

FOR LEASE

555 STARBOARD DRIVE

BEDFORD, NOVA SCOTIA

BLOOMSBURY PLACE



**CUSHMAN &
WAKEFIELD**
Atlantic

COMMERCIAL LEASING OPPORTUNITIES
UNITS FROM 1,500 - 2,000 SF

A PLACE WITH PURPOSE

Commercial Space Within a Community Designed for Living Well.

Bloomsbury Place is a thoughtfully planned community in Bedford South, created around the idea that living well is a lifelong pursuit. The development brings together residential living, wellness amenities, social connection, and professional services in a walkable, integrated environment.

The commercial spaces at 555 Starboard Drive form part of Bloomsbury's Phase One delivery and are positioned to support the daily needs of residents, club members, and the surrounding community. The offering includes five ground-level commercial units, each ranging from approximately 1,500 to 2,000 sf, suited to service-oriented and lifestyle-focused uses aligned with Bloomsbury's vision of wellbeing, accessibility, and long-term engagement.

Rather than traditional retail, Bloomsbury Place offers an opportunity to become part of a community shaped by intention, care, and longevity.

AT A GLANCE

- Five commercial units available
- Unit sizes ranging from approximately 1,500-2,000 SF
- Ground-level spaces within Bloomsbury Place
- Integrated into a longevity-focused, master-planned community
- Adjacent to the Allbright Club and residences
- Purpose-built storefronts with coordinated architectural design
- Phase One completion targeted for 2026
- Located in Bedford South's growing Larry Uteck area

555 STARBOARD DRIVE, BEDFORD, NS | BLOOMSBURY PLACE

MALL DESIGN CONCEPT



THE SPACE & THE SETTING

Thoughtfully Designed Commercial Space

The commercial component at Bloomsbury Place has been planned to complement the overall character of the community. The five units are located at grade and designed to feel open, accessible, and welcoming, with direct connection to pedestrian routes and shared amenities.

Unit sizes ranging from approximately 1,500 to 2,000 sf provide flexibility for professional, wellness, and lifestyle service operators seeking efficient, well-proportioned space within a high-quality environment.

STOREFRONT DESIGN

Preliminary design features include:

- *Coordinated storefront glazing and exterior detailing*
- *Integrated signage bulkhead with defined sign zones*
- *Consistent architectural proportions and finishes*
- *Exterior lighting designed to support comfort and visibility*
- *Typical storefront height of approximately 11'*
- *Maximum storefront opening of approximately 9' x 9'*

This storefront approach reinforces a cohesive streetscape and reflects Bloomsbury's broader architectural language and emphasis on clarity, quality, and continuity.

FLEXIBLE UNIT
SIZES



STREET-LEVEL
ACCESS



COORDINATED
DESIGN



CLEAR
VISIBILITY



WELLNESS-
FOCUSED



CONNECTED
COMMUNITY



STOREFRONT RENDER

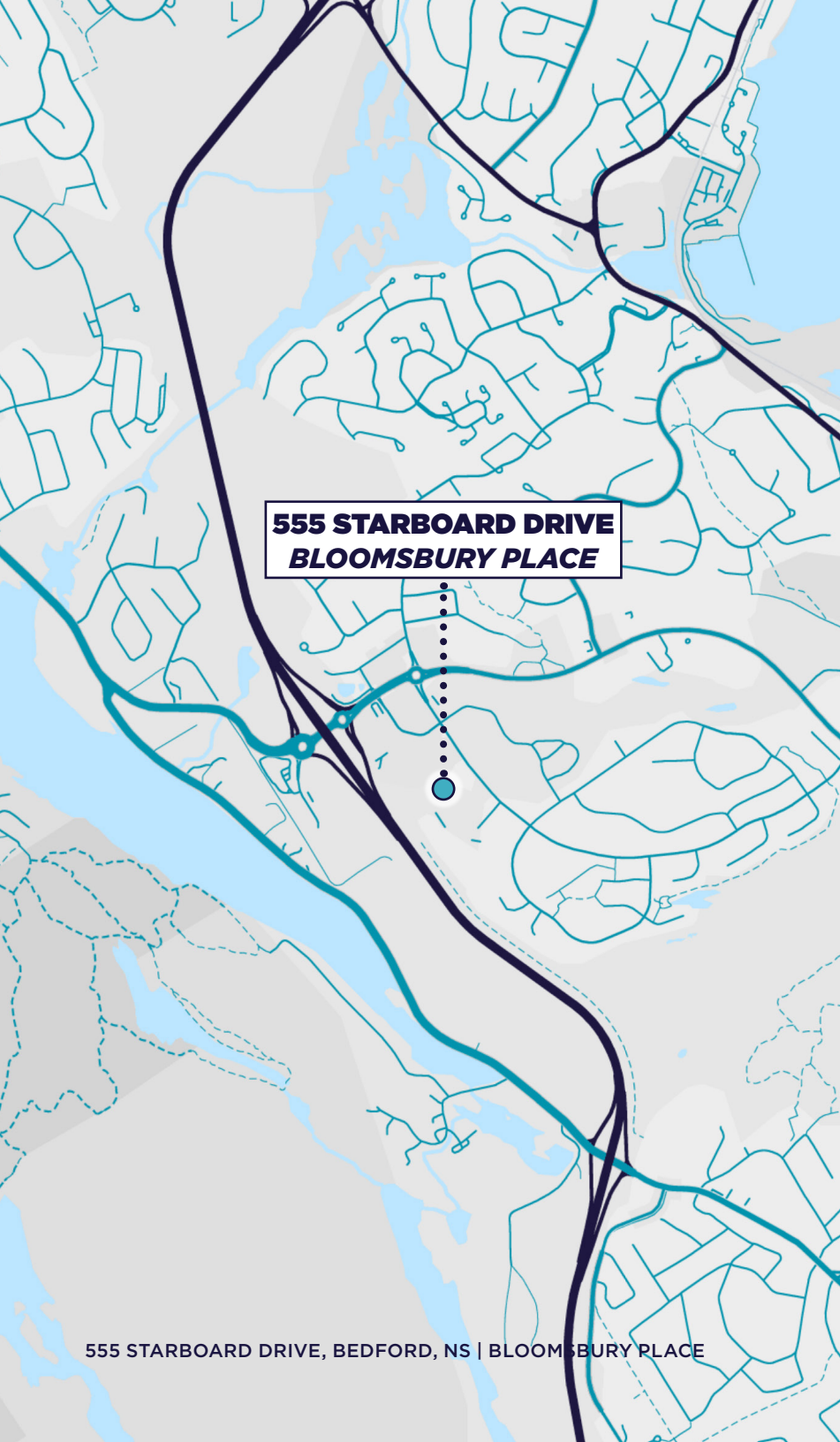


STOREFRONT RENDER

RETAIL SITE PLAN

scale: 1/8" = 1'-0"



A map of the Bloomsbury Place area in Bedford, NS. The map shows a network of roads, with 555 Starboard Drive highlighted in a thick dark blue line. A blue dot marks the location of Bloomsbury Place, with a dotted line connecting it to a text box. The text box contains the address '555 STARBOARD DRIVE' and the name 'BLOOMSBURY PLACE'. The map also shows a river or water body to the left and various residential streets.

COMMUNITY, LOCATION & FIT

A Community Centered on Wellbeing

Bloomsbury Place is anchored by the Allbright Club, a wellness-focused social and lifestyle hub offering programming, fitness, health services, and opportunities for connection. Residents and members are drawn to the community throughout the day, creating steady, purposeful activity that supports service-based businesses focused on relationships and repeat engagement.

The Bedford South Setting

Located near Larry Uteck Boulevard and Starboard Drive, Bloomsbury Place sits within one of Bedford's most established and growing residential areas. The surrounding neighbourhood offers strong population density, convenient access to major roadways, and a demographic aligned with lifestyle, wellness, and professional services.

Ideal Uses

- *Wellness and allied health services*
- *Medical and healthcare-related professionals*
- *Personal care and lifestyle services*
- *Professional offices serving adult living and retirement-adjacent needs*
- *Advisory, financial, and support services*
- *Specialized retail aligned with wellbeing and daily living*

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