

FOR SUBLEASE

# 250 BROWNLOW AVENUE, UNIT 20 DARTMOUTH, NOVA SCOTIA

Bright 2,000 sq. ft. commercial space for  
sublease in City of Lakes Business Park



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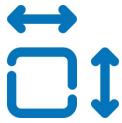
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## Bright 2,000 sq. ft. commercial space for sublease in City of Lakes Business Park

Blending opportunity with convenience, Parkway Place is a 54,228 sq. ft. mixed-use professional office and commercial property. Situated in the highly sought-after and conveniently located City of Lakes Business Park, the building enjoys exceptional visibility and offers easy access for a vast network of commuters.

Available for sublease, the ground-floor space, spanning approximately 2,000 sq. ft. features a bright and adaptable layout, combining private offices with open work areas to suit a variety of business needs. Negotiable access to existing furniture ensures a smooth transition for prospective tenants. Additionally, the property includes a shared dock loading area, streamlining for loading and unloading. Do not miss the chance to secure this outstanding office space - contact the listing agent today!



2,000 sq. ft.  
Available



Convenient  
Highway Access



Ample, On-Site  
Parking

LISTING ID	10421
ADDRESS	250 Brownlow Avenue, Unit 20
LOCATION	City of Lakes Business Park
PROPERTY TYPE	Office / Commercial
BUILDING SIZE	54,228 sq. ft.
SIZE AVAILABLE	2,000 sq. ft.
FLOOR LOCATION	Ground
ZONING	General Industrial Zoning (I-2)
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
NET RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$7.99 psf (2025)
HEAD LEASE EXPIRY	February 28, 2029 with option to extend directly with Landlord



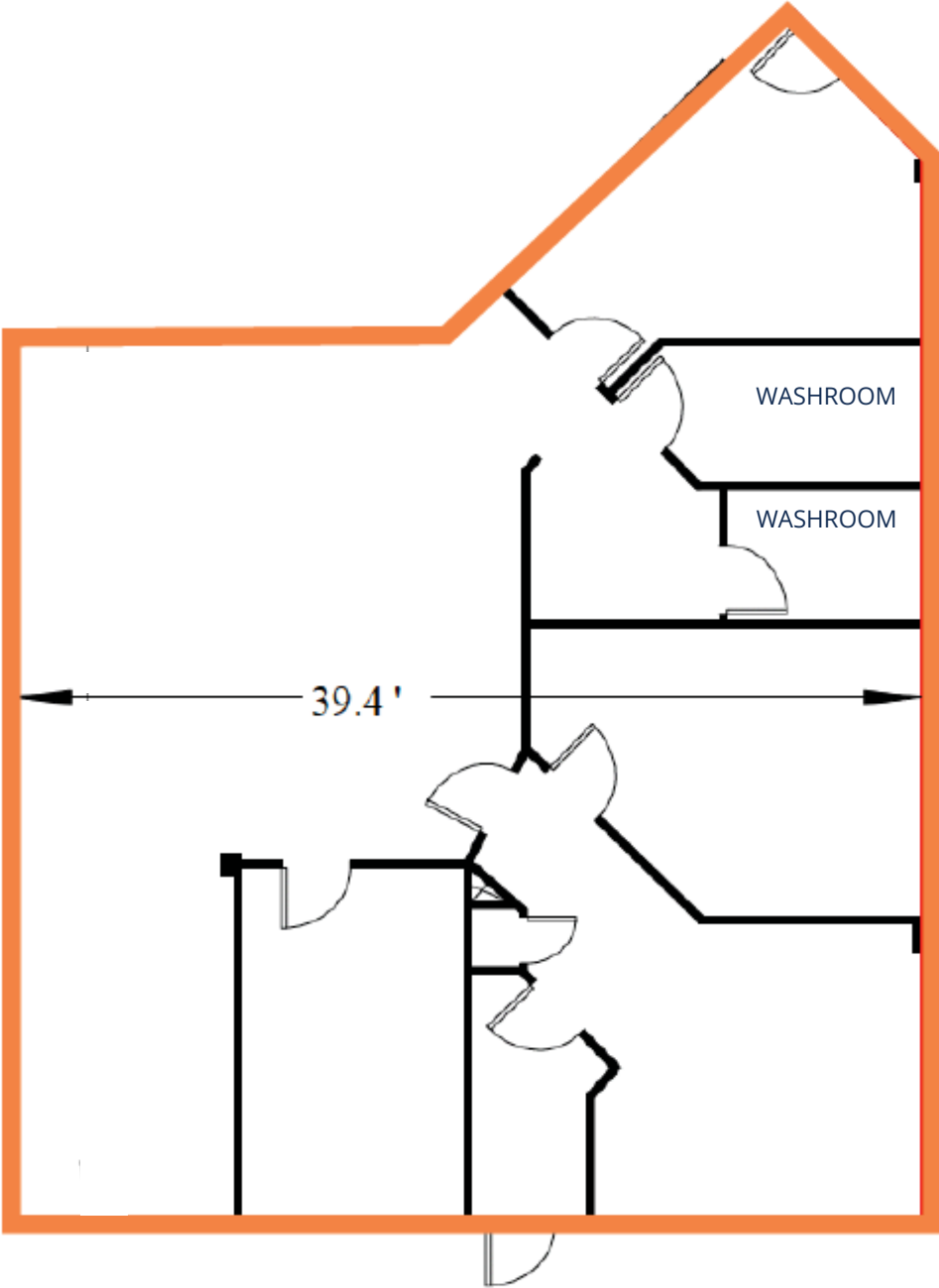
# Property Highlights

- Excellent highway visibility
- Located on public transit routes
- Back-up generator
- Strong existing tenant mix; including CSAP, Trane, and International Paints
- Monitored fire and security alarm systems
- Low operating costs
- High-profile opportunities
- Supported by General Industrial Zoning (I-2)
- Ample, free on-site parking
- Professionally managed property
- Well-maintained and tastefully finished exterior
- Surrounded by a vast array of local and commercial amenities
- Quick access to Highway 111 (Circumferential), Highway 107 (Sackville-Bedford-Burnside Connector), and both harbour bridges

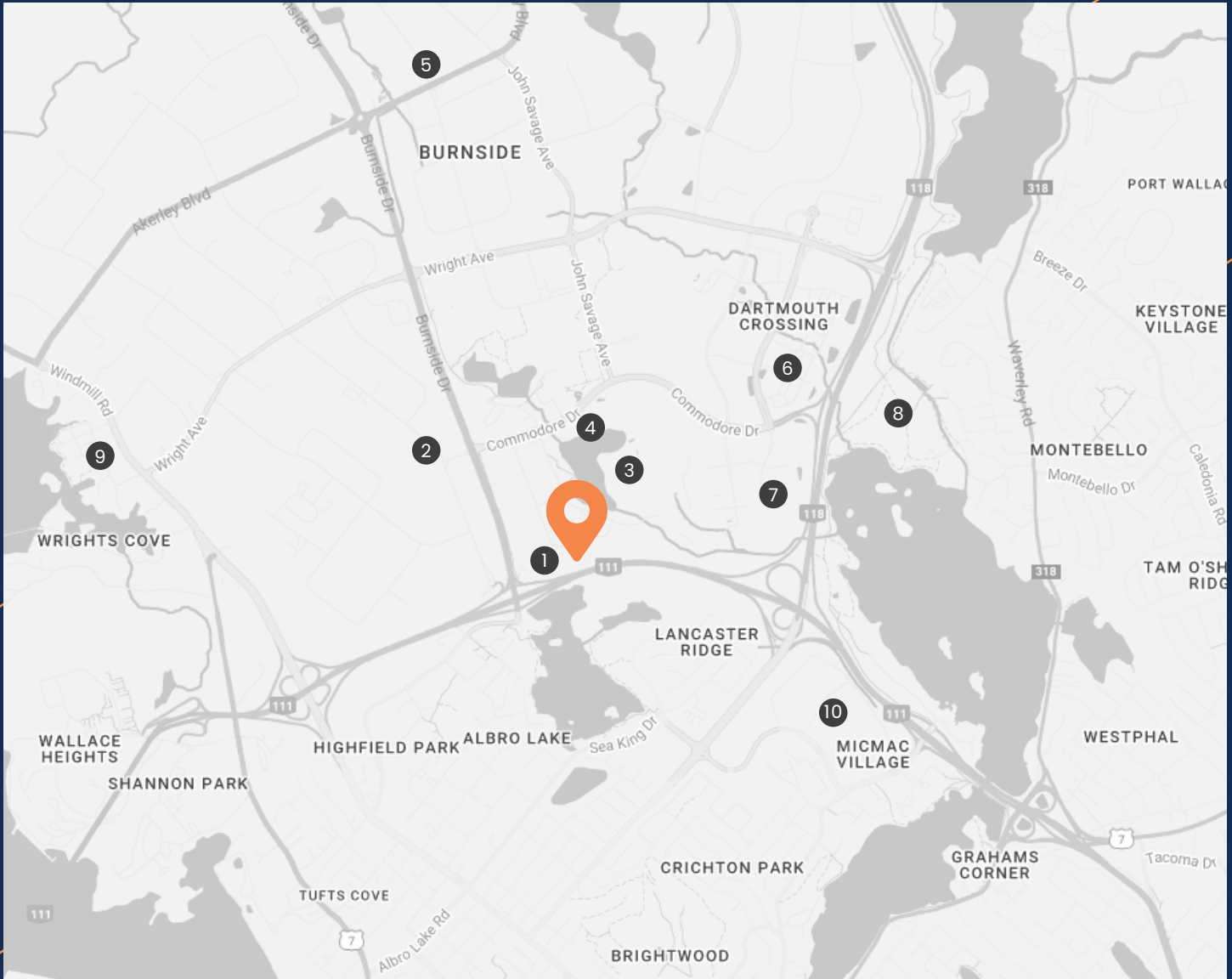


# Floor Plan

Suite 20: +/- 2,000 sq. ft.



# Surrounding Amenities



- ① Delta Hotel Dartmouth
- ② Wendy's / Freshii / Subway
- ③ Spectacle Lake Park
- ④ Willowbrae Academy (Daycare)
- ⑤ Highway 107 (Sackville-Bedford-Burnside Connector)
- ⑥ Costco Wholesale
- ⑦ Walmart Supercentre
- ⑧ Shubie Park
- ⑨ Starbucks
- ⑩ Mic Mac Mall

Nova Scotia Highway 111  
DRIVE TIME: 2 - 4 MINUTES

Bedford  
DRIVE TIME: 12-16 MINUTES

Downtown Halifax  
DRIVE TIME: 16-20 MINUTES

Halifax Stanfield Int'l Airport  
DRIVE TIME: 20-24 MINUTES



**OPEN WORK AREA**



**BOARDROOM**



**EXTERIOR ENTRANCE**



**PRIVATE OFFICE**



**KITCHENETTE**



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