Cushman & Wakefield Atlantic

# Monthly Listings Report
## Halifax, Nova Scotia Market

FEBRUARY 2012

CUSHMAN & WAKEFIELD® ATLANTIC

# Office Space for Lease



CLICK ON A PROPERTY PHOTO TO OBTAIN FURTHER DETAILS

VISIT OUR WEBSITE AT WWW.CWEAST.COM

## NEW – 211 Horseshoe Lake Drive, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,500 sq. ft. – 23,000 sq. ft. | Details: | Ample, free onsite parking, T.I's negotiable, outdoor common area, elevator service. |
| Price: | $14.00 psf net | Listing Agent: | Brian Woods |

## 5476 Spring Garden Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,500 sq. ft. | Details: | Excellent 3rd floor office space on the corner of Spring Garden Road, above Duggers. |
| Price: | $25.00 gross psf | Listing Agents: | Steven Dexter \| Mat Houston |

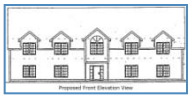
## 53 St. Margaret's Bay Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 766 sq. ft. | Details: | Second floor office space in new construction building. Ample onsite parking. |
| Price: | $2,100 / month Gross + utilities | Listing Agents: | Steven Dexter |

## 1718 Argyle Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 3,041 sq. ft. | Details: | Great downtown location! Sublet term expires December 31, 2013. |
| Price: | $30.82 | Listing Agents: | Michael Brown |

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



| | | | |
|---|---|---|---|
| Size: | Up to 4,000 sq. ft. | Details: | Ground and second floor office space. Signage opportunity & parking. |
| Price: | $14.00 - $16.00 Net psf | Listing Agents: | Jamie Ferguson |

## 111 Ilsley Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 2,400 sq. ft. | Details: | Professional second floor office space in Burnside Industrial Park. Ample parking onsite. |
| Price: | $14.00 net psf | Listing Agent: | Michael Brown |

1959 Upper Water Street, S205
Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

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## St. Lawrence Place, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 24,800sq. ft. | Details: | Pre-Leasing new construction Class A office space. Available Spring 2013. |
| Price: | Please contact for details | Listing Agents: | Andrew Belliveau |

## 998 Parkland Drive, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 3,266 sq. ft. | Details: | Second floor office space. Ample onsite parking. Good high traffic location & exposure. |
| Price: | $15.00 net psf | Listing Agents: | Michael Brown |

## 617 Windmill Road, HALIFAX

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

## 1657 Bedford Row, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 7,200 sq. ft. | Details: | Halifax Harbour views, large second floor space, could accommodate a number of uses. |
| Price: | $12.00 Net | Listing Agents: | Michael Brown |

## 1888 Brunswick Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 2,887 sq. ft. | Details: | Turnkey premises which includes boardroom, offices, server room, storage & kitchenette. |
| Price: | $17.75 Gross psf – Sublet | Listing Agent: | Michael Brown \| Brian Woods |

## 1521 Grafton Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 2,032 sq. ft. | Details: | 2nd floor space; 6 offices/workrooms, reception and interior washroom. Parking available. |
| Price: | $18.00 Gross psf (utilities included) | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

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Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

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## Magazine Landing, BURNSIDE

| | | | |
|---|---|---|---|
| Size: | 27,300 sq. ft. | Details: | Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy. |
| Price: | Please call for details | Listing Agent: | Robert Jennings |

## 18 Acadia Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 4,377 sq. ft. | Details: | 2,572 sf ground floor finished office space, 1,805 sf third floor raw space. Medical focus. |
| Price: | Starting at $11.50 net | Listing Agents: | Steven Dexter |

## 2178 Gottingen Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,800 sq. ft. | Details: | Ground floor office / retail space. Elec. not included. |
| Price: | $14.00 Gross | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

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

| | | | |
|---|---|---|---|
| Size: | Up to 5,430 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 |

## 2411 Agricola Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 3,500 sq. ft. | Details: | Excellent frontage on Agricola Street. Minutes from downtown, located on bus route. |
| Price: | $18.00 | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 3514 Joseph Howe Drive, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,800 sq. ft. | Details: | Ideal for office, retail, medical, spa, or salon. Excellent central location! Great tenant mix. |
| Price: | $14.00 psf | Listing Agents: | Jamie Ferguson |

## 2830 Agricola Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 2,350 sq. ft. | Details: | Newly renovated professional offices that are move-in-ready. Onsite parking available. |
| Price: | $16.00 Semi-Gross psf | Listing Agent: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

# Industrial Space for Lease

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## 86 Troop Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 16,627 sq. ft. | Details: | 3 dock loading doors, 24' ceiling height, excellent signage opportunity facing Burnside Dr. |
| Price: | $7.50 Net psf – Sublet | Listing Agents: | Andrew Belliveau |

## 31 Raddall Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 1,305 & 2,494 sq. ft. | Details: | One 14' x 12' grade loading door per bay. 18'-20' ceiling height. Partial office built out. |
| Price: | $7.00 Net psf | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 95 Akerley Boulevard, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 2,880 sq. ft. | Details: | Kitchenette & 4 private offices, One 10'x10' grade loading door. Term expires July 2013. |
| Price: | $6.00 Net psf– Sublet | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 53 & 93 Memorial Drive, NORTH SYDNEY

| | | | |
|---|---|---|---|
| Size: | Up to 167,372 sq. ft. | Details: | Excellent strategic location 3 blocks from Port of Sydney. Min 24' clear ceilings. |
| Price: | $3.00 psf Net | Listing Agents: | Steven Dexter |

## 221 Joseph Zatzman Drive, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 4,000 sq. ft. | Details: | Two dock loading doors. 20' ceiling height. Sublet opportunity available immediately. |
| Price: | $8.00 Gross | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 49 Pettipas Drive, BURNSIDE

| | | | |
|---|---|---|---|
| Size: | 10,080 & 2,880 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 |

## 3200 Kempt Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 4,375 sq. ft. - Sublet | Details: | Six 10x10 grade loading, One 12x10 grade loading door, reception w/ glass storefront. |
| Price: | $7.50 Net psf | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 617 Windmill Road, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 9,467 sq. ft. **For Lease OR Sale. | Details: | 5,064 sf of warehouse with dock & grade loading.. 4,403 sf of warehouse/showroom. |
| Price: | Please contact for details | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 600 Windmill Road, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 8,921 sq. ft. | Details: | High profile office, showroom with warehouse & yard space. Ample parking on-site. |
| Price: | Please contact | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 67 Wright Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | Up to 31,537 sq. ft. | Details: | 4 dock loading doors, 18' clear ceilings, Natural gas heating, refrigerated storage. |
| Price: | $5.00 Net psf | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

# Commercial / Retail Space for Lease

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## NEW – 610 Wright Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 2,000 sq. ft. | Details: | Retail opportunity in brand new, state of the art building with National co-tenants. |
| Price: | $15.00 psf Net | Listing Agents: | Steven Dexter |

## 6100 Young Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | +/- 70,000 sq. ft. | Details: | Proposed development, +/- 30,000 sf retail, +/-40,000 sf office and 321 apartment units. |
| Price: | Please call for details | Listing Agent: | Jamie Ferguson |

## 644 Portland Street, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 1,700 sq. ft. | Details: | Co-Tenants include Cash Money, Hamachi House, Tim Horton's & CORA's. |
| Price: | $22.00 psf Net – Sublet | Listing Agent: | Steven Dexter |

## Magazine Landing, BURNSIDE

| | | | |
|---|---|---|---|
| Size: | 27,300 sq. ft. | Details: | Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy. |
| Price: | Please call for details | Listing Agent: | Robert Jennings |

## 5 Cumberland Court, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 1,247, 1,030 & 6,500 sq. ft. | Details: | Retail / office space in well established retail plaza. |
| Price: | $18.00 Net | Listing Agent: | Andrew Belliveau \| Robert Jennings |

## 5486 Spring Garden Road (Mills), HALIFAX

| | | | |
|---|---|---|---|
| Size: | ONLY 950 sq. ft. REMAINING! | Details: | PRIME retail space located In the Mills building on Spring Garden Road |
| Price: | Starting rents $30 net psf | Listing Agents: | Andrew Belliveau \| Steven Dexter |

1959 Upper Water Street, S205
Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

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## 6390 Cork Street, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 870 sq. ft. | Details: | Ground level flexible use space. Landlord open to tenant allowances based on term. |
| Price: | $1,200 Semi-Gross / Month | Listing Agents: | Brian Woods |

## St. Lawrence Place, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 6,200 sq. ft. | Details: | Pre-Leasing new construction high profile retail space. Available Spring 2013. |
| Price: | Please contact for details | Listing Agents: | Andrew Belliveau |

## 601 Sackville Drive, LOWER SACKVILLE

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

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

| | | | |
|---|---|---|---|
| Size: | 1,500 sq. ft. REMAINING | Details: | Office / retail ground level space. Excellent signage and traffic exposure |
| Price: | $15.00 Net | Listing Agent: | Robert Jennings |

## 1465 St. Margaret's Bay Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,000 sq. ft. | Details: | Highly visible location on busy thoroughfare. Ample parking, signage opportunity. |
| Price: | $20.00 psf Net | Listing Agent: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 117 Kearney Lake Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 1,658 sq. ft. | Details: | Former Physiotherapy Clinic in Wedgewood Plaza. Good exposure, signage and parking! |
| Price: | $19.00 net psf | Listing Agents: | Michael Brown |

1959 Upper Water Street, S205
Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

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## 811 Reeves Street, PORT HAWKESBURY

| | | | |
|---|---|---|---|
| Size: | Over 14,500 sq. ft. | Details: | Ground & Second floor office / retail space. Great exposure, possible signage, parking. |
| Price: | Please call for details | Listing Agent: | Robert Jennings |

## 5144 Morris Street (The Vic), HALIFAX

| | | | |
|---|---|---|---|
| Size: | 4,000 sq. ft. | Details: | Located on the busy corner of Hollis & Morris Street, excellent signage opportunity. |
| Price: | $25.00 psf Net | Listing Agents: | Michael Brown |

## 31 Orion Court, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 34,800 sq. ft. & 3.27 acres | Details: | A 3.27 acres, including 6 buildings, with 106.91 feet of frontage on Orion Court. |
| Price: | $1,995,000 | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## 3891, 3899, 3901 Highway #14, WINDSOR

| | | | |
|---|---|---|---|
| Size: | 20,862 sq. ft. & +/- 16 acres | Details: | Previously used as a concrete / ind. production and storage facility. PID: 45282555 |
| Price: | $375,000 | Listing Agents: | Michael Brown \| Andrew Belliveau |

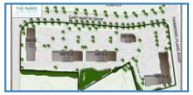
## 11 Acadia Street, WOODSIDE

| | | | |
|---|---|---|---|
| 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 |

## 1274 Hammonds Plains Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 3,680 sq. ft. | Details: | Currently operating as a church facility. Excellent condition. 24,636 sq. ft. lot. |
| Price: | $475,000 | Listing Agents: | Michael Brown |

## West Bedford Development, BEDFORD



| | | | |
|---|---|---|---|
| Size: | 8.9 acres | Details: | Highly visible retail development site across from new 4 pad arena at entrance to HRM |
| Price: | $5,500,000 | Listing Agents: | Steven Dexter |

## 26-30 Prince Arthur Street & 11-15 Princess Street, AMHERST

| | | | |
|---|---|---|---|
| Size: | 53,948 sq. ft. | Details: | Office & Retail Commercial buildings on 34,848 sq. ft. land including parking lot. |
| Price: | $3,900,000 | Listing Agents: | Michael Brown |

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## 269 Baker Drive, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | Up to 1 acre | Details: | Ideal for retail developer or end user tenant. Minutes from Highways 111 and 118. |
| Price: | Please contact | Listing Agents: | Steve Dexter |

## Beech Hill Road, ANTIGONISH

| | | | |
|---|---|---|---|
| Size: | Over 12 acres | Details: | Commercially zoned and; adjacent to the new divided highway with roundabout access |
| Price: | $1,400,000 | Listing Agents: | Robert Jennings |

## 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 |

## 301 Sky (Bell) Boulevard, ENFIELD

| | | | |
|---|---|---|---|
| Size: | 110.58 acres | Details: | Opposite to the Halifax Stanfield International Airport with Highway #102 visibility. |
| Price: | $880,000 | Listing Agent: | Tom Gerard \| Brian Woods |

## 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 |

## 509 & 511 Pleasant Street, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | Approx. 14,629 sq. ft. | Details: | Development land for sale; PID 00248153 & 00634055. Prime location! Zoned C-2 . |
| Price: | $351,288 | Listing Agents: | Michael Brown |

## 390 Windmill Road, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | +/- 20,000 sq. ft. | Details: | Vacant corner lot at Windmill Rd. & Fernhill Dr. Potential to build 8,000 sq. ft. building. |
| Price: | $350,000 | Listing Agents: | Brian Woods |

## Autumn Drive, SPRYFIELD

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

## 220 Prince Arthur Avenue, DARTMOUTH

| | | | |
|---|---|---|---|
| Size: | 6 Unit Apartment (potentially 7) | Details: | Unit Mix: 2 One bedroom, 3 Two bedroom, and 1 Three bedroom . 13,500 sq. ft. lot. |
| Price: | $460,000 | Listing Agent: | Robert Jennings |

## 279 Grant Street, NEW GLASGOW

| | | | |
|---|---|---|---|
| Size: | 19 Unit townhouse complex | Details: | 40 stall paved parking lot, Lot size 43,538 sq. ft., Cap rate 7.3%, Zoned R-2. |
| Price: | $1,295,000 | Listing Agent: | Michael Brown |

# Sold / Leased Properties

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## SOLD - Monarch / Rivendale Lands, LOWER SACKVILLE

| | | | |
|---|---|---|---|
| Size: | 32.5 acres | Details: | Frontage on Beaver Bank Road, Monarch Drive and Majestic Avenue. |
| Price: | $387,500 | Listing Agents: | Brian Woods |

## UNDER AGREEMENT - 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 |

## UNDER AGREEMENT - 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 |

## UNDER AGREEMENT - 6238 Quinpool Road, HALIFAX

| | | | |
|---|---|---|---|
| Size: | 4,198 sq. ft. | Details: | Mixed use commercial building. Great visibility and signage opportunity on Quinpool Rd. |
| Price: | $795,000 | Listing Agent: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

## UNDER AGREEMENT - 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 |

## UNDER AGREEMENT - 1402 Cobequid Road, WAVERLEY

| | | | |
|---|---|---|---|
| Size: | 3,600 sq. ft. / 0.98 acres | Details: | Ideal owner occupied, 2 storey wood frame, manufacturing / repair shop. |
| Price: | $269,000 | Listing Agents: | Tom Gerard \| Mat Houston \| Phil Bolhuis |

# Sold / Leased Properties

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## UNDER AGREEMENT - 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 |

## UNDER AGREEMENT - Sandy Point Road, PORTERS LAKE

| | | | |
|---|---|---|---|
| Size: | 3.78 acres | Details: | Undeveloped land with 920 feet of water frontage on Porters Lake. PID: 00497990. |
| Price: | $549,000 | Listing Agents: | Tom Gerard |

## UNDER AGREEMENT - 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: | $350,000 | Listing Agent: | Michael Brown |

# C&WA Commercial Sales & Leasing Advisors



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**Andrew Belliveau**
Commercial Sales & Leasing
902.482.2998 Office
902.488.8886 Cell
902.425.7374 Fax
abelliveau@cweast.com

**Phil Bolhuis**
Commercial Sales & Leasing
902.425.5887 Office
902.293.4524 Cell
902.425.7374 Fax
pbolhuis@cweast.com

**Michael Brown**
Commercial Sales & Leasing
902.482.1767 Office
902.229.6179 Cell
902.425.7374 Fax
mbrown@cweast.com

**Steven Dexter**
Commercial Sales & Leasing
902.425.0377 Office
902.222.2399 Cell
902.425.7374 Fax
sdexter@cweast.com

**Jamie Ferguson**
Commercial Sales & Leasing
902.425.4009 Office
902.209.5123 Cell
902.425.7374 Fax
jferguson@cweast.com

**Tom Gerard, CCIM, SIOR**
Senior Representative
Income & Investment Real Estate
902.425.1303 Office
902.830.1318 Cell
902.422.0327 Fax
tgerard@cweast.com

# C&WA Commercial Sales & Leasing Advisors



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VISIT OUR WEBSITE AT WWW.CWEAST.COM

**Mat Houston**
Commercial Sales & Leasing
902.425.8446 Office
902.412.2940 Cell
902.425.7374 Fax
mhouston@cweast.com

**Robert Jennings**
Commercial Sales & Leasing
902.425.2512 Office
902.830.8863 Cell
902.425.7374 Fax
rjennings@cweast.com

**Brian Woods**
Commercial Sales & Leasing
902.422.1321 Office
902.830.5060 Cell
902.425.7374 Fax
bwoods@cweast.com