FOR LEASE

+/- 1,415 SF

20 DUKE STREET, SUITE 105
BEDFORD, NOVA SCOTIA

CUSHMAN & WAKEFIELD
Atlantic

FLEXIBLE GROUND FLOOR

OFFICE / RETAIL

Suite 105 offers approximately 1,415 sf of flexible ground-floor commercial space with a glass storefront entrance and convenient parking just outside the door. Currently configured as office space, the suite includes three private rooms, an open work area, reception and kitchenette, providing a versatile layout for office, retail, showroom, medical and service-oriented users.

Free surface parking steps from the entrance makes coming and going easy for staff, clients and customers. Combined with quick access to Highway 107 and major Bedford-area amenities, the property is well positioned for businesses serving clients throughout HRM.

STEPS FROM HIGHWAY 107
BURNSIDE IN 10 MINUTES

DRIVE TIMES

4 MINUTES
BEDFORD COMMONS

8 MINUTES
LOWER SACKVILLE

15 MINUTES
DARTMOUTH CROSSING

18 MINUTES
HALIFAX INT'L AIRPORT

20 MINUTES
DOWNTOWN DARTMOUTH

25 MINUTES
DOWNTOWN HALIFAX

SUITE HIGHLIGHTS

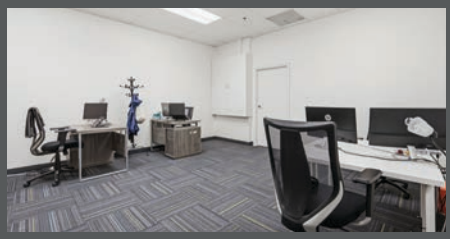
+/- 1,415 SF
AVAILABLE SPACE

$25.00 PSF
NET RENT

GROUND FLOOR
BARRIER-FREE ENTRY

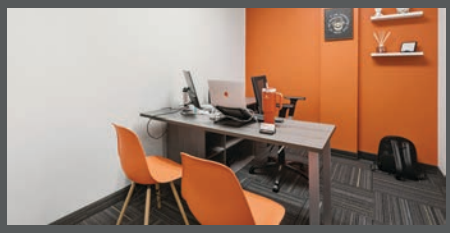
HWY 107
STEPS AWAY

PROPERTY DETAILS	
Suite:	105
Rentable Area:	+/- 1,415 sf
Net Rent:	$25.00 psf
Additional Rent (CAM):	$10.74 psf
Est. Gross Monthly:	$4,214 / month + HST
Utilities:	Electricity paid by tenant
Heating/Cooling:	Heat pump
Availability:	October 1, 2026
Parking:	Free surface w/ accessible stalls
Signage:	Storefront / Fascia
Permitted Uses:	Office / Retail



Flexible Layout
Existing rooms and open area adapt to office or retail use.

Storefront Entry
Glass frontage, at grade access and accessible parking at the door.

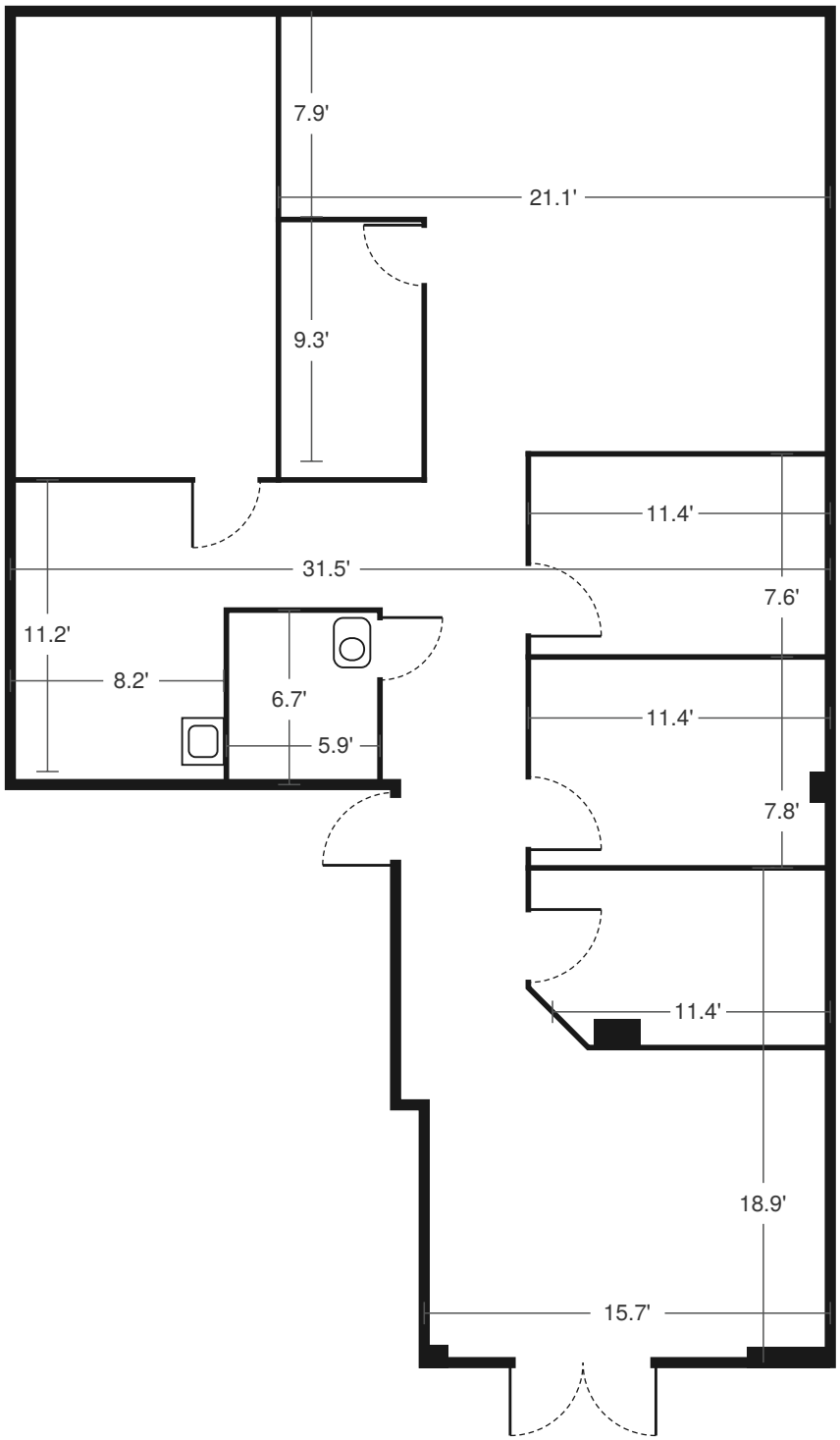


Finished and Bright
Ready for customer facing retail, clinic or professional users.

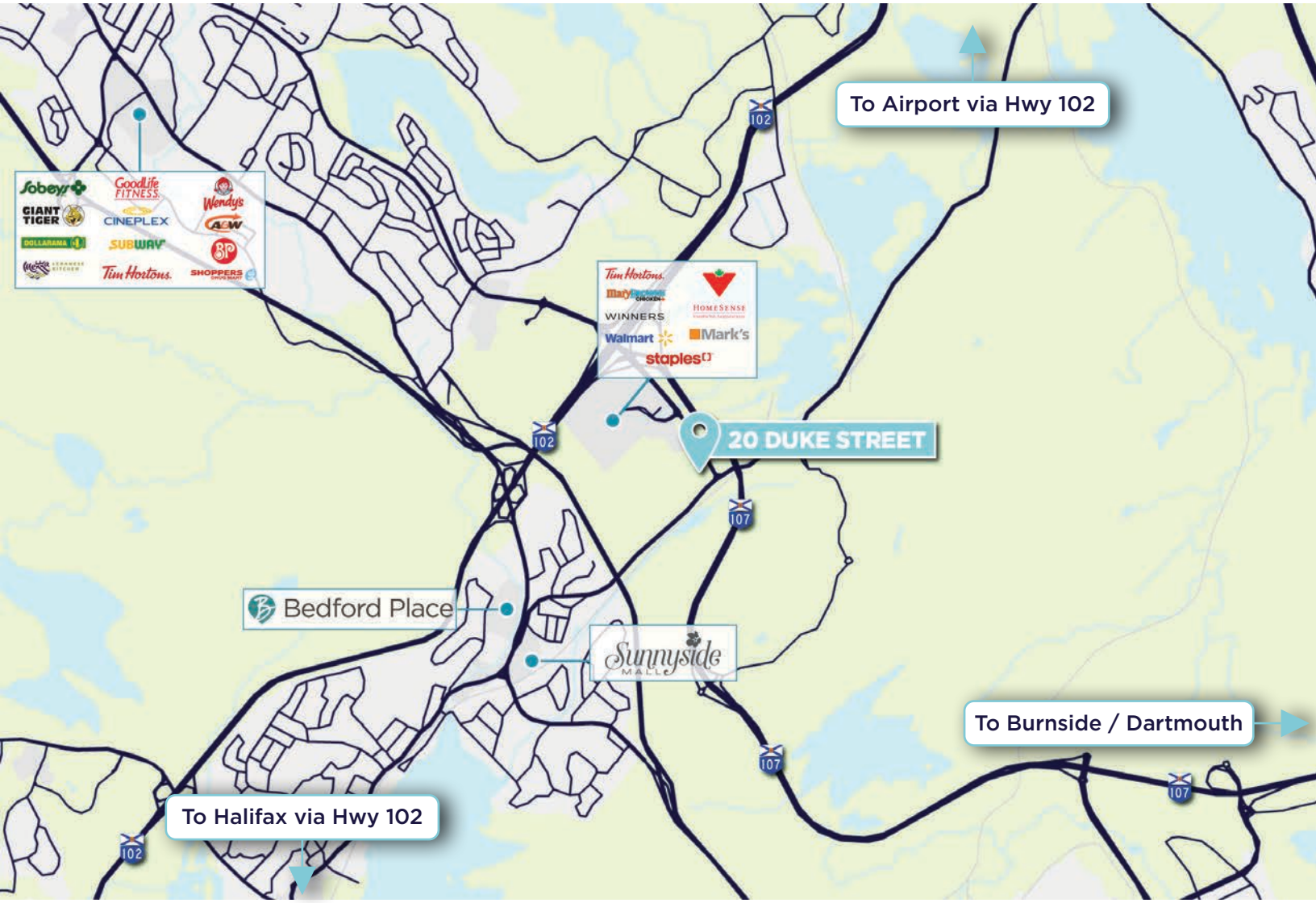
FLOOR PLAN

SUITE 105 | *GROUND FLOOR | +/- 1,415 SF*

CURRENT BUILD-OUT: 3 Private Rooms | Boardroom| Open Area | Reception | Kitchenette | Washroom | Storage



CONNECTED ACROSS HRM



CONNECTED TO EVERYWHERE YOU DO BUSINESS

20 Duke Street is positioned just off Highway 107, giving businesses a quick connection between Bedford, Burnside, Dartmouth and Lower Sackville. Highway 102 is also close by, providing an easy route into Halifax, out to the airport and to destinations beyond HRM. For teams that move between different parts of the region, it is a location that keeps travel straightforward.

Bedford Commons is only a few minutes away, putting restaurants, coffee, banking, shopping and everyday services within easy reach. That combination of highway access and nearby amenities makes 20 Duke Street a practical base for businesses that want to stay connected without giving up day-to-day convenience.

BOOK YOUR TOUR TODAY

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