

249 BEDFORD HIGHWAY HALIFAX, NOVA SCOTIA



OFFICE SPACE FOR LEASE

2,120 sf

GREAT EXPOSURE & WATER VIEWS



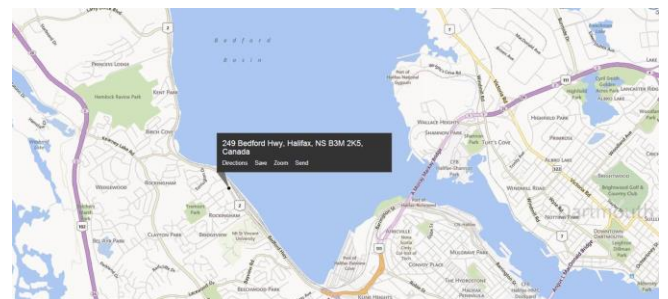
PROPERTY FEATURES

- Economical office space with Bedford Basin views, well located in the Rockingham area of the Bedford Highway with great visibility and exposure to 30,000+ vehicles per day
- 1,350 sf on ground level and 770 sf on second level (360 sf of basement storage included) (Additional 1,100 sf of storage available in basement as well)
- New windows, siding and natural gas heat installed 2013
- Heat & gas is included in Operating Costs, tenant is responsible for their own utilities, cleaning and garbage removal



BUILDING FEATURES

AVAILABLE SPACE	2,120 sf (1,350 sf ground level & 770 sf on 2 nd level)
LEASE RATE	\$8.50 psf Net
ADDITIONAL RENT	\$2.34 psf (2013 Taxes) & \$1.38 Operating Costs
SEMI-GROSS RENT	\$12.22 psf Semi- Gross



For more information, please contact:

JAMIE FERGUSON
Commercial Real Estate Advisor
(902) 425 4009 Direct
(902) 209 5123 Mobile
jferguson@cwatlantic.com

CUSHMAN & WAKEFIELD ATLANTIC.
5475 Spring Garden Road
Suite 601, Cornwallis House
Halifax, Nova Scotia B3J 3T2
www.cwatlantic.com

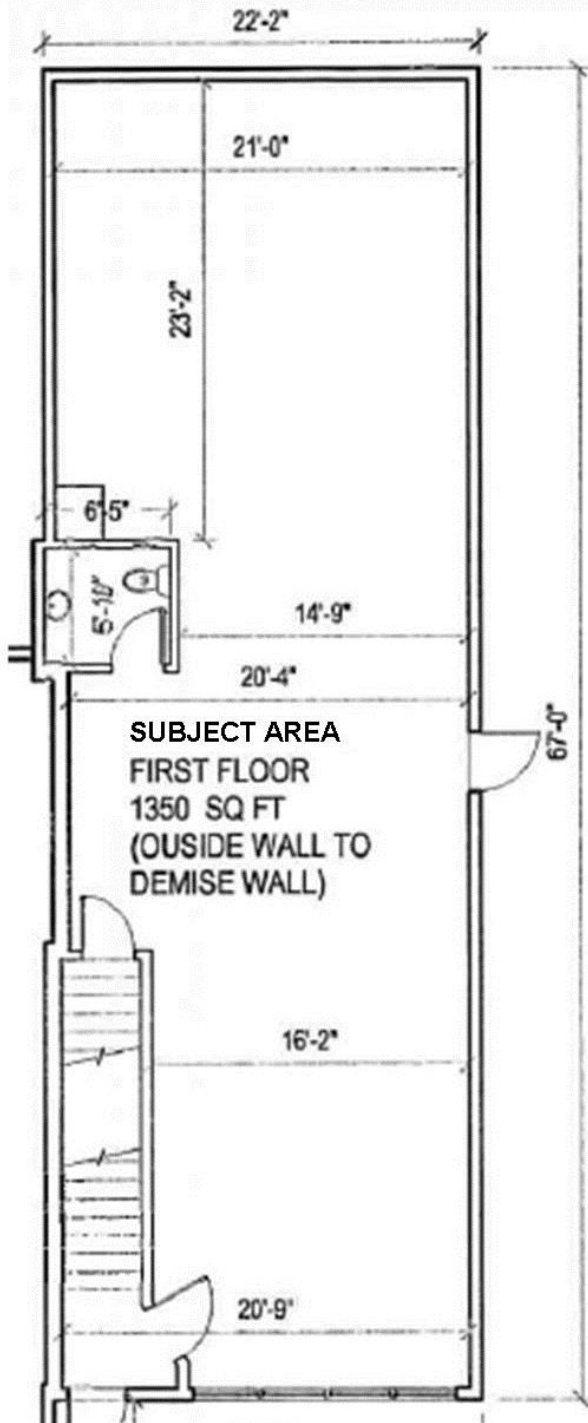
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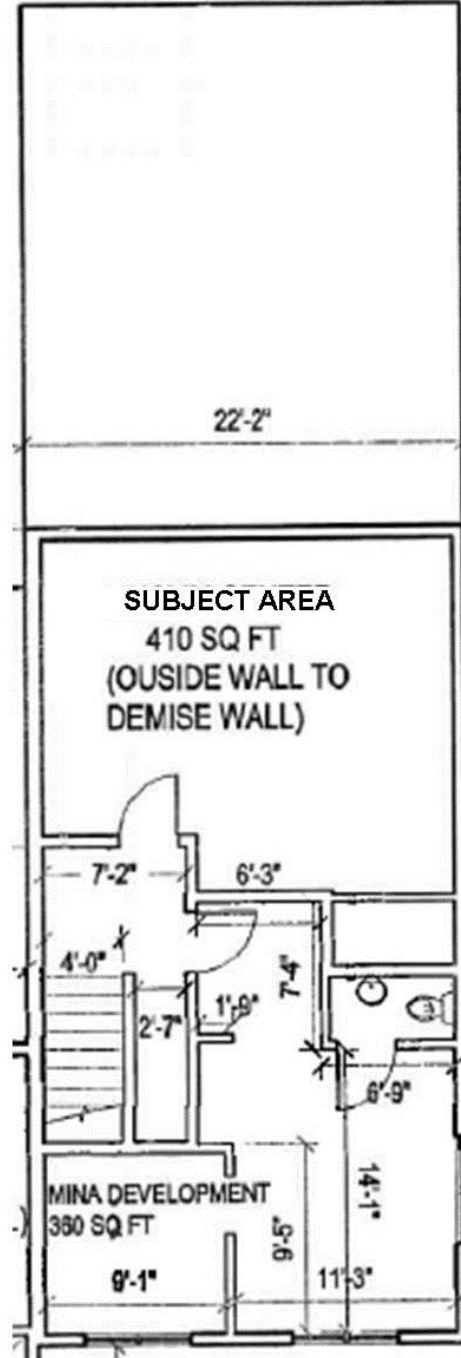
Ground Floor & 2nd Level Office Space for Lease

UP TO 2,120 SF
AVAILABLE FOR LEASE
HALIFAX, NS

Ground Level



Upper Level



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