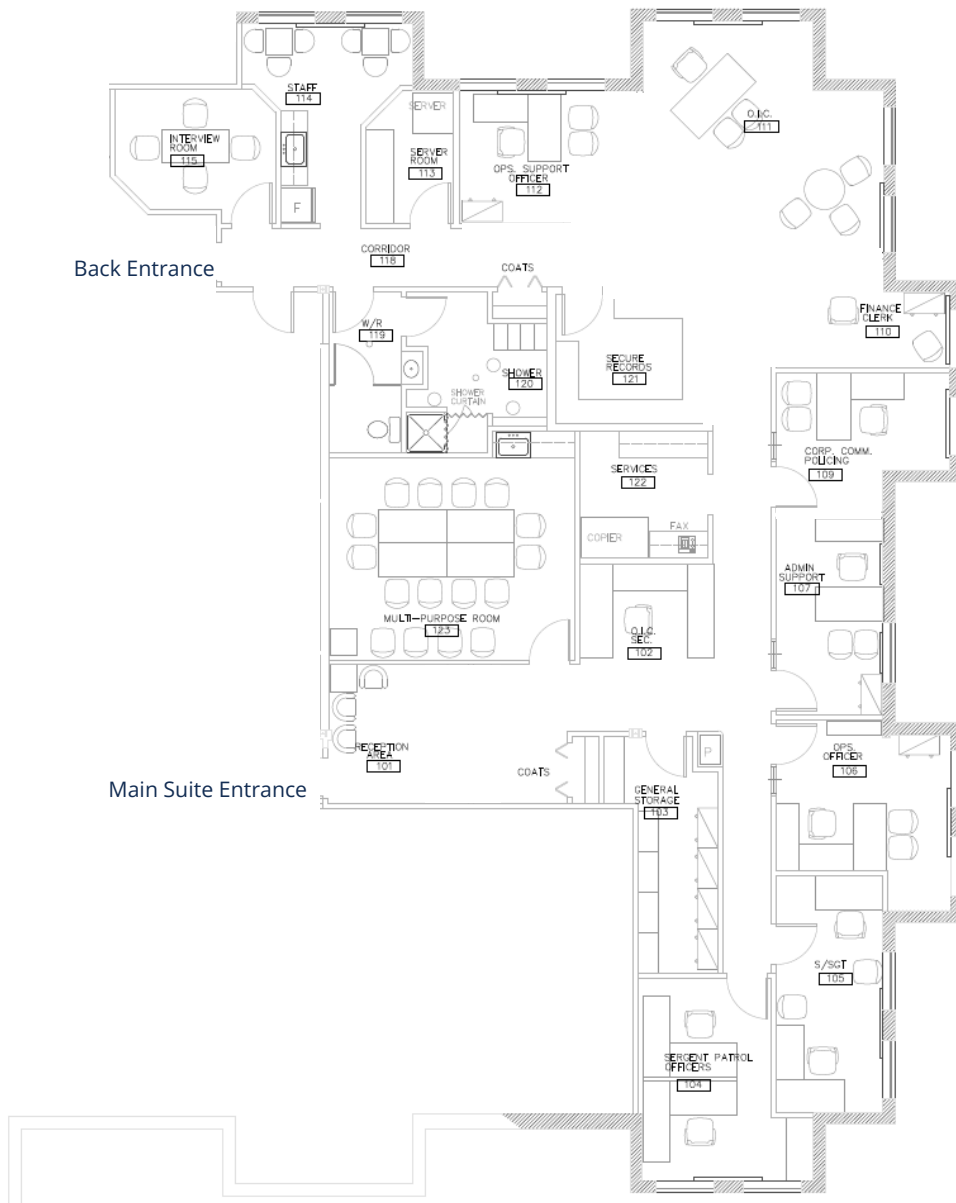
Floor Plan - +/- 4,500 sq. ft.



Approximate floor plan; minor changes not represented
Boundary lines are approximate

Furniture Floor Plan

+/- 4,000 sq. ft.



*Approximate floor plan; minor changes not represented



Mix of open work space and private offices

Exterior signage opportunities

On-site property management

LED lighting throughout

Three separate interior entrances

Surrounded by a vast array of amenities

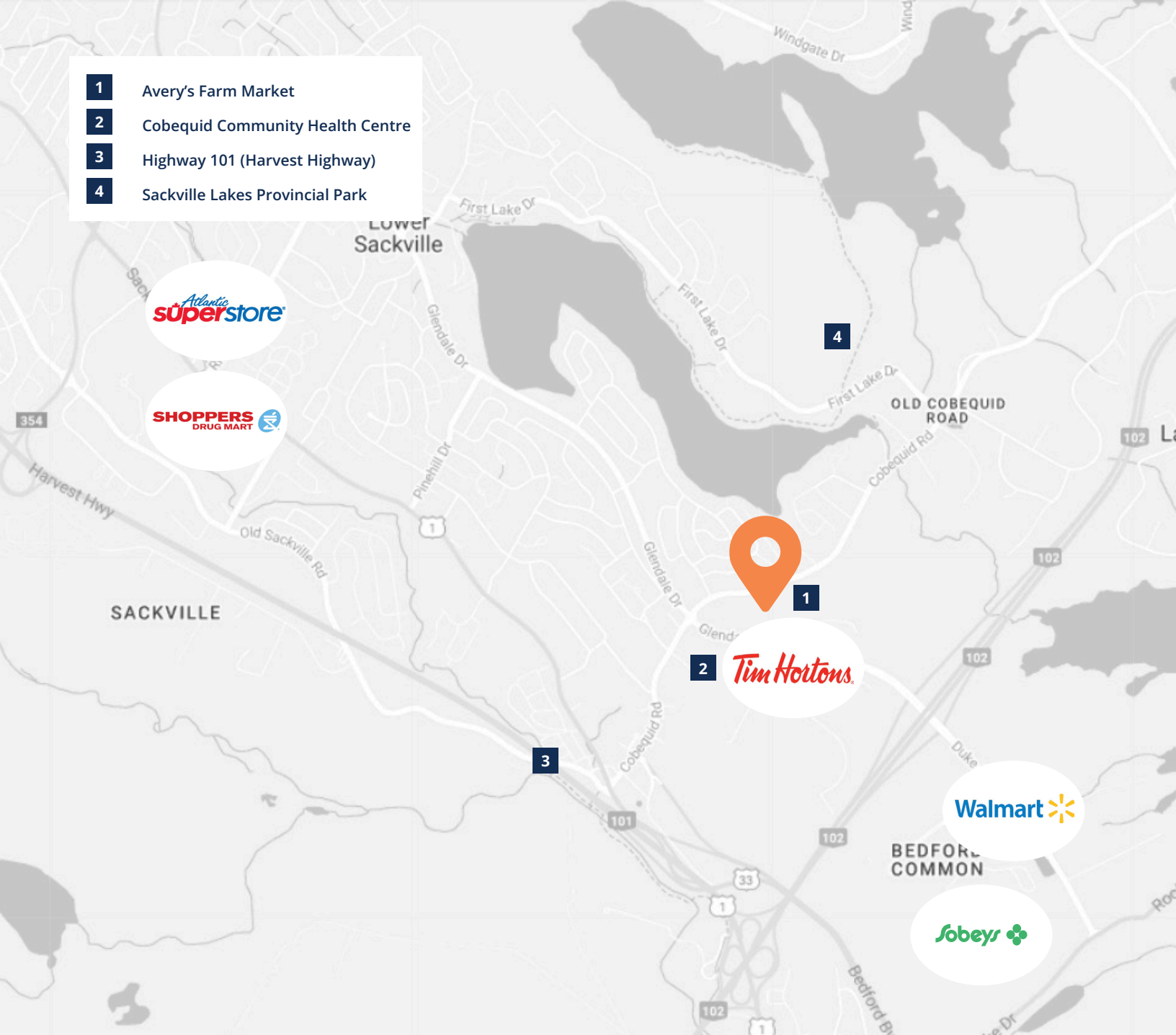
Flexible space; potential to demise

New HVAC system


In-suite barrier-free washroom



- 1 Avery's Farm Market
- 2 Cobequid Community Health Centre
- 3 Highway 101 (Harvest Highway)
- 4 Sackville Lakes Provincial Park



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