

NOVA SCOTIA LISTING REPORT

December 2024

Partners Global Corporate Real Estate Inc.
2085 Maitland Street, Suite 300, Halifax, NS B3K 2Z8
☎ (902) 444-4004
✉ halifax@partnersglobal.com

FEATURED LISTINGS



INCENTIVES | FOR LEASE

THE ANTHONY, 5426 PORTLAND PLACE, HALIFAX

Size	+/- 2,600 sq. ft.
Price	Price by negotiation
Features	<ul style="list-style-type: none"> • Tenant incentive; one (1) year of free net rent to qualified tenants • Located in trendy, central area • On-site paid parking available • Expansive storefront windows • Space is well-suited for a restaurant, health and wellness venue, or boutique office

Contacts Geof Ralph



NEW SPACE | FOR LEASE

196 JOSEPH ZATZMAN, DARTMOUTH

Size	1,942 - 9,994 sq. ft.
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Various size and options available for lease • Dock loading doors • Clear heights of 15.43' to 18.8' • Paved surface parking • Perfectly tailored for light industrial enterprises • Availability dates vary; contact listing agent for more details

Contact Geof Ralph



RETAIL / LAND | FOR SALE

543 & 549 O'BRIEN STREET, WINDSOR

Size	10,000 sq. ft. building plus 2.95-acre land
Price	\$6,699,000
Features	<ul style="list-style-type: none"> • Opportunity to acquire retail plaza and redevelopment land • Fully-leased 10,000 sq. ft. premium retail plaza • 2.95-acres of redevelopment land with a maximum site yield of two buildings totalling 112 units • Plaza and land available for purchase separately

Contact Geof Ralph

FOR LEASE | OFFICE



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



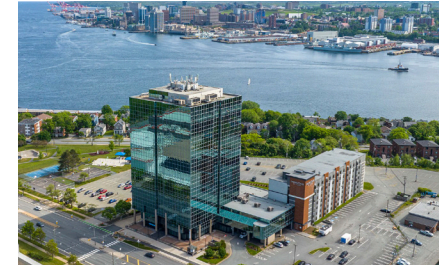
237 Brownlow Avenue, Dartmouth

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



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

5,888 sq. ft.

Price by negotiation (contact listing agent)

On-site parking; high-profile signage opportunities; excellent exposure; quick access to highway and both harbour bridges

Contact Geof Ralph



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

FOR LEASE | OFFICE



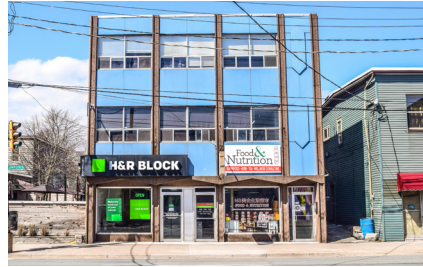
1657 Bedford Row, Halifax

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



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



7020 Mumford Road, Halifax

2,650 - 5,200 sq. ft.

Price by negotiation (contact listing agent)

On-site parking available; well-located, close to amenities and public transportation; direct and sublease opportunities available

Contact Geof Ralph



1801 Hollis Street, Halifax

1,769 - 10,717 sq. ft.

Price by negotiation (contact listing agent)

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

Contact Geof Ralph

FOR LEASE | INDUSTRIAL



40-46 Borden Avenue, Dartmouth

4,100 - 30,082 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



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

1,942 - 9,994 sq. ft.

Price by negotiation (contact listing agent)

Various leasing options available; side double door loading and three dock doors; availability dates vary, contact listing agents for more details

Contact Geof Ralph

FOR LEASE | COMMERCIAL



114 Woodlawn Road, Dartmouth

1,728 - 6,784 sq. ft.

Price by negotiation (contact listing agent)

Bright 6,756 sq. ft. retail space in Woodlawn Plaza with demising options available; signage opportunities; ample on-site parking; high vehicular area

Contact Rod Winters & Matt Ross



1521 Grafton Street, Retail Space, Halifax

Up to 2,138 sq. ft.

Price by negotiation (contact listing agent)

Up to 2,138 sq. ft. of bright retail space (with potential to demise); high traffic pedestrian area; on-site parking; available immediately

Contact Geof Ralph



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



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



1521-1531 Grafton Street, Halifax

525 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; suitable for a variety of uses; large front windows; **tenant incentives of one year free net rent**

Contact Geof Ralph

FOR LEASE | COMMERCIAL



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

FOR SALE | ALL CLASSES



6 & 11 Waddell Avenue, Dartmouth

Two Buildings: 7,840 sq. ft. & 11,844 sq. ft.
\$4,595,000

Two well-positioned industrial buildings; equipped with dock and grade loading; both include office space; mere minutes from MacKay Bridge

Contact Geof Ralph



997 Highway 14, Upper Vaughan

Lot: 1.93-acres
\$525,000

Approximate 2,400 sq. ft. steel industrial building, constructed in 2022; lot partially cleared with gated area; one hour from Halifax

Contact Geof Ralph



567 Main Street, Mahone Bay

Building: 3,495 sq. ft. / Lot: 8,811 sq. ft.
\$1,299,000

Iconic waterfront property; commercial space on the main level; second level is a beautiful one-bedroom apartment; ample on-site parking

Contact Geof Ralph & Matt Ross



549 O'Brien Street, Windsor

Lot: 2.95-acres
\$2,499,000

Existing development agreement permitting two buildings, with up to 112 units or options for fewer units with up to 10,000 sq. ft. commercial space

Contact Geof Ralph



543 O'Brien Street, Windsor

Building: 10,000 sq. ft. / Lot: 1.40-acres
\$4,200,000

Fully-leased premium commercial property; exceptional investment opportunity; built in 2023; well-located with high exposure

Contact Geof Ralph

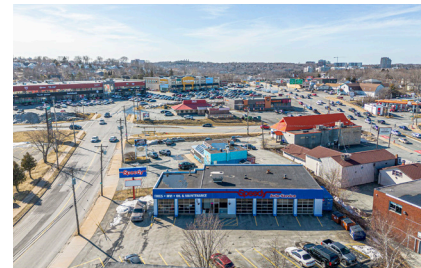


2438 Highway 2, Waverley

Building: 2,800 sq. ft. / Lot: 14,467 sq. ft.
\$785,000

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

Contact Geof Ralph



59 Tacoma Drive, Dartmouth

Building: 4,347 sq. ft. / Lot: 17,150 sq. ft.
\$2,800,000

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

FOR SALE | ALL CLASSES



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



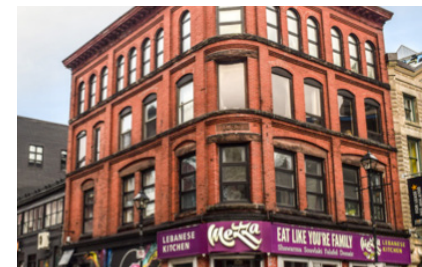
Downtown Dartmouth

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

Click the property photos for more information

CONTACT US

Brian Toole

Principal, Tenant Advisory

☎ (902) 476-6898
✉ brian@partnersglobal.com

Ian Stanley

Broker / Principal, Investments & Capital Markets

☎ (902) 229-7100
✉ ian@partnersglobal.com

Geof Ralph

Executive Vice President

☎ (902) 877-9324
✉ geof@partnersglobal.com

Jacquelyn Moriarty

Investments & Capital Markets

☎ (902) 440-3937
✉ jacquelyn@partnersglobal.com

Erin Crosby

Senior Advisor, Tenant Advisory

☎ (902) 877-1849
✉ erin@partnersglobal.com

Rod Winters

Senior Advisor

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

Matt Ross

Associate Advisor

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

Alison Sowerby

Sales & Marketing Coordinator

☎ (902) 580-0577
✉ alison@partnersglobal.com

Rileigh Pugh-Toole

Property & Office Coordinator

☎ (902) 444-4004
✉ rileigh@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.

partnersglobal.com

