

Monthly Listings Report

Halifax, Nova Scotia
OCTOBER 2015

For Lease

Office Space for Lease

Industrial Space for Lease

Commercial/Retail Space for Lease

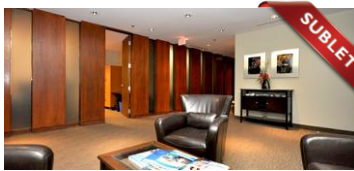


Office Space For Lease

Click on a property photo to obtain more information online



NEW & AVAILABLE IMMEDIATELY, 145 HOBSONS LAKE DRIVE, HALIFAX			
Size	Up to 25,565 sf	Details	New LEED Gold building in Bayer's Lake, built-to-suit options available!
Price	Starting at \$16 psf Net	Agent(s)	Jamie Ferguson Steven Dexter



FOUNDERS SQUARE, 1701 HOLLIS ST, SUITE 400, HALIFAX			<u>VIRTUAL TOUR</u>
Size	5,600 sf	Details	Furnishings & fixtures negotiable, well-appointed; 3 years remaining.
Price	\$28.00 psf Gross	Agent(s)	Bill MacAvoy



7 PERUZ COURT, BEDFORD			
Size	1,883 sf	Details	Highly visible, well-appointed, affordable office space with on-site parking.
Price	\$23.00 psf Semi-Gross	Agent(s)	Jamie Ferguson



1669 GRANVILLE STREET, HALIFAX			<u>VIRTUAL TOUR</u>
Size	Up to 6,996 sf	Details	Unique historic 3-storey building, recently renovated with modern fixtures.
Price	\$30.00 psf Gross	Agent(s)	James Boudreau



NEW, 264 BEDFORD HIGHWAY, HALIFAX			
Size	1,600 sf	Details	Suitable for professional office or service commercial. High visibility.
Price	\$1,800/mo. Semi-Gross	Agent(s)	James Boudreau

NEW, CONFIDENTIAL CLASS A SUBLET, DOWNTOWN HALIFAX			
Size	2,300 sf	Details	Impressive finishes, reception, board room, mix of open/office. 18 months remaining w/options.
Price	Negotiable	Agent(s)	Bill MacAvoy

Office Space For Lease

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5445 ST. MARGARETS BAY ROAD, UPPER TANTALLON

Size	2,800 sf	Details	Now pre-leasing. Well-located new space w/great signage opportunity!
Price	\$14.00 psf Net	Agent(s)	Jamie Ferguson



ARMDALE PROFESSIONAL CENTRE, 2625 JOSEPH HOWE DRIVE, HALIFAX

Size	518 sf	Details	Reception, 2 offices, storage, washroom, kitchenette & free client parking.
Price	\$14.50 psf Net	Agent(s)	Steven Dexter



617 WINDMILL ROAD, DARTMOUTH

[VIRTUAL TOUR](#)

Size	Up to 3,864 sf	Details	2 nd floor office space, high traffic corridor with great visibility & parking.
Price	\$15.00 psf Gross	Agent(s)	James Boudreau



1378 BEDFORD HIGHWAY, BEDFORD

Size	3,500 sf	Details	Lease term negotiable; beautifully appointed office with great exposure!
Price	\$10.00 psf Gross	Agent(s)	Jamie Ferguson



18 ACADIA STREET, DARTMOUTH

Size	768, 1,805 & 2,572 sf	Details	Medical building, 2,572 sf 1 st floor finished, 1,805 sf 3 rd floor raw space.
Price	Starts at \$11.50 psf Net	Agent(s)	Steven Dexter



NELSON PLACE, 5675 SPRING GARDEN ROAD, HALIFAX

Size	2,355 sf	Details	Clinic space for sublet close to medical centre, ideal for chiro, massage, etc.
Price	Aggressive Rates	Agent(s)	Steven Dexter

Office Space For Lease

Click on a property photo to obtain more information online



CAMBRIDGE II, 202 BROWNLOW AVENUE, DARTMOUTH

Size	1,500 sf	Details	Ground floor w/ shared professional space, get more bang for your buck!
Price	\$16.00 psf Gross	Agent(s)	Steven Dexter



1741 BRUNSWICK STREET, HALIFAX

Size	1,562 sf	Details	Office for sub-lease, could be available in 30 days, furniture negotiable.
Price	\$15.00 psf Net	Agent(s)	Jamie Ferguson



5992 SPRING GARDEN ROAD, HALIFAX

Size	1,023 sf	Details	Features 3 modern offices, kitchenette, boardroom & 3 pc. bathroom.
Price	\$1,700/mo. Semi-Gross	Agent(s)	Jamie Ferguson



MANULIFE TOWER ONE, 2717 JOSEPH HOWE DRIVE, HALIFAX

[VIRTUAL TOUR](#)

Size	Up to 10,145 sf	Details	Class A, free parking, café, daycare & fitness facility. Can be demised.
Price	New Incentives!	Agent(s)	Bill MacAvoy



KEARNEY LAKE PLAZA, BEDFORD

Size	4,000 off. 8,500 sf ret.	Details	Pre-leasing retail & office on busy corridor, significant growth in area.
Price	\$20.00 psf Net	Agent(s)	Steven Dexter James Boudreau



CORNWALLIS HOUSE, 5475 SPRING GARDEN ROAD, HALIFAX

[VIRTUAL TOUR](#)

Size	1,493 – 4,100 sf	Details	Professionally managed, with underground parking & rooftop terraces.
Price	\$ 16.00 psf Net	Agent(s)	Jamie Ferguson

Office Space For Lease

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CENTENNIAL BUILDING, HALIFAX			
Size	961 sf	Details	Fully furnished office in Centennial Building w/ harbour views & elevator.
Price	Negotiable	Agent(s)	James Boudreau

Industrial Space For Lease

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NEW, 118 CUTLER AVENUE, DARTMOUTH

Size	8,863 – 17,740 sf	Details	20' clear ceiling height, 5 dock loading doors, additional lay down area neg.
Price	Please Contact	Agent(s)	Bill MacAvoy



53 & 93 MEMORIAL DRIVE, NORTH SYDNEY

Size	Up to 167,372 sf	Details	Excellent location 3 blocks from Port of Sydney. Min 24' clear ceilings.
Price	\$4.50 psf Net	Agent(s)	Steven Dexter



19 AKERLEY BOULEVARD, DARTMOUTH

Size	22,750 sf	Details	Dock & grade loading, 5 ton crane, 7,000 sf mezzanine office. Also for sale.
Price	\$5.75 psf Net	Agent(s)	Bill MacAvoy



215 CUTLER AVENUE, DARTMOUTH

Size	Up to 50,000 sf	Details	New construction (available in 12 mo.), 28' ceiling height, HWY visibility.
Price	\$8.50 psf Net	Agent(s)	Jamie Ferguson Bill MacAvoy



65 GLORIA MCCLUSKEY AVENUE, DARTMOUTH

Size	5,500 sf	Details	Steel framed bldg. w/ signage, 24' ceilings & 12' roll-up grade level loading.
Price	\$7.75 psf Net	Agent(s)	Bill MacAvoy

Commercial/Retail Space For Lease

Click on a property photo to obtain more information online



145 HOBSONS LAKE DRIVE, HALIFAX

Size	Up to 25,565 sf	Details	New LEED Gold building in Bayer's Lake, built-to-suit options available!
Price	Starting at \$16 psf Net	Agent(s)	Jamie Ferguson Steven Dexter



303 WASHMILL LAKE DRIVE, HALIFAX

Size	Up to 15,000 sf	Details	Build-to-suit pad retail near dense population, adjacent to Bayer's Lake.
Price	Please Contact	Agent(s)	Steven Dexter James Boudreau



MONAGHAN SQUARE, 6100 YOUNG STREET, HALIFAX

Size	Up to 28,000 sf	Details	Now pre-leasing for early 2017! Ground floor retail with excellent visibility.
Price	Please contact	Agent(s)	Jamie Ferguson



THE KEEP, 6112 QUINPOOL ROAD, HALIFAX

Size	Up to 21,505 sf	Details	Q4 2017, ground floor commercial/retail, busy corner of main arterial road.
Price	\$35.00 psf Net starting	Agent(s)	Steven Dexter James Boudreau



KEARNEY LAKE PLAZA, BEDFORD

Size	8,500 sf ret. 4,000 off.	Details	Prime location, high visibility, significant near term population growth.
Price	\$25.00 psf Net	Agent(s)	Steven Dexter James Boudreau



THE SHOPPES OF OSPREY VILLAGE, BRIDGEWATER

Size	877 – 4,027 sf (+ PAD)	Details	Easy access from Hwy 103, well anchored retail space in regional centre.
Price	\$22.00 psf Net	Agent(s)	James Boudreau Steven Dexter

Commercial/Retail Space For Lease

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5992 SPRING GARDEN ROAD, HALIFAX

Size	1,023 sf	Details	Street level retail space on high-street retail corridor. Available Sep. 2015.
Price	\$3,800/mo. Semi-Gross	Agent(s)	Jamie Ferguson



9198 COMMERCIAL DRIVE, NEW MINAS

Size	2,245 sf	Details	Prime retail space in the premiere shopping area of the Valley!
Price	\$14.00 psf Net	Agent(s)	James Boudreau

For Sale

Office & Industrial Space for Sale

Commercial/Retail Space for Sale

Investment Properties for Sale

Land for Sale



Office, Industrial & Commercial Space For Sale

Click on a property photo to obtain more information online



NEW, 2403 CLIFTON STREET, HALIFAX

Size	Please Contact	Details	Unique, PRE-APPROVED 2 storey office development, on-site parking.
Price	\$299,000	Agent(s)	Steven Dexter



22 WADDELL AVENUE, DARTMOUTH

Size	5,600 sf	Details	Fully occupied, rare small investment play, 7.7% cap rate.
Price	\$675,000	Agent(s)	Bill MacAvoy



3600 KEMPT ROAD, HALIFAX

Size	23,280 sf	Details	Prime north peninsula location, highly visible office building for sale.
Price	\$2,850,000	Agent(s)	Bill MacAvoy



19 AKERLEY BOULEVARD, DARTMOUTH

Size	22,750 sf	Details	Dock & grade loading, 5 tonne crane, 7,000 square foot mezzanine office.
Price	\$1,295,000	Agent(s)	Bill MacAvoy



448 MAIN STREET, KENTVILLE

Size	19,351 sf	Details	10,000 sf office, 1,800 sf warehouse, 1,200 sf garage + basement.
Price	\$1,390,000	Agent(s)	Bill MacAvoy



100 THORNHILL DRIVE, DARTMOUTH

Size	11,923 sf	Details	Situated on large corner lot with 9 bay doors & over 4,500 sf of office space.
Price	\$1,199,000	Agent(s)	James Boudreau

Office, Industrial & Commercial Space For Sale

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THE SHOPPES OF OSPREY VILLAGE, BRIDGEWATER			
Size	13.98 acres	Details	Easy access from Hwy 103, well anchored retail development opportunity.
Price	Starting at \$150,000	Agent(s)	James Boudreau Steven Dexter



75 WENTZELL DRIVE, BRIDGEWATER			
Size	1,500 sf on 2 acres	Details	Prime commercial bldg. w/ great visibility in Bridgewater Business Park.
Price	\$449,000	Agent(s)	Steven Dexter



53 & 93 MEMORIAL DRIVE, NORTH SYDNEY			
Size	Up to 167,372 sf	Details	Excellent location 3 blocks from Port of Sydney. Min 24' clear ceilings.
Price	Please Contact	Agent(s)	Steven Dexter

Investment Properties For Sale

Click on a property photo to obtain more information online



NEW, 132 TREMONT STREET, CHESTER BACK HARBOUR

[VIRTUAL TOUR](#)

Size	33,811 sf lot	Details	Operating marina & boat yard with 250 feet of water frontage.
Price	\$3,000,000	Agent(s)	Jamie Ferguson



22 WADDELL AVENUE, DARTMOUTH

Size	5,600 sf	Details	Fully occupied, rare small investment play, 7.7% cap rate.
Price	\$675,000	Agent(s)	Bill MacAvoy



3600 KEMPT ROAD, HALIFAX

Size	23,280 sf	Details	Prime north peninsula location, highly visible office building for sale.
Price	\$2,850,000	Agent(s)	Bill MacAvoy



509 KING STREET, BRIDGEWATER

Size	4,176 sf	Details	2 retail units w/ long term leases in place. 2 x 2 bed units above.
Price	\$460,000	Agent(s)	James Boudreau

Land For Sale

Click on a property photo to obtain more information online



CLARKE ISLAND & BIG ISLAND, BLIND BAY

Size	+/- 140 acres	Details	Opportunity to own islands, access properties & home, 23 km from Halifax.
Price	\$1,475,000	Agent(s)	Jamie Ferguson



2403 CLIFTON STREET, HALIFAX

Size	Please Contact	Details	Unique, PRE-APPROVED 2 storey office development, on-site parking.
Price	\$299,000	Agent(s)	Steven Dexter



MILL ISLAND, 368 NESBITT ROAD, WINDSOR

Size	+/- 5 acres	Details	High exposure, multi-use land development opportunity on Highway 101.
Price	\$999,000	Agent(s)	James Boudreau



229 ALBION STREET, AMHERST

Size	1.09 acres	Details	Vacant land. Ideal for retail, wholesale, hotel, restaurant or medical.
Price	\$475,000	Agent(s)	Bill MacAvoy



HAMMONDS PLAINS ROAD & FRENCH VILLAGE STATION ROAD, TANTALLON

Size	Approx 2.5 acres	Details	Multi-Use zoning, great corner lot with lots of exposure.
Price	\$575,000	Agent(s)	Jamie Ferguson



HOGAN COURT, LARRY UTECK WEST & HWY 102, BEDFORD

Size	2 - 15.2 acres	Details	Highway exposure close to existing retail development at Larry Uteck Blvd.
Price	Please Contact	Agent(s)	Bill MacAvoy

Land For Sale

Click on a property photo to obtain more information online



FORT EDWARD STREET, WINDSOR

Size	1.04 acres	Details	Approved multi-family development site, vendor is the Town of Windsor.
Price	\$195,000	Agent(s)	James Boudreau



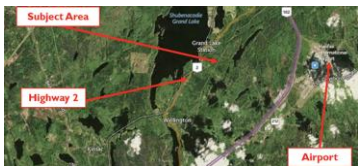
WENTWORTH ROAD COMMERCIAL LAND, WINDSOR

Size	8.35 acres	Details	Commercial land off Hwy 101, adjacent to proposed Canadian Tire site
Price	\$1,950,000	Agent(s)	James Boudreau



EMERSON WHITE LOOP, KENNETCOOK

Size	+/- 4,000 acres	Details	4,000 acres of woodlands with saw & planer mill assets for sale.
Price	Please Contact	Agent(s)	Bill MacAvoy James Boudreau



BROOKHILL & GIVEN DRIVE, GRAND LAKE

Size	97.46 acres	Details	Development agreement in place for 28 residential lots.
Price	\$425,000	Agent(s)	Bill MacAvoy

Sold & Leased

A list of properties sold & leased by our
brokerage team in the last 30 days.



Sold & Leased Properties

Click on a property photo to obtain more information online



UNDER AGREEMENT, 5650 SPRING GARDEN ROAD, HALIFAX [VIRTUAL TOUR](#)

Size	+/- 5,300 sf	Details	Prime downtown 2 nd floor restaurant space with capacity for 200+ patrons.
Price	\$14.00 psf Net	Agent(s)	James Boudreau Bill MacAvoy



UNDER AGREEMENT, CLAYTON PROFESSIONAL CENTRE, HALIFAX

Size	880 sf	Details	3 private offices, a file room and an L-shaped open workspace area
Price	\$1,200/mo. Gross	Agent(s)	James Boudreau

cwatlantic.com



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