

FOR SUBLEASE

BAYERS ROAD CENTRE, TOWER 2

7071 BAYERS ROAD, HALIFAX, NOVA SCOTIA

Prime 8,280 sq. ft. sublease opportunity
in Class A office building



Rod Winters

☎ (902) 444-4004
📠 (902) 223-5781
✉ rod@partnersglobal.com

Matt Ross

☎ (902) 444-4004
📠 (902) 324-1101
✉ matt@partnersglobal.com

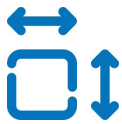
partnersglobal.com



Prime 8,280 sq. ft. sublease opportunity in Class A office building

Experience the elegance and convenience of Bayers Road Centre, Tower 2 - a premier five-storey office building in Halifax's sought-after west end. As part of the Bayers Road Centre, a professional business campus, tenants benefit from a wide array of amenities right at their fingertips, including food establishments, a daycare centre, a pharmacy, and more. Ideally positioned between downtown Halifax and the suburbs, the location offers easy access to downtown Halifax, Highway 102, and both harbour bridges, ensuring a hassle-free commute.

The sublease opportunity offers 8,280 rentable sq. ft. turnkey office space, elegantly designed with contemporary finishes throughout. Flooded with natural light from expansive windows, the space can be easily customized to reflect your brand. The space offers meeting rooms, private offices, open workspace, a secure storage room, and a stunning kitchen / lunchroom. Existing furniture can be included, offering additional convenience.



8,280 sq. ft.
Office Space

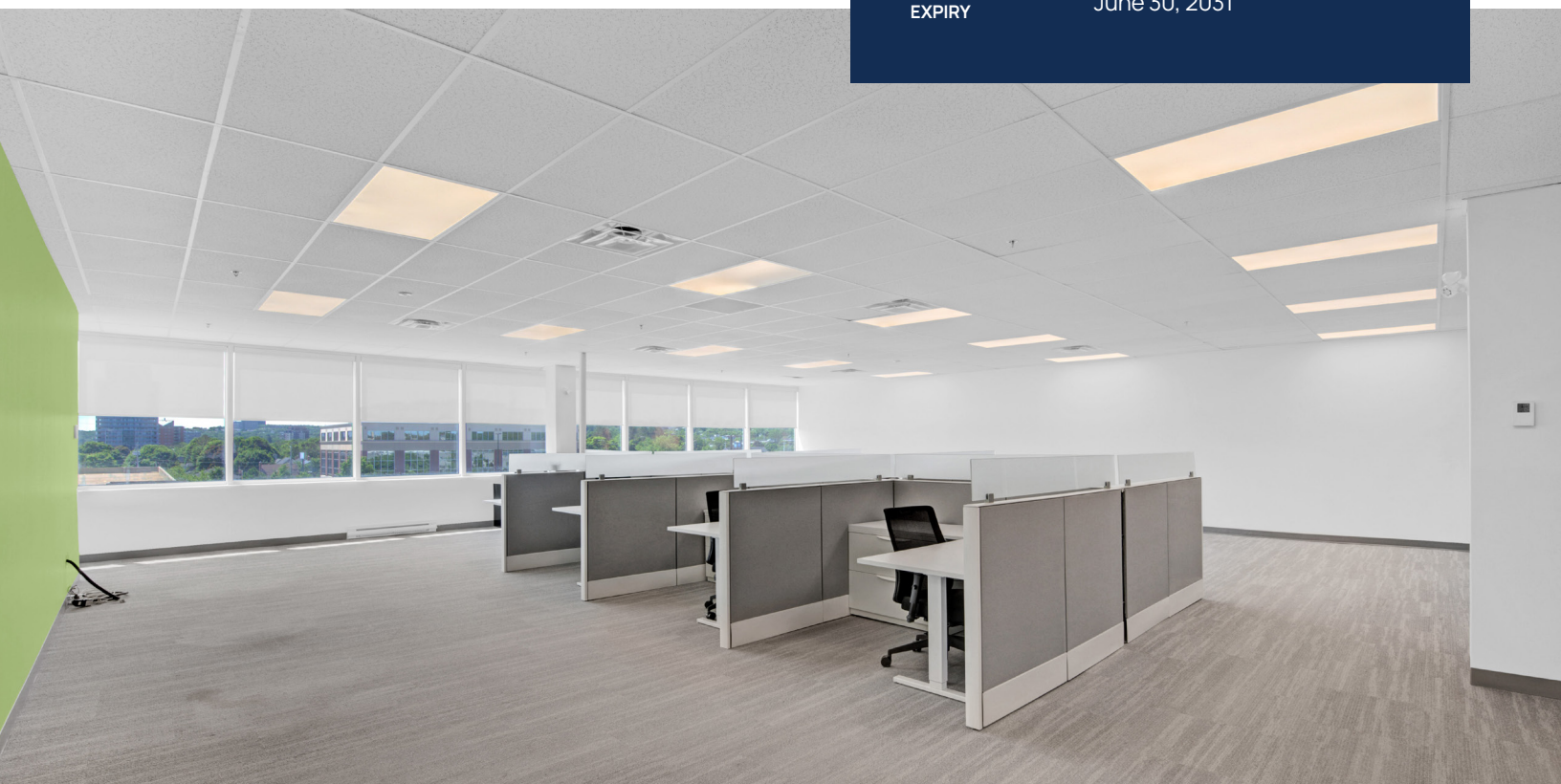


'Class A' Office
Building



Free, On-site
Parking

LISTING ID	10409
ADDRESS	7071 Bayers Road
LOCATION	Halifax
PROPERTY TYPE	Office
BUILDING SIZE	+/- 200,000 sq. ft.
SIZE AVAILABLE	+/- 8,280 rentable sq. ft.
FLOOR LOCATION	Third floor
ELEVATORS	Three (3)
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agents)
ADDITIONAL RENT	\$11.39 psf (plus utilities and in-suite cleaning)
HEAD LEASE EXPIRY	June 30, 2031



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)

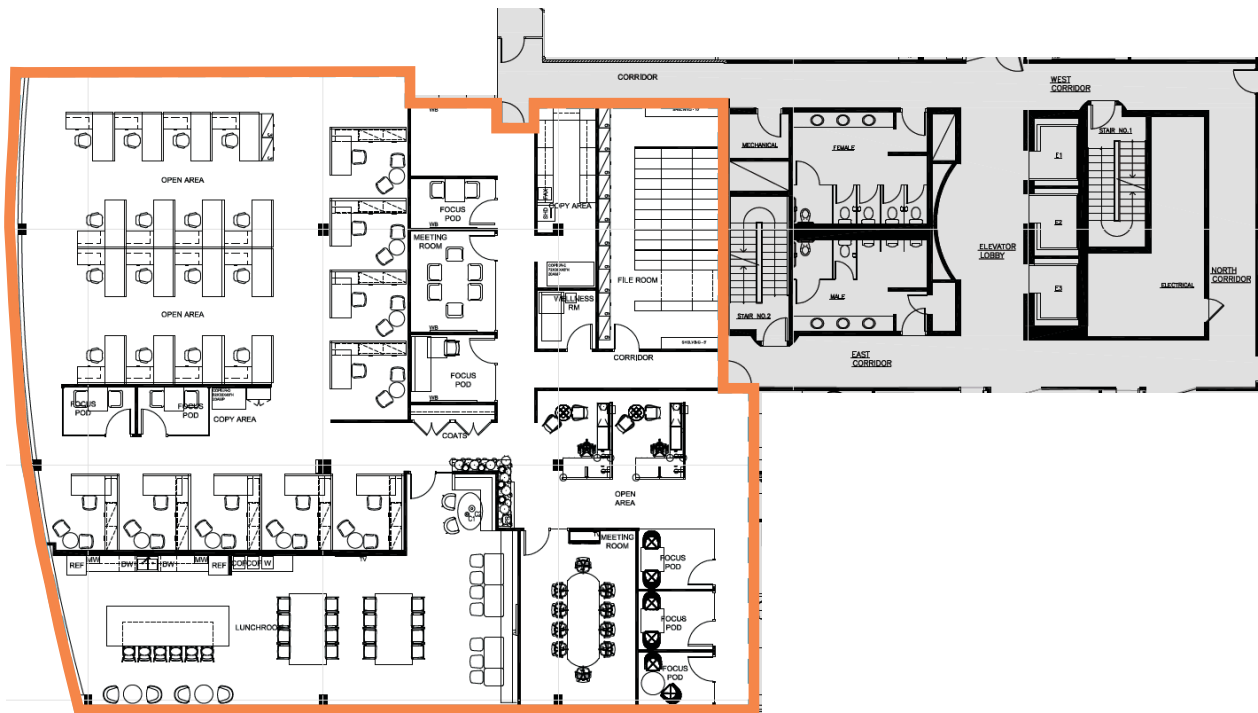
Suite Features

- 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.



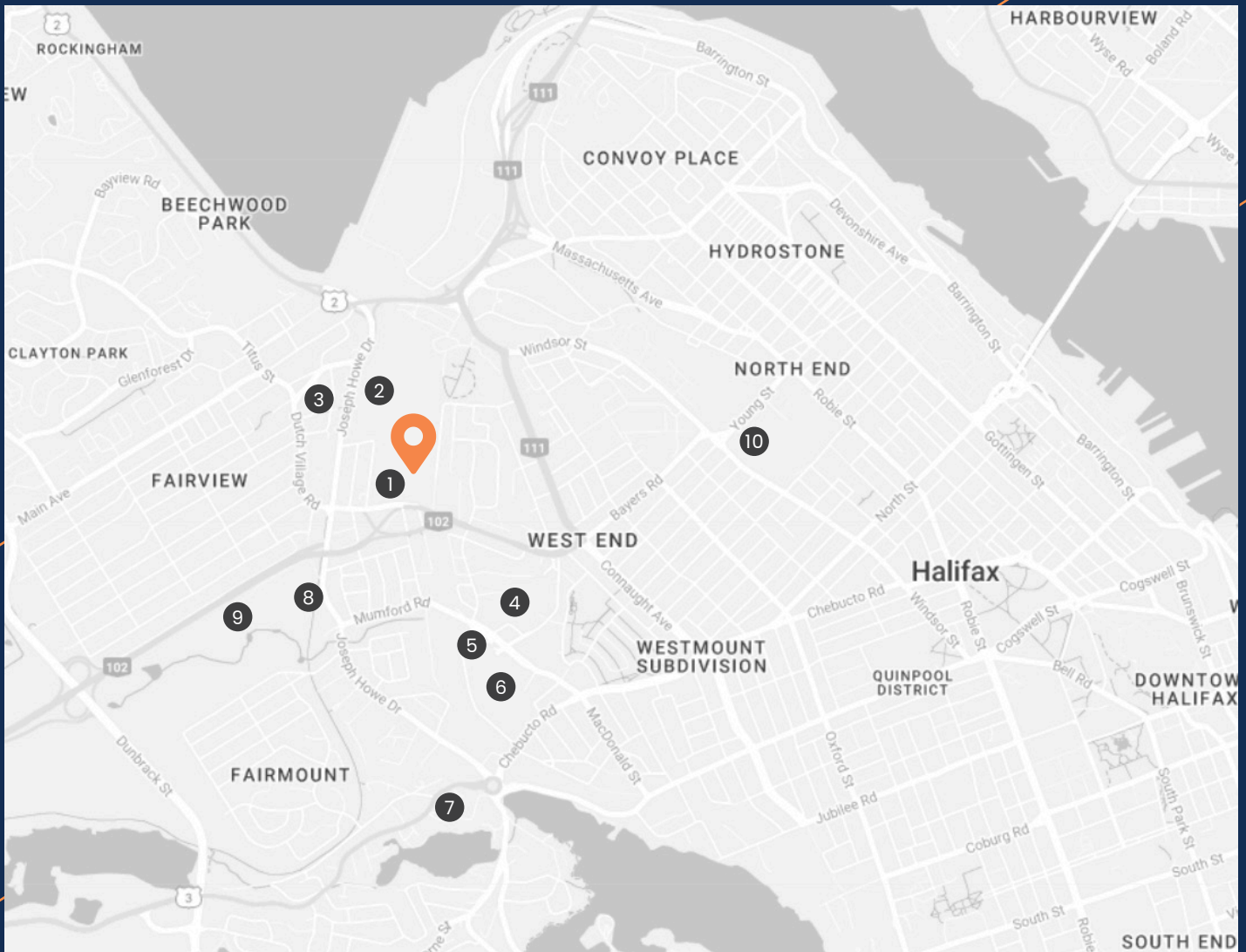
Potential Reconfigured Option

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



Test fit to demonstrate how the existing floor plan can be reconfigured to accommodate a variety of users.

Surrounding Amenities



- ① Lawtons Drug Bayers Road
- ② Atlantic Superstore / NSLC Signature
- ③ Easy Street Diner / Freeman's
- ④ Halifax Shopping Centre
- ⑤ Mumford Terminal
- ⑥ Walmart / Planet Fitness
- ⑦ Best Western Plus Chocolate Lake
- ⑧ Chain of Lakes Trail
- ⑨ Ashburn Golf Club
- ⑩ The Halifax Forum

A. Murray MacKay Bridge
DRIVE TIME: 5 MINUTES

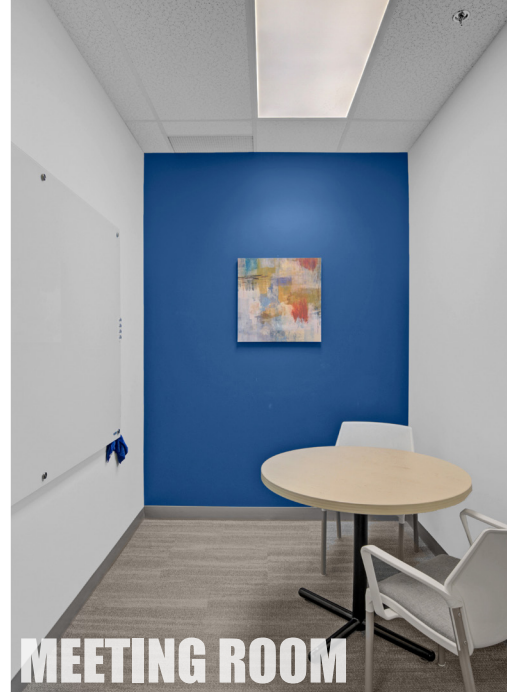
Bayers Lake Business Park
DRIVE TIME: 8-12 MINUTES

Downtown Halifax
DRIVE TIME: 12-16 MINUTES

Halifax Stanfield
International Airport
DRIVE TIME: 25 MINUTES



SMALL MEETING ROOMS & OPEN WORKSPACE



MEETING ROOM



BOARDROOM



KITCHEN / LUNCH ROOM



PRIVATE OFFICE



Rod Winters

- 📞 (902) 444-4004
- 📱 (902) 223-5781
- ✉️ rod@partnersglobal.com



Matt Ross

- 📞 (902) 444-4004
- 📱 (902) 324-1101
- ✉️ matt@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.