

FOR LEASE

9185 COMMERCIAL STREET

NEW MINAS, NS



SECOND-FLOOR OFFICE SUITES

+/- 758 - 1,583 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY FEATURES



2 UNITS
SECOND FLOOR



UP TO $\pm 1,583$ SF
TOTAL SIZE

SECOND-FLOOR OFFICE SUITES

Two professional office suites are available on the second floor of this established Commercial Street property. Available individually or combined, the spaces provide flexible options for businesses seeking up to +/- 1,583 SF in the heart of New Minas.

PROPERTY HIGHLIGHTS

- Two second-floor professional office suites
- Available individually or combined for up to $\pm 1,583$ SF
- Flexible, move-in-ready layouts suitable for a variety of office users
- Convenient on-site parking
- Walking distance to grocery, banking, dining and everyday amenities
- Minutes from Highway 101 via Exit 12
- Central location with convenient access to Kentville, Wolfville and the wider Annapolis Valley
- Kings Transit service along Commercial Street



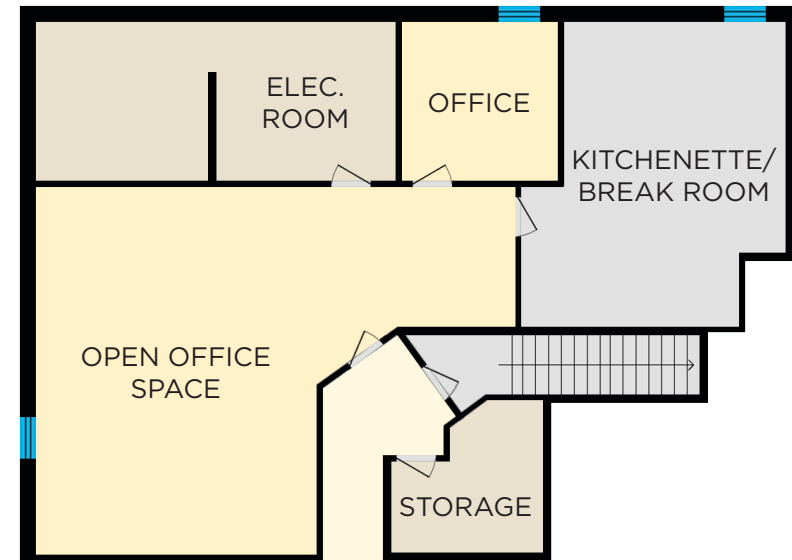
UNIT A | +/- 758 SF

Functional, move-in-ready office suite featuring an open workspace, private office and kitchenette/break room. The existing layout is well suited to professional, administrative and service-based users.

Space Features:

- Open workspace
- Private office
- Kitchenette / break room

Well suited to a professional, administrative, or service-based business seeking a complete, move-in-ready office on Commercial Street.



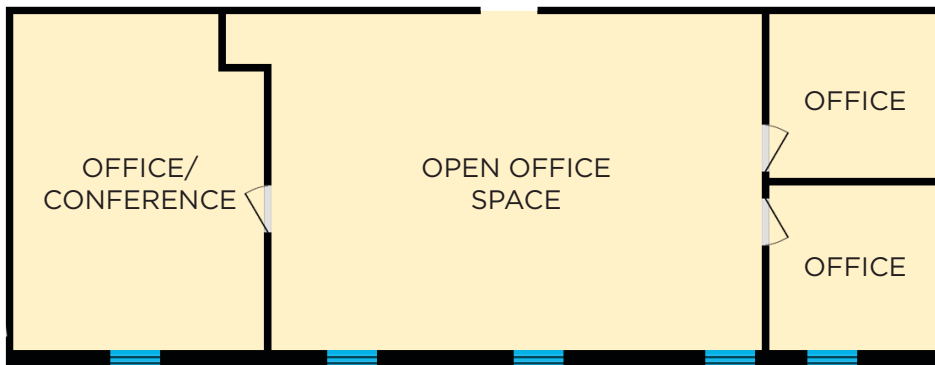
UNIT B | +/- 825 SF

Flexible office suite offering a combination of open workspace and private offices, providing room for both collaborative work and private meetings.

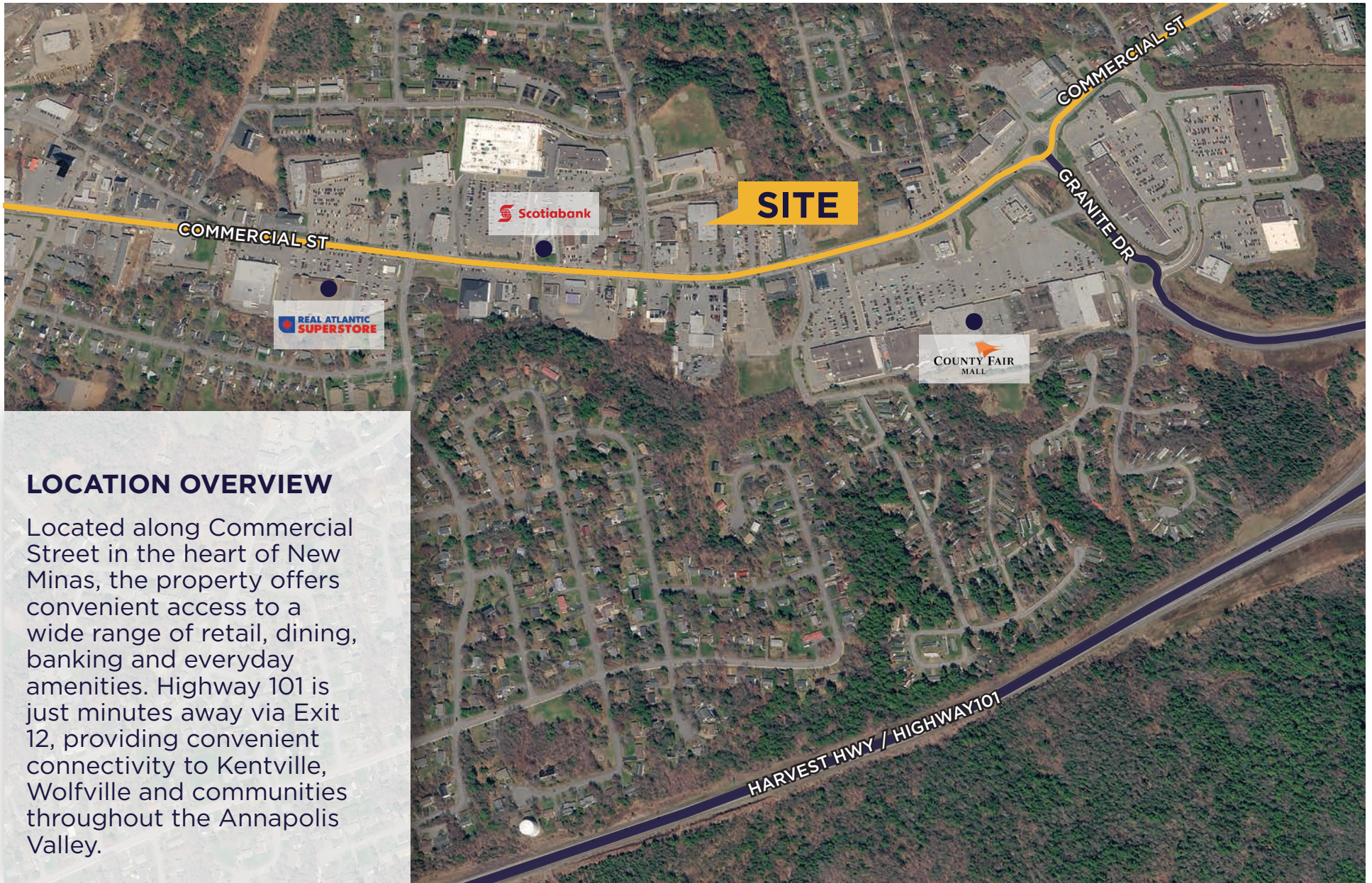
Space Features:

- Open workspace
- Two private offices
- Large private office / conference room

Well suited to a growing professional, administrative, or service-based business that needs room for both collaborative work and private meetings.



LOCATION MAP



LOCATION OVERVIEW

Located along Commercial Street in the heart of New Minas, the property offers convenient access to a wide range of retail, dining, banking and everyday amenities. Highway 101 is just minutes away via Exit 12, providing convenient connectivity to Kentville, Wolfville and communities throughout the Annapolis Valley.



CONTACT

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