

NOVA SCOTIA LISTING REPORT

August 2024

Partners Global Corporate Real Estate Inc.
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FEATURED LISTINGS



109 DOREY AVENUE, UNIT 13, DARTMOUTH

| | |
|-----------------|---|
| Size | 7,800 sq. ft. |
| Price | Contact the listing agent |
| Features | <ul style="list-style-type: none"> • 'Class A' building located in Burnside Industrial Park • End-cap space offering 7,800 sq. ft. thoughtfully divided into well-built office space and functional warehouse • Four dock loading doors • Ample, on-site parking • Available March 1, 2025 |

Contacts Geof Ralph



40-46 BORDEN AVENUE, DARTMOUTH

| | |
|-----------------|--|
| Size | 3,918 - 34,000 sq. ft. |
| Price | Contact the listing agent |
| Features | <ul style="list-style-type: none"> • Light industrial building located in Burnside Industrial Park • Designed to cater to diverse tenant needs, property offers various demising options • Dock and grade loading • Efficient natural gas heating, rail service access, and on-site parking • Available Q1 2025 |

Contact Geof Ralph



109 WILLIAMS AVENUE, UNIT 5, DARTMOUTH

| | |
|-----------------|---|
| Size | 2,523 sq. ft. (office space only) |
| Price | Contact the listing agent |
| Features | <ul style="list-style-type: none"> • 'Class A' office space • 'Bright office space available with contemporary leaseholds • Attractive tilt-up concrete facade and sleek moder design • High ceilings, expansive windows, and open workspace • Available immediately |

Contact Geof Ralph

FOR LEASE | OFFICE



7071 Bayers Road, Halifax

8,280 sq. ft.

Price by negotiation (contact listing agent)

Office space for sublease; move-in ready; existing furniture available; mix of private offices, meeting rooms, and open workspace

Contact Rod Winters & Matt Ross



1801 Hollis Street, Ground Floor, Halifax

6,882 sq. ft.

Price by negotiation (contact listing agent)

Bright office / retail space in Class A office tower downtown Halifax; modern leaseholds in place with high ceilings and expansive windows

Contact Geof Ralph



109 Williams Avenue, Dartmouth

2,523 sq. ft. (office space only)

Price by negotiation (contact listing agent)

Class A office and light industrial building; space includes contemporary leaseholds and high ceilings; signage opportunities; ample, on-site parking

Contact Geof Ralph



SUBLEASE

237 Brownlow Avenue, Dartmouth

3,240 sq. ft.

Price by negotiation (contact listing agent)

Bright office space for sublease in Park Place III; available fully furnished; tenant access to fitness centre and meeting spaces; ample on-site parking;

Contact Geof Ralph



99 Wyse Road, Dartmouth

743 - 8,591 sq. ft.

Price by negotiation (contact listing agent)

Prestigious Class A office tower; various layouts available including turnkey solutions and raw space; amenity rich building and surrounding area

Contact Geof Ralph



SUBLEASE

15 Dartmouth Road, Bedford

1,618 sq. ft.

Price by negotiation (contact listing agent)

Fully furnished space for sublease in Wardour Centre; office includes open concept work space, boardroom, and four private offices; on-site parking

Contact Geof Ralph



1877 Hollis Street, Halifax

+/- 6,700 sq. ft.

Price by negotiation (contact listing agent)

Beautiful loft-style office space; situated at the doorstep of downtown Halifax; space features exposed brick and wooden beams; available immediately

Contact Geof Ralph



250 Brownlow Avenue, Dartmouth

+/- 7,000 sq. ft.

Price by negotiation (contact listing agent)

7,000 sq. ft.; on-site parking; signage opportunities; excellent exposure; quick access to highway and both harbour bridges

Contact Geof Ralph

FOR LEASE | OFFICE



267 Cobequid Road, Lower Sackville

Up to 4,500 sq. ft.

Price by negotiation (contact listing agent)

Single-storey professional office building; on-site parking; flexible floor plan, potential to demise, exterior signage opportunities

Contact Geof Ralph



190 Victoria Road, Dartmouth

3,500 sq. ft.

Price by negotiation (contact listing agent)

Ground floor spans 3,500 sq. ft.; barrier-free space; high vehicular area; free on-site parking; exterior signage opportunities

Contact Geof Ralph



1657 Bedford Row, Halifax

3,038 - 6,514 sq. ft.

Price by negotiation (contact listing agent)

Perfectly situated in downtown Halifax; thoughtfully designed suites with perimeter offices and meeting rooms; four parking spots available

Contact Geof Ralph



1496 Bedford Highway, Bedford

1,770 sq. ft.

Price by negotiation (contact listing agent)

Bright office space located on the sixth floor of Bedford Tower; ample, on-site parking; option to lease fully furnished; head lease expires January 31, 2025

Contact Geof Ralph



6265 Quinpool Road, Halifax

Options ranging 1,608 to 2,900 sq. ft.

Price by negotiation (contact listing agent)

Leasing opportunity with excellent frontage; various leasing opportunities; ample nature lighting; off-street parking; available immediately

Contact Geof Ralph



2854 Agricola Street, Halifax

1,809 sq. ft.

Price by negotiation (contact listing agent)

Entire boutique office building for lease in Halifax's North End; on-site parking for 6-8 cars; flexible layout; professional finishes throughout

Contact Geof Ralph



7020 Mumford Road, Halifax

2,650 sq. ft.

Price by negotiation (contact listing agent)

Mix of private offices and open space; building serviced by elevator; on-site parking available; well-located, close to amenities and public transportation

Contact Geof Ralph



1801 Hollis Street, Halifax

1,769 - 10,717 sq. ft.

Price by negotiation (contact listing agent)

Move-in ready; furnished model suites; fully built-out space, or build to suit options; Class A office tower downtown; **broker incentive program**

Contact Geof Ralph

FOR LEASE | OFFICE



2717 Joseph Howe Drive, Halifax

5th floor: 10,198 sq. ft.

Price by negotiation (contact listing agent)

Modern and quality office space overlooking the Northwest Arm; option to include remaining furniture; full-service cafeteria and daycare on-site

Contact Geof Ralph

FOR LEASE | INDUSTRIAL



109 Dorey Avenue, Dartmouth

7,800 sq. ft.

Price by negotiation (contact listing agent)

Class A industrial facility in Burnside Business Park; mix of well-built office space and functional warehouse space; on-site parking; available March 1, 2025

Contact Geof Ralph



40-46 Borden Avenue, Dartmouth

3,918 - 34,000 sq. ft.

Price by negotiation (contact listing agent)

Up to 34,000 sq. ft. available; offers various demising options; dock and grade loading; 20 ft clear heights; available January 2025

Contact Geof Ralph



18 Higney Avenue, Dartmouth

3,200 sq. ft.

Price by negotiation (contact listing agent)

Industrial space with two grade level doors; 21' ceilings; signage opportunities; excellent visibility; ample, on-site parking; outside storage area

Contact Matt Ross



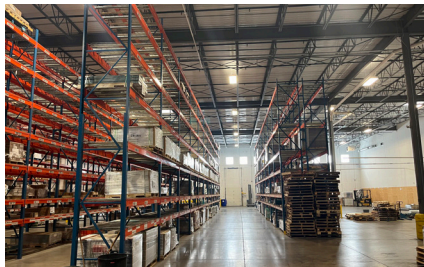
500 Windmill Road, Dartmouth

Up to 36,000 sq. ft. (demisable)

\$10.00 psf

Competitive net rent and low operating costs; dock and grade loading; adjacent rail spur; mix of 28,000 sq. ft. warehouse / 800 sq. ft. office

Contact Geof Ralph



130 John Savage Avenue, Dartmouth

20,595 sq. ft.

\$10.00 psf

Industrial space for sublease in Burnside Industrial Park; dock and grade loading; back-up generator; ample on-site parking; head lease expires March 2032

Contact Geof Ralph



192 Joseph Zatzman Drive, Dartmouth

1,931 sq. ft.

Price by negotiation (contact listing agent)

Well-located within Burnside Industrial Park; dock loading available; 18' clear heights; ample, on-site parking; ideal for service-oriented users

Contact Geof Ralph



196 Joseph Zatzman Drive, Dartmouth

6,054 sq. ft.

Price by negotiation (contact listing agent)

Light industrial space in Burnside Industrial Park; side double door loading and three dock doors; available immediately subject to thirty days notice

Contact Geof Ralph

FOR LEASE | COMMERCIAL



1801 Hollis Street, Ground Floor, Halifax

6,882 sq. ft.

Price by negotiation (contact listing agent)

Located in iconic office downtown Halifax; bright ground floor office or retail space; modern leaseholds in place; on-site parking; available within 60 days

Contact Geof Ralph



114 Woodlawn Road, Dartmouth

1,638 sq. ft.

\$29.42 psf (gross)

Retail space situated in bustling Woodlawn Plaza; well-designed space; expansive store front windows; excellent signage opportunities; on-site parking

Contact Matt Ross & Rod Winters



362 Lacewood Drive, Halifax

5,198 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in Lacewood Square; retail space with +/- 400 sq. ft. warehouse with double door loading; ample natural light; free on-site parking

Contact Geof Ralph



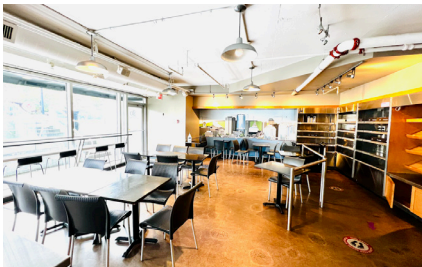
114 Woodlawn Road, Dartmouth

6,756 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in Woodlawn Plaza; well-designed retail and office space with warehouse component; grade level loading; free, on-site parking

Contact Geof Ralph



1801 Hollis Street, Retail Space, Halifax

2,232 sq. ft.

Price by negotiation (contact listing agent)

Turnkey restaurant and catering space; located in 1801 Hollis Street office tower in downtown Halifax; option to lease fully furnished; available immediately

Contact Geof Ralph



1452 Brenton Street, Halifax

1,635 sq. ft.

Price by negotiation (contact listing agent)

Turnkey ground-level retail space; high pedestrian traffic area; high ceilings with expansive storefront windows and top-tier vinyl flooring; fully accessible

Contact Geof Ralph



5850 Bilby Street, Halifax

2,436 sq. ft.

Price by negotiation (contact listing agent)

Convenience and functional space in Halifax's thriving north end; standalone property; mix of private offices and open work space

Contact Geof Ralph



3208 Isleville Street, Halifax

+/-1,750 sq. ft.

Price by negotiation (contact listing agent)

Bright, ground floor space; located in desired Hydrostone Market District; on-site parking; supported by Corridor (COR) zoning; ideal for small business

Contact Geof Ralph

FOR LEASE | COMMERCIAL



1521-1531 Grafton Street, Halifax

2,500 sq. ft. - 5,250 sq. ft.

Price by negotiation (contact listing agent)

Office and retail space in downtown Halifax; versatile layout to accommodate tenant's needs; high-profile retail corner available

Contact Geof Ralph



Willbrooke Avenue Land, Westville

Lot size: 98,010 sq. ft.

Price by negotiation (contact listing agent)

Approx. 2.3 acres of commercially zoned land for build-to-suit; located immediately off Exit 21; supported by Highway Commercial (C3) zoning

Contact Matt Ross



8990 Highway 7, Head of Jeddore

2,500 sq. ft.

Price by negotiation (contact listing agent)

Retail lease opportunity in Forest Hill Shopping Centre; end unit with ample parking; high visibility with signage opportunities; freshly painted interior

Contact Geof Ralph



5426 Portland Place, Halifax

+/- 2,600 sq. ft.

Price by negotiation (contact listing agent)

North-end commercial space at The Anthony; suitable for a variety of uses; large front windows; **leasing incentives available**

Contact Geof Ralph



448 Main Street, Kentville

4,000 sq. ft.

Price by negotiation (contact listing agent)

Situated in Kentville's charming downtown; garage and storage space available; on-site parking; supported by General Commercial (C-1) Zoning

Contact Geof Ralph

Click the property photos for more information

FOR SALE | ALL CLASSES



59 Tacoma Drive, Dartmouth

Building: 4,347 sq. ft. / Lot: 17,150 sq. ft.
Price by negotiation (contact listing agent)

Yield study confirms redevelopment for 86 units over 78,200+ buildable sq. ft.; desirable location; potential for current occupant to sign short-term lease

Contact Ian Stanley & Matt Ross



150 Horne Settlement Road, Enfield

Building: 7,970 sq. ft. / Lot: 2.88-acres
\$545,000

Warehouse and operational greenhouse; versatile warehouse space equipped with dock and grade loading; situated 850 meters from NS Hwy 102

Contact Geof Ralph



31 Mount Hope Avenue, Dartmouth

Building: 15,100 sq. ft. / Lot: 1.37-acres
\$4,500,000

Great investment opportunity; fully occupied with long-term tenant; large lot with fenced yard; three phase power and two 10 tonne cranes

Contact Ian Stanley & Matt Ross

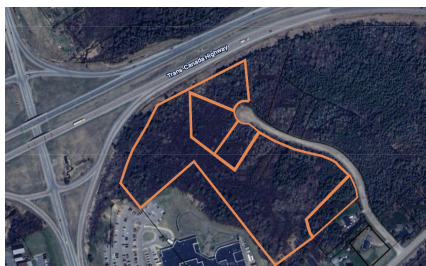


Commercial Land, Fall River

Six parcels of land totalling 15 acres
\$2,699,000

Commercial land with direct access to two major highways; 800' of highway frontage; land is supported by two distinct zoning categories

Contact Geof Ralph



Commercial Land, Amherst

Two parcels of land totalling 12.6 acres
\$199,000

Commercial development opportunity; exceptional highway exposure; supported by Highway Commercial Zone (CHwy)

Contact Geof Ralph

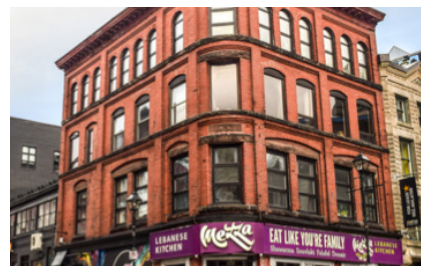


Downtown Dartmouth

Six parcels of land totalling 1.63-acres
Price by negotiation (contact listing agent)

Redevelopment opportunity in downtown Dartmouth; six parcels of land; prime location with exceptionally low residential vacancy rates

Contact Geof Ralph

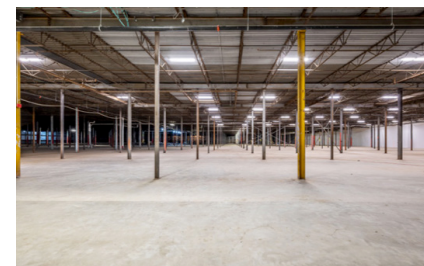


Blowers & Argyle Street, Halifax

Building: 17,976 sq. ft. / Lot: 5,408 sq. ft.
Price by negotiation (contact listing agent)

Expanding from Barrington Street up Blowers Street to Argyle; three buildings totalling 18,000 sq. ft. of rentable area; excellent investment opportunity

Contact Geof Ralph



114 Acadia Avenue, Stellarton

Building: 255,000 sq. ft.
\$8,500,000

Cutting-edge industrial space on over 12.5 acres of land; built in 1965; completely renovated in 2017

Contact Geof Ralph

FOR SALE | ALL CLASSES



543 O'Brien Street, Windsor

Building: 10,840 sq. ft. / Lot: 1.40-acres

Price by negotiation (contact listing agent)

Exceptional investment opportunity; premium commercial property recently built in 2023; well-located with high exposure

Contact Geof Ralph



549 O'Brien Street, Windsor

Lot: 2.95-acres

Price by negotiation (contact listing agent)

Excellent development opportunity; existing development agreement for two residential buildings totalling 109 units; well-located in town of Windsor

Contact Geof Ralph



2438 Highway 2, Waverley

Building: 1,766 sq. ft. / Lot: 14,467 sq. ft.

Price by negotiation (contact listing agent)

Commercial property for sale; excellent exposure; exceptional opportunity for an owner occupier; well-maintained property; on-site parking

Contact Geof Ralph

CONTACT US

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