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Cushman & Wakefield Atlantic  
Broker Update  
Halifax, Nova Scotia Market  
**APRIL 2011**





# Office Space for Lease

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VISIT OUR WEBSITE AT [WWW.CWEAST.COM](http://WWW.CWEAST.COM)


## St. Lawrence Place, HALIFAX

	<b>Size:</b> 37,500 sq. ft.	<b>Details:</b> Pre-Leasing new construction Class A office space. Available Spring 2012.
	<b>Price:</b> Please contact for details	<b>Listing Agents:</b> Andrew Belliveau   Michael Brown


## 2334 Longard Plaza, (off Brunswick Street, bottom of "Ocean Towers"), HALIFAX

	<b>Size:</b> 2,700 sq. ft.	<b>Details:</b> 10 offices, kitchen, boardroom. Lots of free parking!
	<b>Price:</b> \$18.00 Semi Gross	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 2178 & 2180 Gottingen Street, HALIFAX

	<b>Size:</b> 1,800 sq. ft. & 3,060 sq. ft.	<b>Details:</b> Ground floor office / retail space. Elec. not included.
	<b>Price:</b> \$14.00 Gross	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 5445 St. Margaret's Bay Road, HALIFAX

	<b>Size:</b> Up to 12,000 sq. ft.	<b>Details:</b> Various office layouts available. New development. Completion Winter 2010/Spring 2011
	<b>Price:</b> \$14.00 - \$16.00 Net	<b>Listing Agent:</b> Jamie Ferguson

## 617 Windmill Road, HALIFAX

	<b>Size:</b> Up to 12,525 sq. ft.	<b>Details:</b> Fully finished office space in 2 separate buildings
	<b>Price:</b> Please contact for details	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 2411 Agricola Street, HALIFAX

	<b>Size:</b> 7,379 sq. ft.	<b>Details:</b> Office space on two levels. Also warehouse space with grade loading.
	<b>Price:</b> \$15.00 **Sublet	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis



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## 5288 St. Margaret's Bay Road, HALIFAX



**Size:** 850, 1,240 & 1,400 sq. ft.

**Details:** Former accounting office & former massage clinic. Leaseholds in place. Available NOW.

**Price:** \$12.00 Net

**Listing Agents:** [Tom Gerard](#) | [Mat Houston](#) | [Phil Bolhuis](#)



# Industrial Space for Lease

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## NEW – 10 Akerley Boulevard, DARTMOUTH



Size:	9,000 sq. ft.	Details:	3 dock loading doors, 14' ceiling, Sublease available within Burnside Industrial Park
Price:	\$4.50 Net	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 617 Windmill Road, DARTMOUTH



Size:	9,467 sq. ft.	Details:	5,064 sf of pure warehouse. 4,403 sf of warehouse/showroom. Outside storage available
Price:	Please contact for details	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 200 Bluewater Road, BEDFORD



Size:	36,000 sq. ft.	Details:	Clean, dry, end cap unit. Dock loading, 25' ceilings, option to renew, able to be demised.
Price:	Call for details	Listing Agents:	Steven Dexter   Tom Gerard   Mat Houston   Phil Bolhuis

## 11 Acadia Street, WOODSIDE



Size:	4,000 sq. ft.	Details:	Office with warehouse space. Ample yard with fence.
Price:	\$6.50 Net	Listing Agents:	Michael Brown   Tom Gerard   Mat Houston   Phil Bolhuis

## 33 Lakeside Park Drive, LAKESIDE



Size:	60,788 sq. ft.	Details:	Industrial warehouse building with large yard. Premises is subdivideable.
Price:	\$6.00 Net	Listing Agent:	Tom Gerard   Phil Bolhuis   Jamie Ferguson

## 49 Pettipas Drive, BURNSIDE



Size:	4,320 sq. ft. & 10,080 sq. ft.	Details:	Industrial flex, 11 dock loading doors, 14' ceilings, ample yard space.
Price:	\$7.00 Net	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis



# Industrial Space for Lease

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## 39 Gurholt Drive, DARTMOUTH



<b>Size:</b>	18,200 sq. ft. Sublet	<b>Details:</b>	9 dock loading doors, 1,400 sf finished office space, large side yard, 24' ceiling height.
<b>Price:</b>	\$5.75 Net	<b>Listing Agent:</b>	<a href="#">Tom Gerard</a>   <a href="#">Mat Houston</a>   <a href="#">Phil Bolhuis</a>

## 121 Ilsley Avenue, DARTMOUTH



<b>Size:</b>	2,106 sq. ft.	<b>Details:</b>	General warehouse
<b>Price:</b>	\$6.00	<b>Listing Agent:</b>	<a href="#">Jamie Ferguson</a>

## 600 Windmill Road, DARTMOUTH



<b>Size:</b>	Up to 15,000 sq. ft.	<b>Details:</b>	High profile office, showroom with warehouse & yard space. Ample parking on-site.
<b>Price:</b>	Please contact	<b>Listing Agents:</b>	<a href="#">Tom Gerard</a>   <a href="#">Mat Houston</a>   <a href="#">Phil Bolhuis</a>



# Commercial / Retail Space for Lease

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VISIT OUR WEBSITE AT [WWW.CWEAST.COM](http://WWW.CWEAST.COM)

## NEW - 132 Main Street, DARTMOUTH



<b>Size:</b> 1,700 sq. ft.	<b>Details:</b> Highly visible location on busy throughfare. Corner unit. Ample customer parking.
<b>Price:</b> \$21.50 Gross	<b>Listing Agent:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## St. Lawrence Place, HALIFAX



<b>Size:</b> 7,500 sq. ft.	<b>Details:</b> Pre-Leasing new construction high profile retail space. Available Spring 2012.
<b>Price:</b> Please contact for details	<b>Listing Agents:</b> Andrew Belliveau   Michael Brown

## 649 Portland Hills Drive, DARTMOUTH



<b>Size:</b> 55,000 sq. ft.	<b>Details:</b> Commercial / retail space. Available immediately.
<b>Price:</b> \$16.00 Office / \$20.00 Retail	<b>Listing Agent:</b> Michael Brown

## 601 Sackville Drive, LOWER SACKVILLE



<b>Size:</b> 1,013 sq. ft.	<b>Details:</b> High visibility location on the sought after Sackville Dr. Currently used as a dental clinic.
<b>Price:</b> \$16.00 Net	<b>Listing Agent:</b> Jamie Ferguson

## 5 Cumberland Court, DARTMOUTH



<b>Size:</b> 1,247 sq. ft. & 1,030 sq. ft.	<b>Details:</b> Retail / office space in well established retail plaza.
<b>Price:</b> \$16.00 Net	<b>Listing Agent:</b> Andrew Belliveau

## 5486 Spring Garden Road (Mills), HALIFAX



<b>Size:</b> 600, 997 & 1,500 sq. ft.	<b>Details:</b> 2 <sup>nd</sup> level retail. Two suites facing Spring Garden Road, One facing Birmingham Road.
<b>Price:</b> Starting rents \$30 net psf	<b>Listing Agents:</b> Andrew Belliveau   Steven Dexter



# Commercial / Retail Space for Lease

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## 1063 Queen Street, HALIFAX



Size:	1,800 – 2,500 sq. ft.	Details:	Excellent south end opportunity. High visibility retail location with apartments above
Price:	\$15.00 Net	Listing Agent:	Jamie Ferguson

## 3514 Joseph Howe Drive, HALIFAX



Size:	1,750 sq. ft.	Details:	Excellent retail location. Ample onsite parking, low operating costs.
Price:	\$20.00 Net	Listing Agent:	Jamie Ferguson

## Notting Village, (On the corner of Boland & Wyse Road), DARTMOUTH



Size:	6,350 sq. ft.	Details:	Office / retail ground level space. Excellent signage and traffic exposure
Price:	\$15.00 Net	Listing Agent:	Robert Jennings

## 124 Chain Lake Drive, HALIFAX



Size:	5,800 sq. ft.	Details:	Commercial / retail. Ground level. 20' ceilings. Grade loading.
Price:	\$14.00 Net	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 31 Dominion Crescent, LAKESIDE



Size:	Up to 12,568 sq. ft.	Details:	Well appointed office/warehouse space. Dock & grade loading. Subdivideable
Price:	\$7.00 Net	Listing Agent:	Tom Gerard   Mat Houston   Phil Bolhuis



# Office Space for Sale

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## NEW – 12 Dawn Drive, DARTMOUTH



**Size:** 2,315 sq. ft.

**Details:**

3 level building in Burnside Industrial Park. Large lot, asphalt paved parking lot.

**Price:** \$269,000

**Listing Agents:**

[Tom Gerard](#) | [Mat Houston](#) | [Phil Bolhuis](#)





# Industrial Space for Sale

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## 11 Acadia Street, WOODSIDE



Size:	23,500 sq. ft.	Details:	Warehouse with office, 3 grade & 1 dock loading door. Ample yard, fenced compound.
Price:	\$1,500,000	Listing Agents:	Michael Brown   Mat Houston

## 140 Ilsley Avenue, DARTMOUTH



Size:	14,460 sq. ft.	Details:	Single storey, steel frame construction industrial building.
Price:	\$1,350,000	Listing Agents:	Michael Brown   Tom Gerard

## 1110 Highway #201 & 1292 Highway #201 South, GREENWOOD



Size:	32.46 acres	Details:	3,312 sq. ft. retail building & 3 warehouse buildings comprising 13,376 sq. ft.
Price:	\$450,000	Listing Agent:	Michael Brown

## 1480 Caldwell Road, EASTERN PASSAGE



Size:	6.83 Acres	Details:	4,800 sq. ft. pre-engineered steel industrial building. 24' ceilings. Grade loading.
Price:	\$450,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 33 Lakeside Park Drive, LAKESIDE



Size:	60,788 sq. ft.	Details:	Single tenant industrial warehouse building.
Price:	\$3,300,000	Listing Agent:	Tom Gerard   Phil Bolhuis   Jamie Ferguson



# Commercial / Retail Space for Sale

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## 378 Herring Cove Road, HALIFAX



Size:	24,984 sq. ft.	Details:	2 storey commercial / retail with a 9,942 sq. ft. unfinished basement.
Price:	\$895,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 8961 Commercial Street, NEW MINAS



Size:	18,574 sq. ft.	Details:	2 storey commercial / retail with attached warehouse facility.
Price:	\$625,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 32 Primrose Street, DARTMOUTH



Size:	4,500 sq. ft.	Details:	Office space, newly renovated throughout.
Price:	\$395,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 1378 Bedford Highway, BEDFORD



Size:	4,000 sq. ft.	Details:	Ground floor, office / retail space. High visibility.
Price:	\$675,000	Listing Agent:	Jamie Ferguson

## 12435 Peggy's Cove Road, GLEN HAVEN



Size:	5,400 sq. ft. / 4.49 acres	Details:	The building consists of open warehouse/shop space, up to 5 offices, & 3 washrooms.
Price:	\$468,000	Listing Agent:	Robert Jennings

## 122 Main Street, DARTMOUTH



Size:	9,168 sq. ft.	Details:	2 storey commercial/retail with attached warehouse facility.
Price:	\$649,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis



# Land for Sale

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## NEW – 492-494 Herring Cove Road, HALIFAX



Size:	30,000 sq. ft.	Details:	3 parcels of vacant, untouched, land. Ideal Multi-Residential development. Zoned R-4.
Price:	\$250,000	Listing Agents:	Michael Brown

## Autumn Drive, SPRYFIELD



Size:	5.8 acres	Details:	Undeveloped residential zoned RDD.
Price:	\$175,000	Listing Agent:	Michael Brown

## Montague Lands, MONTAGUE GOLD MINES



Size:	14.81 acres	Details:	Undeveloped residential lands, zoned R-1 and resource.
Price:	\$335,000	Listing Agent:	Michael Brown

## 100 Highfield Park Drive, DARTMOUTH



Size:	55,965 sq. ft.	Details:	Vacant land and small multi-tenant building. Excellent frontage on Victoria Rd & Highfield.
Price:	\$1,175,000	Listing Agents:	Michael Brown

## 566 Willow Street, TRURO



Size:	1.27 acres	Details:	Ideal for immediate commercial development. Located opposite the Truro Ind. Park.
Price:	\$137,000	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 72 – 74 Primrose Street, DARTMOUTH



Size:	1 acre	Details:	2 undeveloped parcels of R-3 zoned Multi-Family Land. Potential of up to 45 res. units.
Price:	\$450,000	Listing Agent:	Michael Brown



# Land for Sale 11

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## Highway #104, AMHERST EXIT



**Size:** Up to 23 acres

**Details:** Ideal for service, retail, hospitality or extended care.

**Price:** Call for details

**Listing Agents:** [Andrew Belliveau](#) | [Bill MacAvoy](#)



# Multi-Residential for Sale

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## 1594 Truro Road, TRURO



Size:	24 Units	Details:	3 storey wood frame building. Potential to add 12 more units. New windows & balconies.
Price:	\$1,350,000	Listing Agent:	Tom Gerard   Michael Brown

## 29 Primrose Street, DARTMOUTH



Size:	22 Unit	Details:	22 unit apartment building. Natural gas heating.
Price:	\$990,000	Listing Agent:	Tom Gerard

## 28-30 Primrose Street, DARTMOUTH



Size:	16 Unit	Details:	2 x 8 unit apartment buildings. New Viessmann natural gas boiler.
Price:	\$800,000	Listing Agent:	Tom Gerard

## 7 Jackson Road, DARTMOUTH



Size:	45 Unit	Details:	3 storey wood frame walk-up
Price:	\$1,950,000	Listing Agent:	Tom Gerard

## 14 Jackson Road, DARTMOUTH



Size:	22 Unit	Details:	3 storey wood frame walk up.
Price:	\$950,000	Listing Agent:	Tom Gerard

## 15 Kennedy Drive, DARTMOUTH



Size:	120 Unit	Details:	8 storey apartment building.
Price:	\$5,800,000	Listing Agent:	Tom Gerard



# Multi-Residential for Sale

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## 104-106 Albro Lake Road & 127 Slayter Street, DARTMOUTH



Size:	25 Units	Details:	3 storey wood frame walk-up apartment buildings.
Price:	\$1,170,000	Listing Agent:	Tom Gerard





# Sold / Leased Properties

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## UNDER AGREEMENT - 592 Bedford Highway, HALIFAX



Size:	3,450 sq. ft.	Details:	2 storey wood framed office building. 1,265 sq. ft. leased to long term tenant.
Price:	\$735,000	Listing Agent:	Tom Gerard   Mat Houston   Phil Bolhuis

## LEASED - 111 Ilsley Avenue, DARTMOUTH



Size:	2,370 sq. ft.	Details:	Fully finished office space.
Price:	\$15.00 Net	Listing Agent:	Michael Brown

## LEASED - 23 Venture Crescent, ELMSDALE



Size:	2,462 sq. ft.	Details:	Dock loading. 20' ceilings.
Price:	\$2,400 / month	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis



# Cushman & Wakefield Atlantic Halifax Team

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# Cushman & Wakefield Atlantic Halifax Team

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