



# 170 Ochterloney Street

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OFFICE SPACE FOR LEASE  
DARTMOUTH, NOVA SCOTIA

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AVISON  
YOUNG

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# The offering

Avison Young is pleased to offer 170 Ochterloney Street, a unique office space located in the heart of Downtown Dartmouth. At 1,500 sf, this offering is found in a converted home that has been adapted for office use, featuring hardwood floors throughout, ample natural light and private parking. This unit is ideal for occupiers searching for a space filled with character that differs from traditional office settings.

Located on Ochterloney Street, this property sits in close proximity to a variety of amenities found in the immediate area, ranging from world class restaurants, boutique shops and professional services, public spaces and the Alderney Ferry Terminal, connecting directly to Downtown Halifax.

**\$24**      **1,500**  
**LEASE RATE**      **SIZE (SF)**

## LEASING OVERVIEW

<b>Available space</b>	1,500 sf
<b>Parking</b>	7 dedicated spaces
<b>Signage</b>	Building signage options
<b>Lease rate</b>	\$24 psf Net
<b>Utilities</b>	Responsibility of tenant

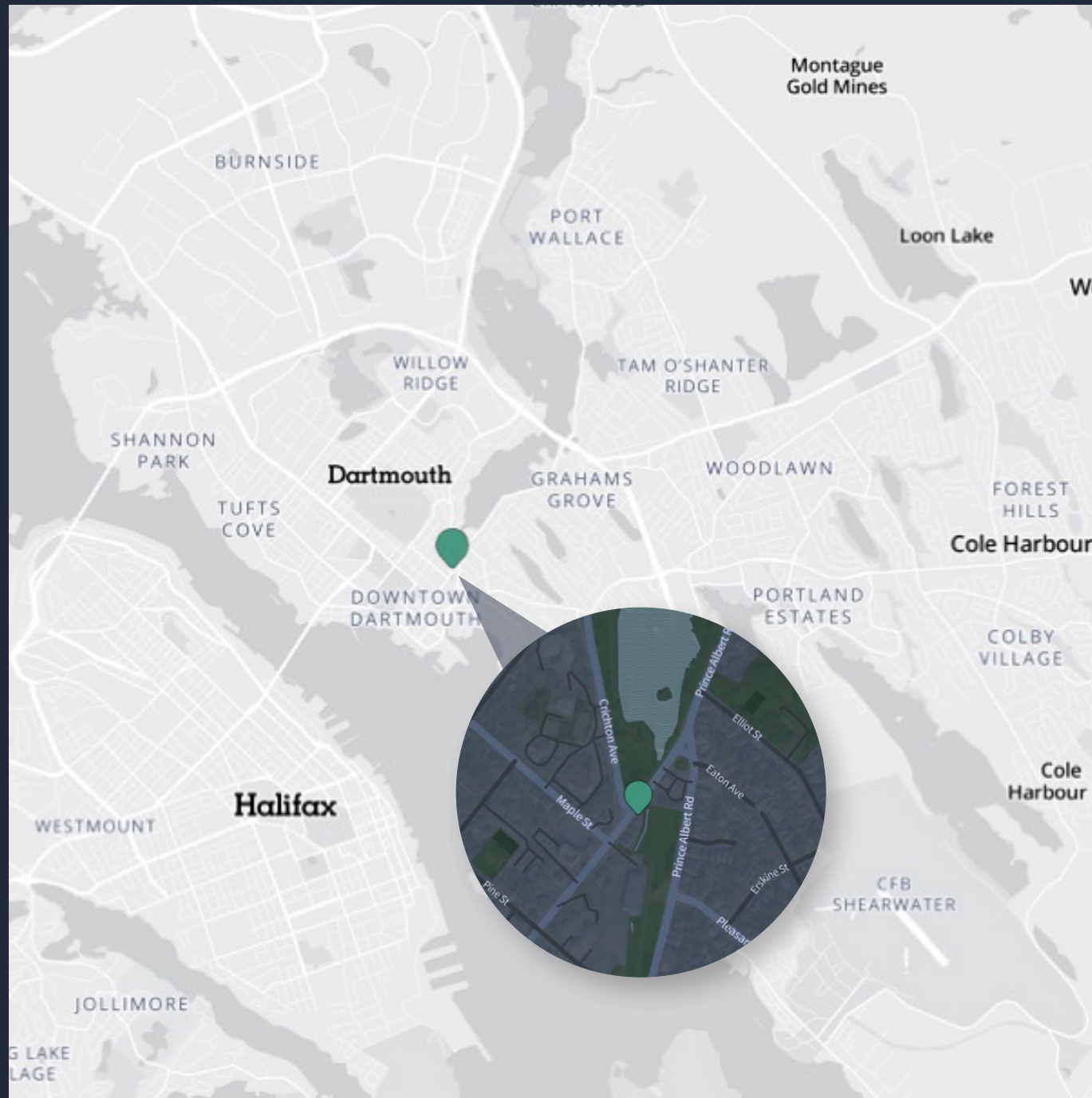


## Location overview

Situated in the heart of Downtown Dartmouth, 170 Ochterloney Street offers a prime location for businesses seeking visibility and convenience. The property is steps away from Sullivan's Pond and the historic Shubenacadie Canal, providing a scenic and vibrant setting. Tenants will benefit from proximity to numerous amenities, including cafés, restaurants, retail shops, and waterfront parks, all within walking distance.

The location ensures excellent connectivity to the broader Halifax Regional Municipality. It is minutes from the Macdonald and MacKay Bridges, offering quick access to downtown Halifax, and is well-served by major roadways such as Portland Street and the Circumferential Highway (Highway 111). Public transit options and the nearby Alderney Ferry Terminal further enhance accessibility for employees and clients.

Downtown Dartmouth has experienced significant revitalization, creating a dynamic business environment with high pedestrian traffic and a growing community of professionals. This central position makes 170 Ochterloney Street an ideal choice for those looking to combine convenience, character, and connectivity in a thriving urban setting.



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# AVISON YOUNG

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## Get in touch

For detailed information on this offering, please contact:

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