



Cushman & Wakefield LePage
Halifax Market – Broker Update

August 2009



**CUSHMAN &
WAKEFIELD
LEPAGE**™

Licensed to **Commercial Eastern Inc.**
Independently owned and operated

HALIFAX MARKET - BROKER UPDATE

OFFICE - August 09

SPACE FOR LEASE



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ADDRESS	SIZE	PRICE	DETAILS	AGENT
1959 Upper Water (Purdy's Wharf Tower I) HALIFAX - SUBLEASE	19,355 sq. ft.	Call for Details	Can be subdivided	Bill MacAvoy, Steven Dexter
1601 Lower Water Street (Summit Place) HALIFAX - SUBLEASE	7,000-10,000 sq. ft.	Call for Details	3-4 Offices, boardroom, meeting room, open areas, workstations & furniture may be available	Andy Belliveau
7 Mellor Street (Wright Place) CITY OF LAKES - SUBLEASE	6,760 sq. ft.	Call for Details	Leaseholds in place	Andrew Belliveau, Robert Jennings
2760-64 Robie Street HALIFAX	Up to 5,500 sq. ft.	\$10.00 Net	Second floor office space, property being redeveloped Available Fall 2009	Tom Gerard, Mike Brown, Mat Houston
2178-80 Gottigen Street HALIFAX	3,050 sq. ft. & 1,800 sq. ft.	\$14.00 Gross Elec. not incl.	Ground floor retail/office	Tom Gerard, Mike Brown, Mat Houston
1378 Bedford Highway BEDFORD	2,500/1,500 sq. ft.	\$12.00 net	Office/retail	Jamie Ferguson
1809 Barrington (CIBC Tower) HALIFAX - SUBLEASE	2,993 sq. ft.	\$20.00 Gross	7 Offices, boardroom & kitchen/service area	Bill MacAvoy
2334 Longard Plaza (off Brunswick) HALIFAX	2,700 sq. ft.	\$18.00 Gross	10 Offices, kitchen, boardroom, lots of free parking	Tom Gerard, Mike Brown, Mat Houston
1969 Upper Water Street (Purdy's Wharf Tower II) HALIFAX - SUBLEASE	1,979 sq. ft.	Call for Details	20 th Floor, 3 offices, boardroom, leaseholds in excellent condition.	Andy Belliveau
62 Parkway Drive TRURO	1,500 sq. ft.	\$8.50 sq. ft.	3 Office units of 1,500 sq. ft.	Tom Gerard, Mike Brown, Mat Houston
35 Colter Court FREDERICTON, NB	6,800 sq. ft.	\$15.00 psf	Heritage office or Hospitality	Bill MacAvoy
3433 Dutch Village Road HALIFAX	Lower Level 900 sq. ft. Second Floor 1,236 sq. ft.	\$18.65 Gross \$18.65 Gross Elec. not incl.	Offices and parking included	Andrew Belliveau
50 Queen Street DARTMOUTH	Up to 3,936 sq. ft.	\$9.50	Fully renovated Historic Property. Bright, open, modern. Ground, second & loft available, all contiguous if needed.	Steven Dexter

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INDUSTRIAL - August 09

SPACE FOR LEASE



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ADDRESS	SIZE	PRICE	DETAILS	AGENT
NEW 11 Acadia Street WOODSIDE	23,750 sq. ft.	\$6.50 Net	Warehouse with some office. 3 Grade and 1 dock loading door. Ample yard with fence.	Tom Gerard, Mike Brown, Mat Houston
8 Walker Avenue Unit 1 SACKVILLE	3,360 sq. ft.	\$12.00 Net	Industrial Office	Andrew Belliveau
8 Walker Avenue Unit 4 SACKVILLE	2,640 sq. ft.	\$9.00 Net	Service bays with 6 grade level loading doors	Andrew Belliveau
98 Parkway Drive TRURO	Bldg A: 5,600 sq. ft. Bldg B: 1,300 sq. ft.	\$7.50 Net	Office/warehouse with 12 loading doors	Tom Gerard, Mike Brown, Mat Houston
61 Raddall Avenue BURNSIDE	4,164 sq. ft.	\$6.65 Net	Finished office. Warehouse with grade door.	Jamie Ferguson
31 Raddall Avenue HALIFAX	2,565 sq. ft.	\$7.00 Net	Industrial flex, grade loading door	Tom Gerard, Mike Brown, Mat Houston
23 Chambers Road TRURO	2,400 sq. ft.	\$10.00 Net	Grade loading door, 14' warehouse ceiling	Tom Gerard, Mike Brown, Mat Houston
49 Pettipas Drive BURNSIDE	10,080 sq. ft.	\$7.25 Net	Industrial flex, 11 dock loading doors. 14' ceilings, ample yard space	Tom Gerard, Mike Brown, Mat Houston
19 Fielding Avenue BURNSIDE - SUBLEASE	18,133 sq. ft.	\$6.25 Net	20' Ceilings in Warehouse	Tom Gerard, Mike Brown, Mat Houston
221 Joseph Zatzman Drive BURNSIDE	4,000 sq. ft.	\$2,500 / Month	Shared warehouse space with 2 dock loading doors	Tom Gerard, Mike Brown, Mat Houston
202 Brownlow Avenue BURNSIDE	1,920 sq. ft.	\$8.30 Net	Grade loading, offices and showroom. Excellent exposure.	Jamie Ferguson
1312 Bedford Highway BEDFORD	2,400 sq. ft.	\$22.00 Gross Heat included.	Retail / Store	Jamie Ferguson

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COMMERCIAL/RETAIL - August 09

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NEW 5486 Spring Garden Road HALIFAX	16,000 sq. ft.	Call for Details	2 nd level retail. Can be subdivided	Steven Dexter, Andrew Belliveau
NEW 26 Bancroft Drive DARTMOUTH	3,334 sq. ft. (2 x 1,667 sq. ft.)	\$14.00 Net	Ground level retail/commercial on Windmill Road	Tom Gerard, Mike Brown, Mat Houston
NEW 1070 Barrington Street HALIFAX	1,388 sq. ft.	\$18.50 Semi-Gross	Ground level retail/commercial. Heat & Elec. included.	Tom Gerard, Mike Brown, Mat Houston
NEW Logie Almond Close DARTMOUTH CROSSING	924 sq. ft.	\$24.00 Net	Sublease	Jamie Ferguson
5288 St. Margaret's Bay Road TANTALLON	825 sq. ft.	\$21.00 Net	Ground level retail/commercial	Tom Gerard, Mike Brown, Mat Houston
332 Willow Street TRURO	2,548 sq. ft. & 1,511 sq. ft.	\$17.00 Net \$15.00 Net	Commercial/retail/office	Tom Gerard, Mike Brown, Mat Houston
568 Prince Street TRURO	1,850 sq. ft.	\$16.00 Gross	Ground floor commercial	Tom Gerard, Mike Brown, Mat Houston
445 Sackville Drive LOWER SACKVILLE	4,000 sq. ft.	\$18.00 semi-gross	Commercial/retail/office	Tom Gerard, Mike Brown, Mat Houston

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HALIFAX MARKET - BROKER UPDATE

FOR SALE - August 09



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OFFICE FOR SALE:

ADDRESS	SIZE	PRICE	DETAILS	AGENT
31 Gloster Court DARTMOUTH	9,002 sq. ft.	\$895,000 \$99.42 PSF	2 Storey office / warehouse facility *Under Agreement*	Steven Dexter, Tom Gerard, Mike Brown, Mat Houston
687 Main Street KINGSTON	1,279 sq. ft.	\$250,000	One storey wood frame office building	Tom Gerard, Mike Brown, Mat Houston

INDUSTRIAL FOR SALE:

ADDRESS	SIZE	PRICE	DETAILS	AGENT
2 Cook Road BRIDGEWATER	44,750 sq. ft.	\$ 1,250,000	Former ECI Medical manufacturing facility	Tom Gerard, Mike Brown, Mat Houston
187 Ketch Harbour Road HALIFAX	16,665 sq. ft. / 4.24 acres	\$2,000,000	1 Private residence, 3 commercial/industrial buildings	Tom Gerard, Mike Brown, Mat Houston
391 Harold Whynot Road BRIDGEWATER	8,949 sq. ft.	\$990,000	Auto dealership property, highway commercial	Tom Gerard, Mike Brown, Mat Houston
793 Main Street DARTMOUTH	2,780 sq. ft.	\$395,000	2,000 sq. ft. warehouse & 780 sq. ft. bungalow *Under Agreement*	Tom Gerard, Mike Brown, Mat Houston
90 Simmonds Drive DARTMOUTH	10,650 sq. ft.	\$975,000	2 Storey office / warehouse facility *Under Agreement*	Tom Gerard, Mike Brown, Mat Houston

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COMMERCIAL/RETAIL FOR SALE:

ADDRESS	SIZE	PRICE	DETAILS	AGENT
188 Robie Street TRURO	8,692 sq. ft.	\$475,000	Retail/commercial building	Tom Gerard, Mike Brown, Mat Houston
122 Main Street DARTMOUTH	9,168 sq. ft.	\$775,000	2 Storey commercial/retail with attached warehouse facility	Tom Gerard, Mike Brown, Mat Houston
8961 Commercial Street NEW MINAS	18,574 sq. ft.	\$625,000	2 Storey commercial/retail with attached warehouse facility	Tom Gerard, Mike Brown, Mat Houston
264 Herring Cove Road HALIFAX	43,000 sq. ft.	\$2,200,000	Office/industrial	Jamie Ferguson
1312 Bedford Highway BEDFORD	8,000 sq. ft.	\$999,000	Retail below / Apartments above	Jamie Ferguson
1378 Bedford Highway BEDFORD	4,000 sq. ft.	\$675,000	Office / Retail	Jamie Ferguson

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LAND FOR SALE:

ADDRESS	SIZE	PRICE	DETAILS	AGENT
Bell Boulevard ENFIELD	118 Acres	\$1,080,000	Undeveloped highway frontage	Tom Gerard, Mike Brown, Mat Houston
Bell Boulevard ENFIELD	110 Acres	\$880,000	Opposite Adesa Auto Auction	Tom Gerard
Montague Lands MONTAGUE GOLD MINES	14.81 Acres	\$335,000	Undeveloped residential lands, zoned R-1 and resource	Tom Gerard, Mike Brown, Mat Houston

MULTI-RESIDENTIAL FOR SALE:

ADDRESS	SIZE	PRICE	DETAILS	AGENT
44 Primrose Street DARTMOUTH	19 Unit Complex	\$1,120,000	4 Storey wood frame walk-up	Tom Gerard, Mike Brown
420 & 432 Jubilee Road BRIDGEWATER	2 x 24 Unit Apt Bldgs	\$2,150,000	3 Storey wood frame walk-up	Tom Gerard, Mike Brown
1594 Truro Road HILDEN	24 Unit Apartment	\$1,275,000	Close to Hilden Elementary *Under Agreement*	Tom Gerard, Mike Brown
149 Main Street LIVERPOOL	11,554 sq. ft.	\$650,000	14 Residential units, 2 ground floor commercial units	Tom Gerard, Mike Brown
149 Albro Lake Road DARTMOUTH	51 Unit complex	\$2,700,000	4 Storey elevator Apt Bldgs	Tom Gerard, Mike Brown

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