

FOR LEASE

250 BROWNLOW AVENUE DARTMOUTH, NOVA SCOTIA

Up to 5,670 sq. ft. of commercial space
for lease in City of Lakes Business Park



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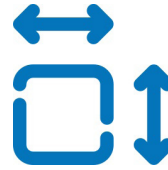
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Property Overview

Welcome to Parkway Place, a 54,228 sq. ft., mixed-use, professional office and commercial building overlooking the Circumferential Highway. Centrally located, between Burnside Industrial Park and the retail hub of Dartmouth Crossing, the property provides swift access to a diverse range of amenities and seamless access to major highways and both bridges, ensuring a smooth commute. In addition, the building is equipped with on-site parking, high-profile signage opportunities, and a shared loading area.

Available for lease is 5,667 sq. ft. space, featuring expansive windows that flood the area with natural light. This versatile space includes a kitchen area, washrooms, and primarily open-plan design, offering an ideal canvas for tenant customization. Additionally, it provides convenient access to a shared corridor. Explore this option at Parkway Place, where functional design meets strategic location.



Up to 5,670 sq. ft.
for Lease



Exterior Signage
Opportunities



Ample On-Site
Parking





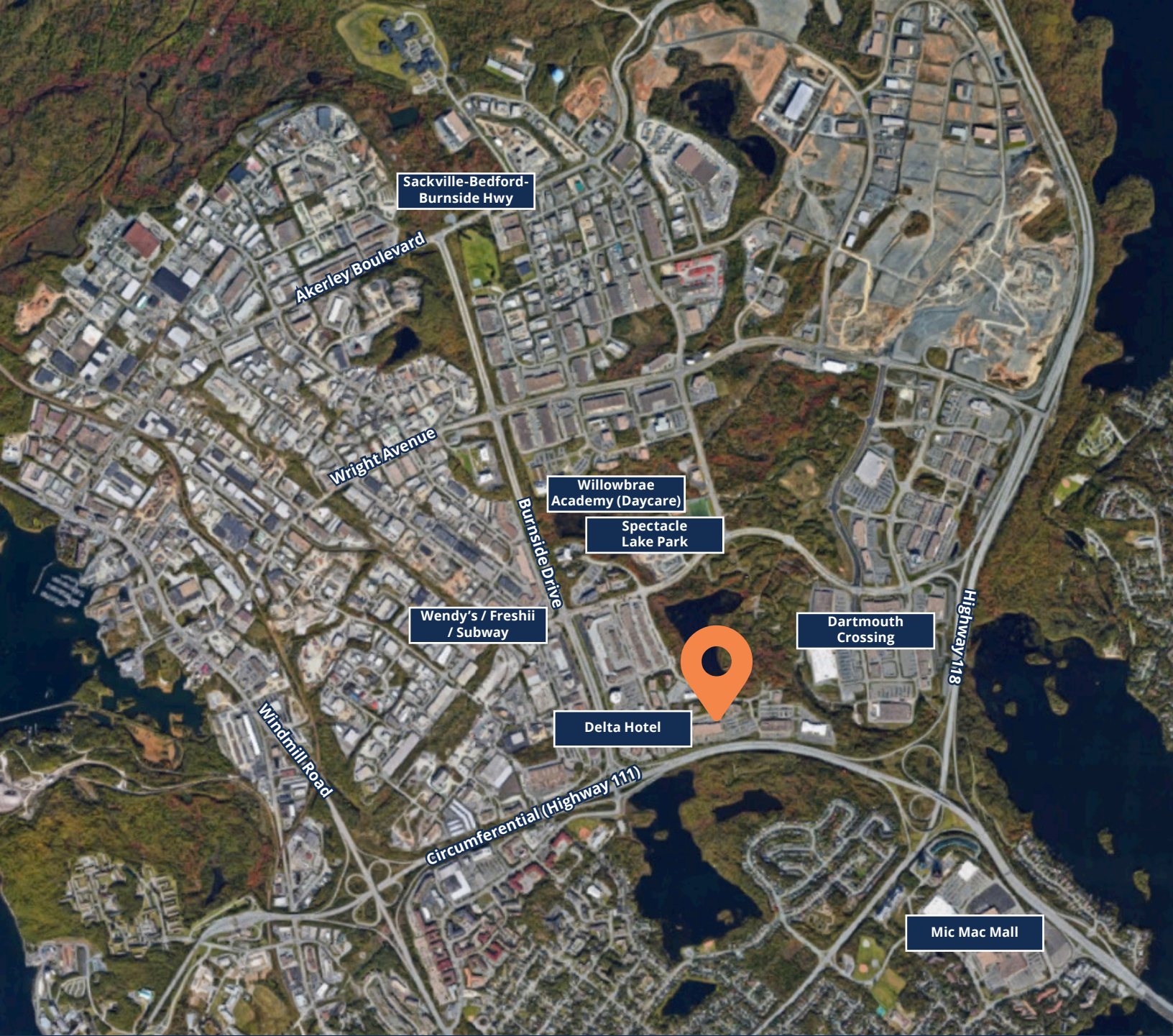
Property Overview

LISTING ID	10385
ADDRESS	250 Brownlow Avenue
LOCATION	City of Lakes Business Park
PROPERTY TYPE	Office / Commercial
BUILDING NAME	Parkway Place
BUILDING SIZE	54,228 sq. ft.
SPACE AVAILABLE	5,667 sq. ft.
SPACE DESCRIPTION	Large open space, limited private rooms / offices, bathroom
AVAILABILITY	Immediately
PARKING	Ample on-site parking
NET RENT	By negotiation (contact the listing agent for details)
ADDITIONAL RENT	\$7.75 psf (2024)

Property Highlights

- Excellent highway visibility
- Versatile floor plan
- Located on public transit routes
- High profile signage opportunities
- Back-up generator
- Building tenants include CSAP, Trane, and International Paint
- Monitored fire and security alarm systems
- Low operating costs
- General Industrial (I-2) Zoning
- Ample on-site parking
- Professionally managed property
- Surrounded by a vast array of local and commercial amenities





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