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Cushman & Wakefield Atlantic  
Monthly Listings Report  
Halifax, Nova Scotia Market  
OCTOBER 2012





# Office Space for Lease

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

## NEW – 1535 Dresden Row, HALIFAX



<b>Size:</b>	Various suites	<b>Details:</b>	Second floor office space centrally located off Spring Garden Road, underground parking.
<b>Price:</b>	\$12.00 - \$14.00 psf net	<b>Listing Agents:</b>	<a href="#">Jamie Ferguson</a>

## 26 Union Street, BEDFORD



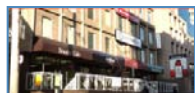
<b>Size:</b>	Approx. 14,000 sq. ft.	<b>Details:</b>	Newly renovated 2 level office building, 90 exterior parking spots, available Jan. 2013.
<b>Price:</b>	\$13.00 psf net	<b>Listing Agent:</b>	<a href="#">Brian Woods</a>

## 2050 Gottingen Street, HALIFAX



<b>Size:</b>	2,672 sq. ft.	<b>Details:</b>	Reception, 5 offices, 2 large open areas, kitchen, 2 wr (1 with shower) and ample storage.
<b>Price:</b>	\$15.00 psf net	<b>Listing Agents:</b>	<a href="#">Steve Dexter</a>   <a href="#">Mat Houston</a>

## 1526 Dresden Row, HALIFAX



<b>Size:</b>	Various suites, Up to 20,000 sq. ft.	<b>Details:</b>	Various office spaces located off Spring Garden Rd. with parking on site.
<b>Price:</b>	\$12.00 psf net	<b>Listing Agent:</b>	<a href="#">Tom Gerard</a>   <a href="#">Mat Houston</a>   <a href="#">Phil Bolhuis</a>

## 211 Horseshoe Lake Drive, HALIFAX



<b>Size:</b>	1,500 sq. ft. – 23,000 sq. ft.	<b>Details:</b>	Available January 1, 2013. Ample, parking, T.I.'s negotiable, outdoor common area.
<b>Price:</b>	\$14.00 psf net	<b>Listing Agent:</b>	<a href="#">Brian Woods</a>

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



<b>Size:</b>	Various Suites	<b>Details:</b>	Former accounting office & former massage clinic. Leaseholds in place. Available NOW.
<b>Price:</b>	\$12.00 Net	<b>Listing Agents:</b>	<a href="#">Tom Gerard</a>   <a href="#">Mat Houston</a>   <a href="#">Phil Bolhuis</a>



# Office Space for Lease

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## 1718 Argyle Street, HALIFAX



<b>Size:</b> 3,041 sq. ft.	<b>Details:</b> Great downtown location! Sublet term expires December 31, 2013.
<b>Price:</b> \$30.82	<b>Listing Agents:</b> Michael Brown

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



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

## 11 Thornhill Drive, DARTMOUTH



<b>Size:</b> 1,287sq. ft.	<b>Details:</b> Ample onsite parking. Good exposure from high traffic intersection.
<b>Price:</b> \$9.00 psf net	<b>Listing Agent:</b> Michael Brown

## St. Lawrence Place, HALIFAX



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

## 18 Acadia Street, HALIFAX



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

## 6112 Quinpool Road, HALIFAX



<b>Size:</b> 1,005 sq. ft.	<b>Details:</b> Second level office; reception, 3 offices, kitchenette, washroom and storage closet.
<b>Price:</b> \$25.00 Gross psf	<b>Listing Agent:</b> Steven Dexter   Mat Houston



# Office Space for Lease

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## 1657 Bedford Row, HALIFAX



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

## 1888 Brunswick Street, HALIFAX



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

## 1521 Grafton Street, HALIFAX



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

## Magazine Landing, BURNSIDE



<b>Size:</b> 16,000 sq. ft.	<b>Details:</b> Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy.
<b>Price:</b> \$17.75 Net psf	<b>Listing Agent:</b> Robert Jennings

## 2742 Robie Street, HALIFAX



<b>Size:</b> 1,100 sq. ft.	<b>Details:</b> Located on high traffic street, reception, boardroom, office, open area, kitchen & parking
<b>Price:</b> \$2,500 / month utilities included	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## Hobson's Lake Drive, HALIFAX



<b>Size:</b> Up to 19,000 sq. ft. per floor	<b>Details:</b> Office / retail development. Now pre-leasing. Spring 2013 occupancy.
<b>Price:</b> \$18.00 office & \$20.00 retail psf net	<b>Listing Agent:</b> Michael Brown   Brian Woods



# Industrial Space for Lease

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## NEW – 73 Williams Avenue, DARTMOUTH



Size:	14,080 sq. ft.	Details:	20' ceiling height, grade & dock loading doors, 1 private office, 13 parking stalls.
Price:	\$7.50 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## NEW – 61 Bluewater Road, BEDFORD



Size:	55,000 sq. ft.	Details:	22' ceiling height, 10 dock loading doors, 1 grade loading, large fenced in yard area.
Price:	\$6.00 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 180 Thornhill Drive, DARTMOUTH



Size:	70,000 sq. ft.	Details:	Located in Burnside Industrial Park. Includes office and warehouse space.
Price:	\$5.00 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 170 Thornhill Drive, DARTMOUTH



Size:	40,445 sq. ft.	Details:	Located in Burnside Industrial Park. Includes office and warehouse space.
Price:	\$6.00 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 107 Joseph Zatzman Drive, HALIFAX



Size:	2,480 sq. ft.	Details:	14' x 10' Grade loading door, 16' Clear ceiling height. Includes office & warehouse space.
Price:	\$11.00 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## 541 Pleasant Street, DARTMOUTH



Size:	9,000 sq. ft.	Details:	0.84 acre site, 14' clear ceiling height, Two 12'x12' Grade loading doors.
Price:	\$12.00 Net psf	Listing Agents:	Tom Gerard   Mat Houston   Phil Bolhuis





# Industrial Space for Lease

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## PRICE REDUCTION - 3200 Kempt Road, HALIFAX



<b>Size:</b> 4,375 sq. ft. - Sublet	<b>Details:</b> Six 10x10 grade loading, One 12x10 grade loading door, Aug 31, 2015 lease expiry.
<b>Price:</b> \$5.00 Net psf	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 53 & 93 Memorial Drive, NORTH SYDNEY



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

## 67 Wright Avenue, DARTMOUTH



<b>Size:</b> 15,000 - 31,537 sq. ft.	<b>Details:</b> 4 dock loading doors, 18' clear ceilings, Natural gas heating, refrigerated storage.
<b>Price:</b> \$5.00 Net psf	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 31 Mount Hope Avenue, DARTMOUTH



<b>Size:</b> 7,200 sq. ft.	<b>Details:</b> 5,700 sf warehouse area, 1,500 sf office area, 25' height, 12' - 18' grade loading doors
<b>Price:</b> \$8.00 Net psf	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis



# Commercial / Retail Space for Lease

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## NEW – 590 Portland Street, DARTMOUTH



<b>Size:</b>	Various units available	<b>Details:</b>	Ample free exterior parking, up to 7,318 contiguous space, great exposure, signage avail.
<b>Price:</b>	\$15.00 psf Net	<b>Listing Agent:</b>	Robert Jennings

## NEW – 25 Commercial Street, MIDDLETON



<b>Size:</b>	6,000 sq. ft.	<b>Details:</b>	6,000 sf commercial building, 4,650 residential component, 7,535 sf land, plus parking.
<b>Price:</b>	Please contact	<b>Listing Agent:</b>	Bill Denyar

## 12 Elm Avenue, WOLFVILLE



<b>Size:</b>	+/- 1,380 sq. ft.	<b>Details:</b>	Elm Avenue Center: A retail and office complex.
<b>Price:</b>	\$12.00 psf Net	<b>Listing Agent:</b>	Bill Denyar

## 124 Chain Lake Drive, HALIFAX



<b>Size:</b>	5,800 sq. ft.	<b>Details:</b>	Open area ideal for large retailer with show room, ample parking, signage opportunity
<b>Price:</b>	\$14.00 psf Net	<b>Listing Agent:</b>	Tom Gerard   Mat Houston   Phil Bolhuis

## Magazine Landing, BURNSIDE



<b>Size:</b>	11,300 sq. ft.	<b>Details:</b>	Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy.
<b>Price:</b>	\$22.00 Net psf	<b>Listing Agent:</b>	Robert Jennings

## 18 Elm Avenue, WOLFVILLE



<b>Size:</b>	1,373 sq. ft.	<b>Details:</b>	Open concept with one private office & storage. Onsite parking available.
<b>Price:</b>	\$14.00 Net psf	<b>Listing Agent:</b>	Bill Denyar



# Commercial / Retail Space for Lease

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## 5486 Spring Garden Road (Mills), HALIFAX



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

## Hobson's Lake Drive, HALIFAX



<b>Size:</b> Up to 19,000 sq. ft. per floor	<b>Details:</b> Office / retail development. Now pre-leasing. Spring 2013 occupancy.
<b>Price:</b> \$18.00 office & \$20.00 retail psf net	<b>Listing Agent:</b> Michael Brown   Brian Woods

## St. Lawrence Place, HALIFAX



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

## 600 Windmill Road, DARTMOUTH



<b>Size:</b> 3,000 sq. ft.	<b>Details:</b> High profile commercial suite with 24' ceilings, rear grade loading , ample parking on-site.
<b>Price:</b> \$9.00 psf Net	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

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



<b>Size:</b> 1,500 sq. ft. REMAINING	<b>Details:</b> Office / retail ground level space. Excellent signage and traffic exposure
<b>Price:</b> \$15.00 NNN	<b>Listing Agent:</b> Robert Jennings

## 6100 Young Street, HALIFAX



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





# Commercial / Retail Space for Lease

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## 644 Portland Street, DARTMOUTH



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

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



<b>Size:</b> Up to 5,500 sq. ft.	<b>Details:</b> Located in high exposure area with ample parking onsite. Can be subdivided.
<b>Price:</b> Negotiable	<b>Listing Agent:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 5144 Morris Street (The Vic), HALIFAX



<b>Size:</b> Only 1,325 sq. ft. remaining.	<b>Details:</b> Located on the busy corner of Hollis & Morris Street, excellent signage opportunity.
<b>Price:</b> \$25.00 psf Net	<b>Listing Agents:</b> Michael Brown

## 30 Farnham Gate, HALIFAX



<b>Size:</b> 1,790 sq. ft.	<b>Details:</b> Ground level retail suite in busy Clayton Park Plaza, Rockingham Ridge, off Dunbrack St.
<b>Price:</b> \$17.50 psf Net	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 5505 Spring Garden Road, HALIFAX



<b>Size:</b> 1,500 sq. ft.	<b>Details:</b> Second floor office suite on desirable Spring Garden Road, above national tenant.
<b>Price:</b> \$19.00 psf Net	<b>Listing Agent:</b> Steven Dexter   Mat Houston



# Industrial Space for Sale

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## 65 Thornhill Drive, DARTMOUTH



<b>Size:</b> 27,474 sq. ft.	<b>Details:</b> 1.825 acre lot, asphalt paved tractor trailer entrance (suitable for 53' trailers)
<b>Price:</b> \$2,100,000	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## 58 Lakecrest Drive, DARTMOUTH



<b>Size:</b> 21,112 sq. ft.	<b>Details:</b> Warehouse, 6 offices, reception, kitchenette, janitor room, mezzanine , & 5 washrooms
<b>Price:</b> \$1,550,000	<b>Listing Agents:</b> Tom Gerard   Mat Houston   Phil Bolhuis

## Bowood, 11 Lupin Lane, SHELBURNE



<b>Size:</b> 132,000 sq. ft.	<b>Details:</b> Mixed use community development consisting of 11 buildings.
<b>Price:</b> \$1,550,000	<b>Listing Agents:</b> Michael Brown   Robert Jennings

## 57 Wright Avenue, DARTMOUTH



<b>Size:</b> 30,000 sq. ft.	<b>Details:</b> 6,000 sq. ft. office, 24,000 s. ft. warehouse, 4 dock loading doors, parking, 2.06 acre lot
<b>Price:</b> \$2,395,000	<b>Listing Agents:</b> Tom Gerard   Brian Woods   Phil Bolhuis



# Commercial / Retail Space for Sale

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## NEW – 1869 Highway 359, CENTREVILLE



Size:	4,000 sq. ft.	Details:	Commercial building with 10' x 20' finished attached addition with office and washroom.
Price:	\$225,000	Listing Agents:	Bill Denyar

## 1867 Highway 359, CENTREVILLE



Size:	5,000 sq. ft.	Details:	Commercial building situated on approx. 1.43 acres of commercial zoned land.
Price:	\$329,000	Listing Agents:	Bill Denyar

## 172 Cornwallis Street, KENTVILLE



Size:	1,600 sq. ft.	Details:	Commercial building situated on 11,225 sq. ft. of commercial zoned land.
Price:	\$290,000	Listing Agents:	Bill Denyar

## 1714 St. Margaret's Bay Road, Halifax



Size:	12,242 sq. ft.; 4 acres	Details:	Four buildings on 4 acres of land with ample parking on site.
Price:	\$1,450,000	Listing Agents:	Michael Brown

## 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



# Land for Sale

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## NEW - West Bedford Development, BEDFORD



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

## 509 & 511 Pleasant Street, DARTMOUTH



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

## Beech Hill Road, ANTIGONISH



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

## 390 Windmill Road, DARTMOUTH



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

## Highway #104, AMHERST EXIT



<b>Size:</b> Up to 23 acres	<b>Details:</b> Ideal for service, retail, hospitality or extended care.
<b>Price:</b> Call for details	<b>Listing Agents:</b> Bill MacAvoy



# Sold / Leased Properties

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## 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 - 617 Windmill Road, DARTMOUTH



Size:	Up to 9,467 sq. ft.	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

## UNDER AGREEMENT - 12435 Peggy's Cove Road, HALIFAX



Size:	5,400 sq. ft.	Details:	Open warehouse / shop space, 5 private offices, 3 washroom, multiple loading doors
Price:	\$460,000	Listing Agents:	Robert Jennings

## UNDER AGREEMENT - 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

## UNDER AGREEMENT - Autumn Drive, SPRYFIELD



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

## UNDER AGREEMENT - 9 Crestfield Drive & Hammonds Plains Road, HALIFAX



Size:	5.32 acres	Details:	Future development potential for seniors complex or assisted living. Zoned P-2.
Price:	\$1,159,000	Listing Agents:	Michael Brown





# Sold / Leased Properties

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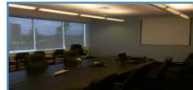
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## UNDER AGREEMENT - 1274 Hammonds Plains Road, HALIFAX



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

## LEASED - 36 Solutions Drive, HALIFAX



Size:	1,200 sq. ft.	Details:	Modern ground floor office space. Convenient Clayton Park / Bayers Lake location.
Price:	Negotiable	Listing Agents:	Jamie Ferguson

## LEASED - 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

## SOLD - 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 Agents:	Tom Gerard   Mat Houston   Phil Bolhuis

## LEASED - 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

## LEASED - 5743 University Avenue, HALIFAX



Size:	2,800 sq. ft.	Details:	Ground level office/retail space with excellent exposure & signage, Sublet expires Oct '13
Price:	\$26.00 Net psf	Listing Agents:	Steven Dexter   Mat Houston



# C&WA Commercial Sales & Leasing Advisors

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