

FOR LEASE

63 CRANE LANE DRIVE BAYERS LAKE BUSINESS PARK, HALIFAX, NS

High-quality 6,200 sq. ft. stand-alone
office / industrial building for lease



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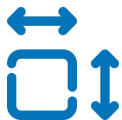
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High-quality 6,200 sq. ft. stand-alone office / industrial building for lease

This rare stand-alone leasing opportunity offers a full building with 6,217 sq. ft. of impeccably designed, high-quality space. From the moment you enter, the sophisticated finishes and bright layout creates a lasting impression. The property features private offices, a boardroom, versatile industrial space with grade-level loading, lab facilities, and open workspace, enhanced by a thoughtfully designed mezzanine. A standout feature is the fully equipped kitchen and lounge, combining functionality with a touch of luxury. Expansive windows flood the space with natural light, while high ceilings and contemporary finishes add to its polished aesthetic. The property offers excellent curb appeal, with prominent signage opportunities and on-site parking.

Strategically located just off NS Highway 103, the property provides seamless connectivity and easy accessibility for commuters. Situated in an amenity-rich area, the building is surrounded by restaurants, cafes, fitness facilities, retail shops, medical offices, and parks and trails, and more!



6,200 sq. ft.
Building for Lease



Turnkey
Space



Convenient
Highway Access

LISTING ID	10425
ADDRESS	63 Crane Lake Drive, Bayers Lake Business Park, Halifax
PROPERTY TYPE	Flex Office / Industrial
BUILDING SIZE	6,217 sq. ft.
SIZES AVAILABLE	Entire building: 6,217 sq. ft.
YEAR BUILT	1991
ZONING	General Industrial (I-3)
LOADING	One (1) grade door
CLEAR HEIGHTS	16' to ceiling, 14' to beam
PARKING	Free on-site parking
AVAILABILITY	June 2025
NET RENT	\$20.00 psf
ADDITIONAL RENT	\$6.40 psf (plus power)

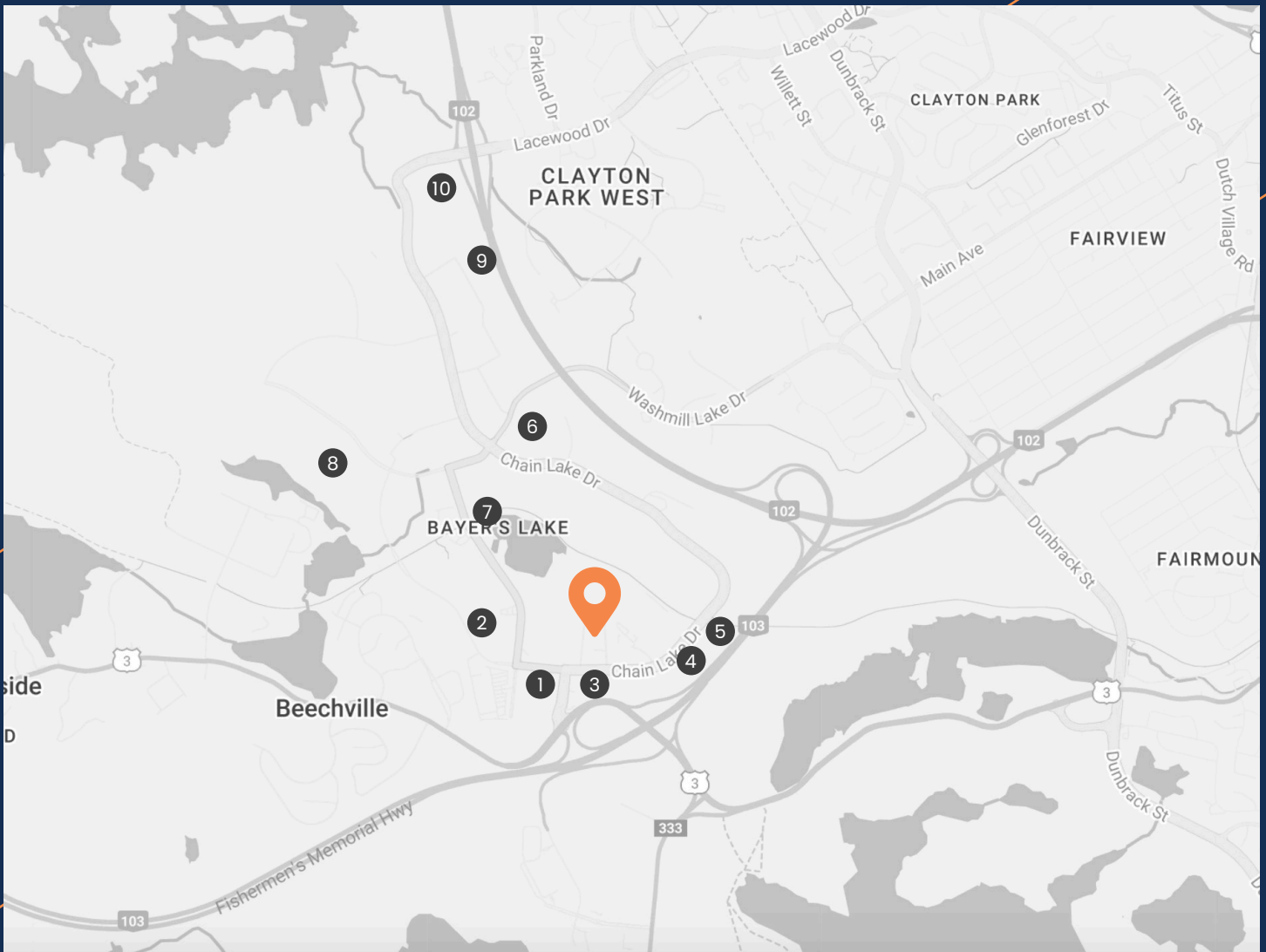


Property Highlights

- Versatile flex office / industrial building for lease
- Recently renovated equipped with high-end quality interior finishes
- One (1) grade level loading door
- Bright space featuring expansive windows with included treatments
- High ceilings, 16' to ceiling and 14' to beam
- Prominent signage opportunities
- LED lighting throughout
- Building configuration includes workshop space, versatile industrial space, private offices, boardroom, open workspace with mezzanine, and fully-equipped kitchen and lounge area
- Space easily modified to reflect company branding
- On-site parking
- Conveniently situated with quick access to Nova Scotia Highway 102 & 103, Bedford, Halifax, and Nova Scotia's South Shore



Surrounding Amenities



① Starbucks

② Access Nova Scotia Halifax

③ Halifax Tower Hotel

④ Kaos Crossfit

⑤ The 5K Cafe

⑥ Moxies / East Side Mario's / Boston Pizza

⑦ Bayers Lake Park and Trail

⑧ Bayers Lake Community Outpatient Centre

⑨ Atlantic Superstore

⑩ Costco Wholesale

Bedford
DRIVE TIME: 10-12 MINUTES

Downtown Halifax
DRIVE TIME: 15-17 MINUTES

Halifax Stanfield Int'l Airport
DRIVE TIME: 22-28 MINUTES

Chester
DRIVE TIME: 40-45 MINUTES

Aerial Photos





OPEN WORKSPACE & MEZZANINE



LAB SPACE



PRIVATE OFFICE



KITCHEN & LOUNGE



GRADE LOADING



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