

FOR SUBLEASE

900 WINDMILL ROAD

Dartmouth, Nova Scotia

+/- 3,458 sf OFFICE/FLEX SPACE | UNIT 100





A WORKSPACE THAT DOES MORE

Unit 100 at 900 Windmill Road offers approximately +/- 3,458 sf of well-configured office and flex space in Dartmouth. The existing layout brings professional office space together with a substantial rear workshop, creating a practical environment for businesses with both administrative and operational requirements.

The office component includes six private offices, a dedicated meeting room, reception area, open workspace and kitchen, providing an established layout for individual and collaborative work. At the rear of the premises, an approximately +/- 1,000 sf workshop provides additional room for equipment, projects, storage or other operational functions.

The combination lends itself particularly well to engineering, construction, technical services, field-service and project-based businesses looking to keep their team and day-to-day operations together in one location.

AT A GLANCE

TOTAL AVAILABLE AREA	+/- 3,458 SF
WORKSHOP AREA	+/- 1,000 SF
PRIVATE OFFICES	6
SPACE TYPE	OFFICE/FLEX
LOADING DOORS	1 - AT GRADE

SUBLEASE RATE **\$11.50 psf Net**
Stepping up to \$12.00 on Aug 1, 2027

PROPERTY OVERVIEW

SPACE THAT WORKS BEYOND THE DESK

Unit 100 offers an established office environment with dedicated workshop space under one roof. The layout provides a useful separation between client-facing and administrative areas at the front of the premises and operational space toward the rear, allowing different functions of the business to work from one location.

SPACE HIGHLIGHTS

- The premises offer approximately +/-3,458 sf of office and flex space.
- The existing layout includes six private offices, a dedicated meeting room, reception area and open workspace.
- A rear workshop measuring approximately 25'0" x 40'6" provides roughly +/-1,000 sf of dedicated operational space.
- A kitchen, multiple washrooms and storage areas support the day-to-day functionality of the premises.
- The combination of finished office and workshop space is well suited to businesses with both professional and operational requirements.
- The Dartmouth location provides convenient connectivity to Burnside Business Park and the broader Halifax Regional Municipality.



PROPERTY SNAPSHOT



3,426 SF
TOTAL AREA



1,000 SF
WORKSHOP



6
PRIVATE OFFICES



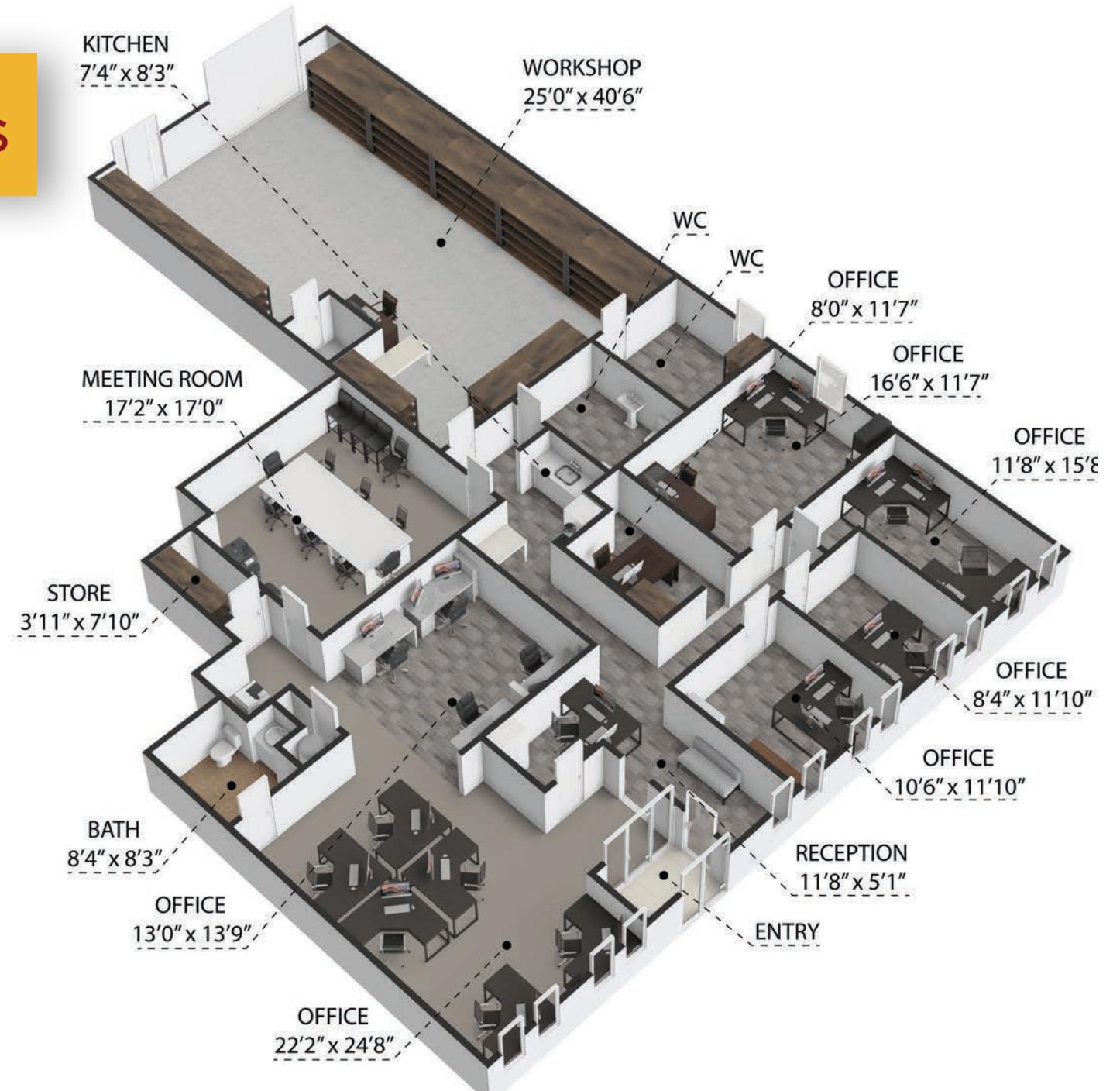
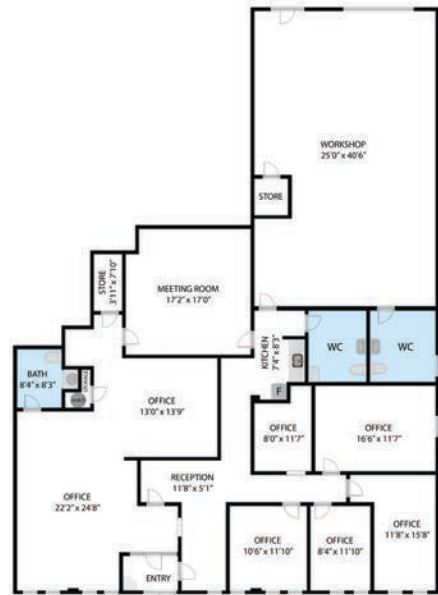
OFFICE/FLEX
SPACE TYPE

THE LAYOUT

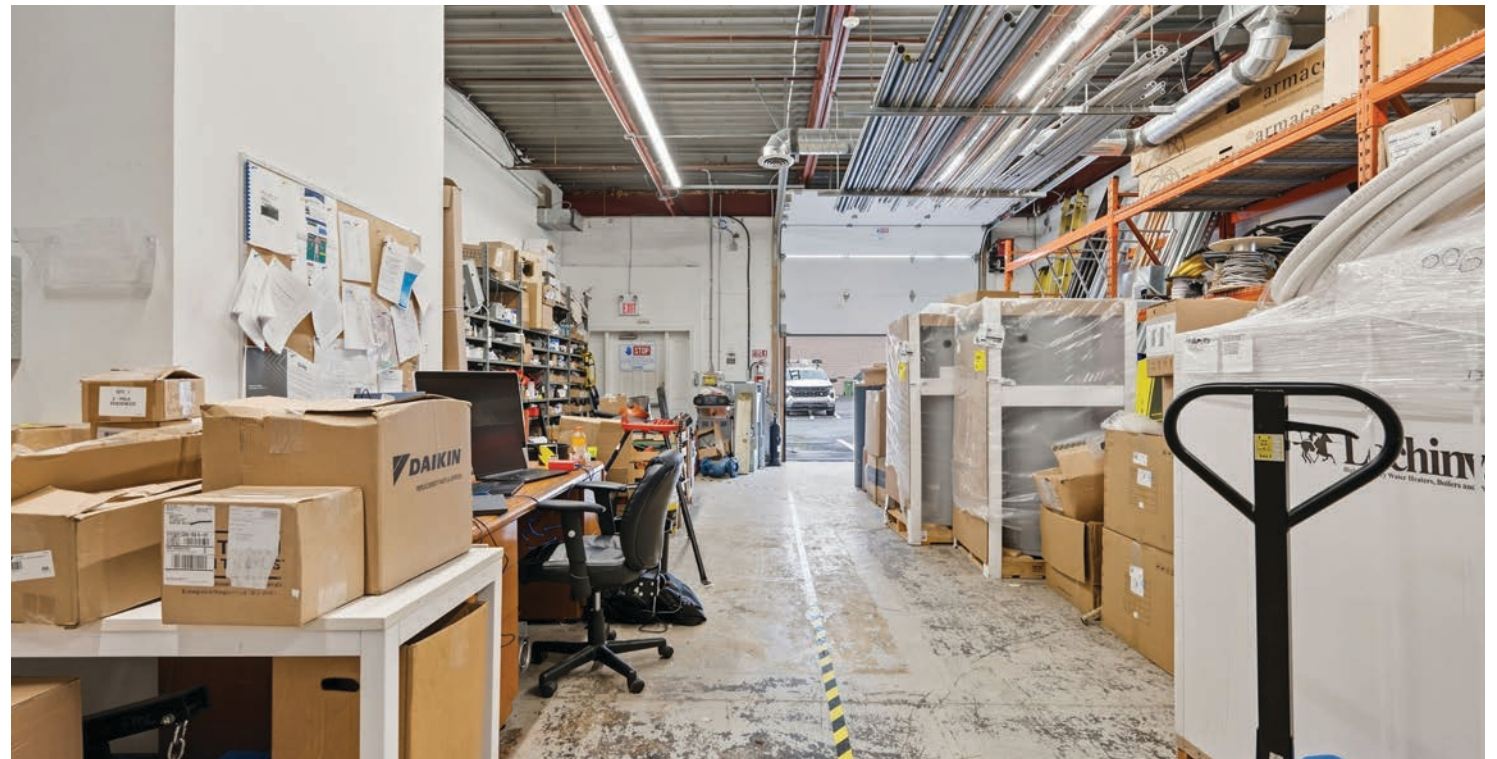
BUILT FOR OFFICE + OPERATIONS

- +/-3,458 sf total premises
- Six private offices + meeting room
- 25'0" x 40'6" rear workshop

The existing configuration provides a clear transition from reception, offices and collaborative work areas to the dedicated workshop at the rear of the premises.



INSIDE UNIT 100
PHOTOS



THE LOCATION

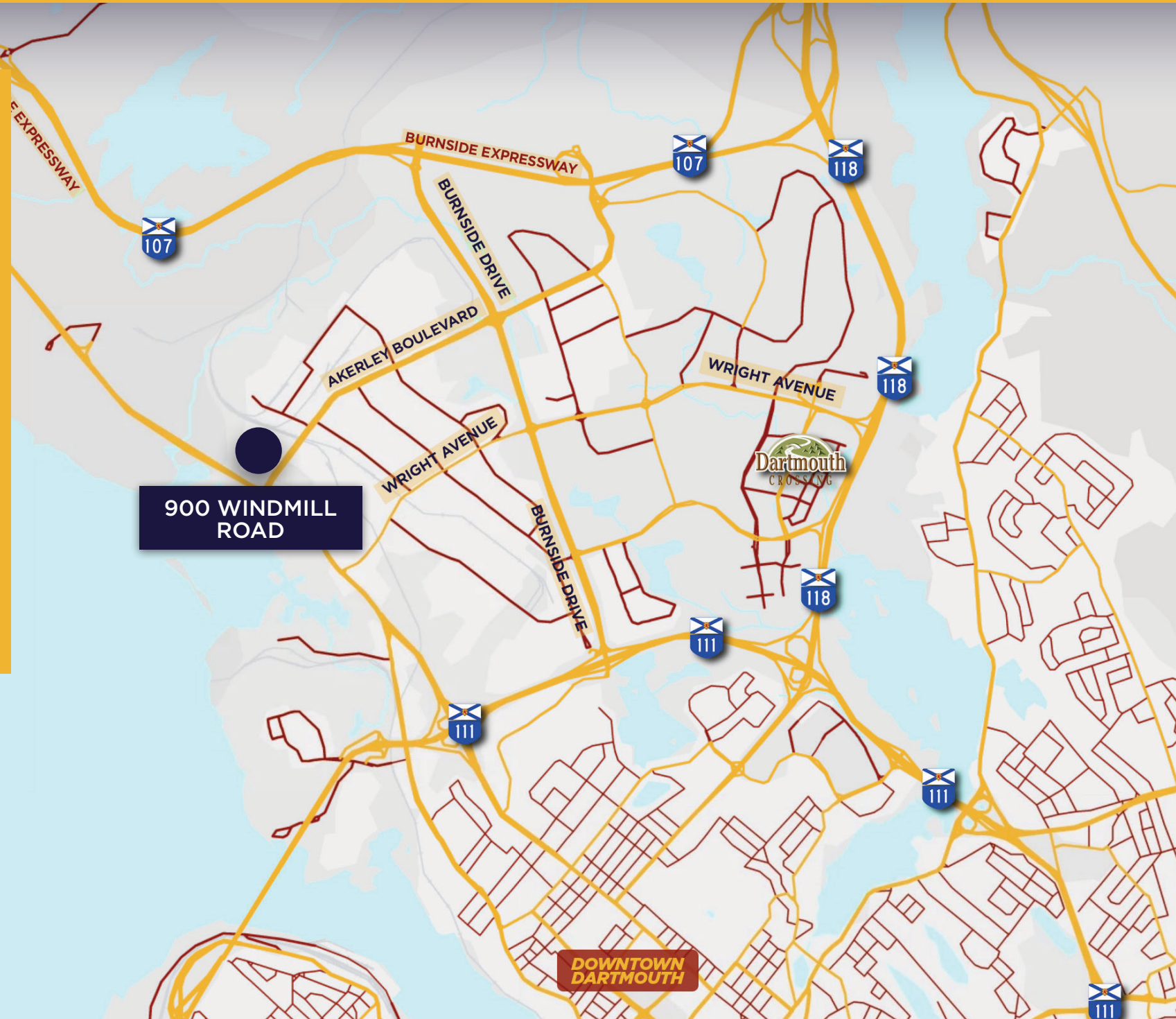
CONNECTED TO BURNSIDE + HRM

- BURNSIDE BUSINESS PARK
- HIGHWAY 111
- MACKAY BRIDGE
- DARTMOUTH CROSSING

900 Windmill Road is positioned along an established Dartmouth commercial corridor, immediately adjacent to Burnside Business Park and well connected to the broader Halifax Regional Municipality.

The location provides convenient access to Highway 111, the MacKay Bridge and the regional highway network, supporting businesses whose employees, clients or field teams regularly travel throughout Dartmouth, Halifax and surrounding communities.

Its proximity to one of Atlantic Canada's largest concentrations of commercial and industrial businesses makes the location particularly practical for companies combining office-based work with field or operational requirements.





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