

FOR LEASE

# 420 HIGNEY AVENUE DARTMOUTH, NOVA SCOTIA

Bright 1,450 sq. ft. office leasing  
opportunity in Burnside Industrial Park



**Geof Ralph**

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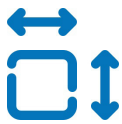
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## Bright 1,450 sq. ft. office leasing opportunity in Burnside Industrial Park

Located in the new section of Burnside Business Park, 420 Higney Avenue offers approximately 1,450 sq. ft. of versatile office space with quality leaseholds. The thoughtfully designed second floor layout includes a boardroom, open workspace, and a private office, complemented by access to shared amenities such as communal washroom, lunchroom, and shower facilities. The property also features ample on-site parking, large windows that flood the space with natural light, and excellent exterior signage opportunities with high visibility.

Positioned for convenience, the property provides seamless access to bustling retail hub, Dartmouth Crossing, and an array of nearby amenities. Commuters will appreciate its strategic location, offering quick connections to both harbour bridges, major highways, and the newly completed Sackville-Bedford-Burnside Connector.



1,450 sq. ft.  
Office Space



Free, Ample On-Site  
Parking



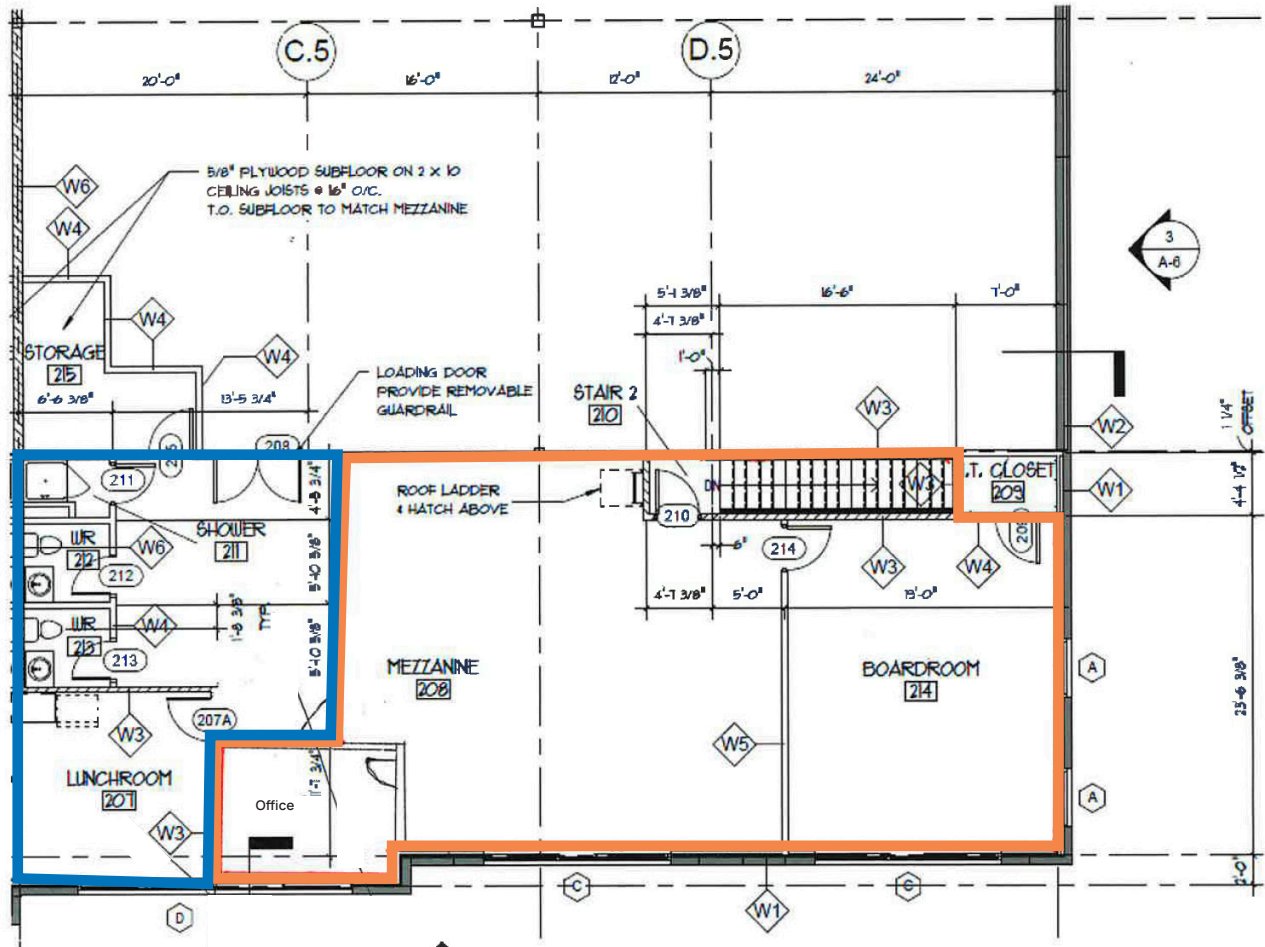
Signage  
Opportunities

LISTING ID	10426
ADDRESS	420 Higney Avenue
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Office
BUILDING SIZE	+/- 24,000 sq. ft.
SIZE AVAILABLE	1,450 sq. ft.
FLOOR	Second level
ZONING	General Industrial (I-2)
PARKING	Ample, free on-site parking
HVAC	Heat pumps
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$7.96 psf



# Floor Plan

1,450 sq. ft.



- Available Space for Lease
- Common Space



**BOARD ROOM**



**OPEN WORKSPACE**



**EXTERIOR**

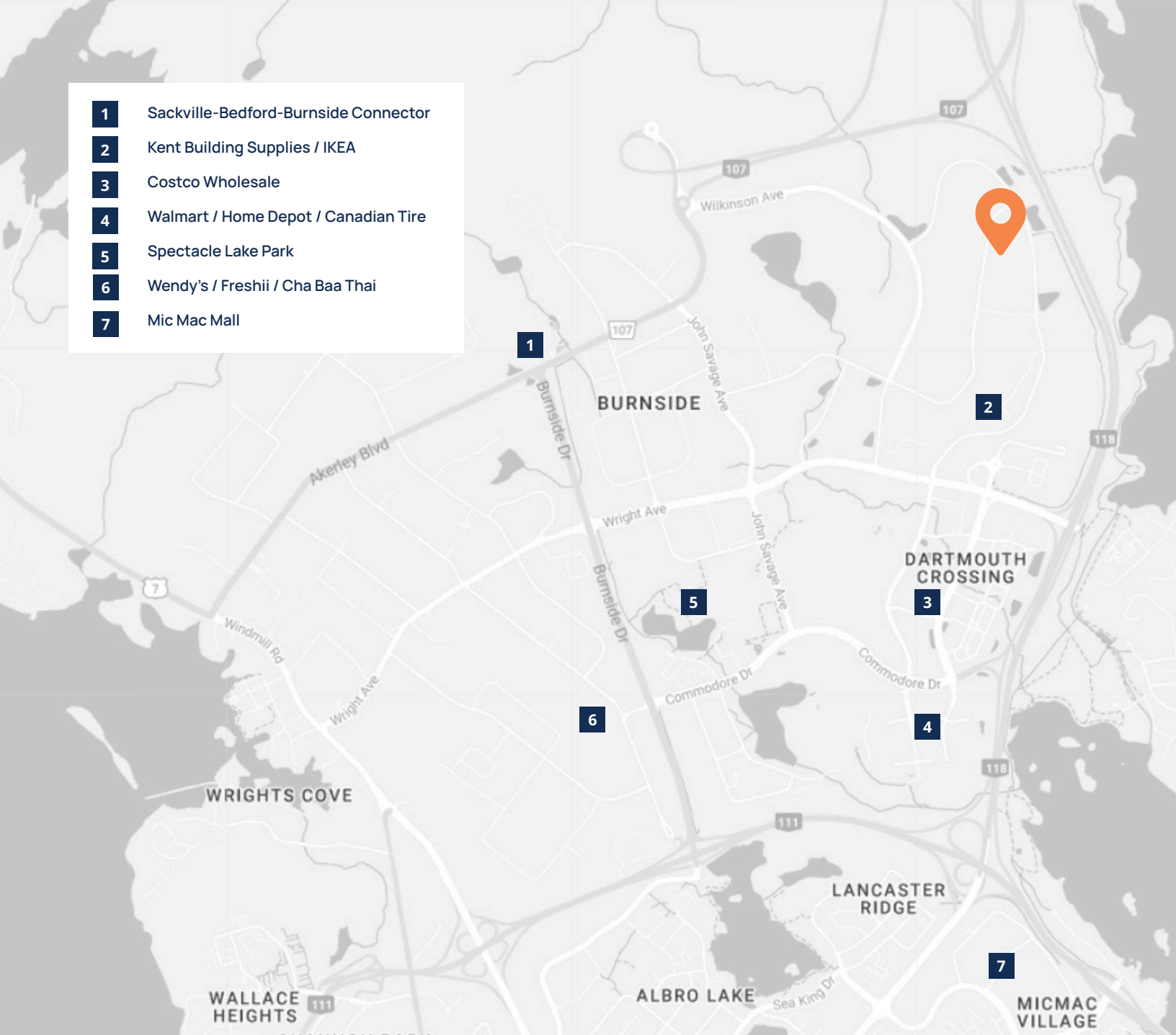


**OPEN WORKSPACE**



**KITCHENETTE**

- 1** Sackville-Bedford-Burnside Connector
- 2** Kent Building Supplies / IKEA
- 3** Costco Wholesale
- 4** Walmart / Home Depot / Canadian Tire
- 5** Spectacle Lake Park
- 6** Wendy's / Freshii / Cha Baa Thai
- 7** Mic Mac Mall



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