



# For sublease

**6363 Lady Hammond Road, Halifax**

Modern second floor office space located in the North End

**AVISON  
YOUNG**

# The offering

Located at 6363 Lady Hammond Road in Halifax, this fully updated second-floor office space offers an excellent opportunity for businesses seeking a modern, professional environment in a highly accessible urban location. Comprising approximately 7,219 square feet, the unit features a contemporary design well suited for professional services, administrative offices, or growing organizations requiring an efficient, flexible workspace.

The property is situated along Lady Hammond Road, a key arterial corridor connecting the Halifax Peninsula with the Bedford Highway and surrounding communities. This location provides quick access to major roadways including Windsor Street Exchange, Bedford Highway, and Highway 102, allowing for efficient travel throughout Halifax, Dartmouth, and the wider HRM. The area is well served by public transit, supporting ease of commuting.

Tenants will enjoy close proximity to a wide range of amenities, including restaurants, cafés, retail services, and fitness facilities. The site is minutes from North End Halifax, downtown, and the Bedford commercial area, offering convenient access to professional services, financial institutions, and daily necessities. Nearby green spaces and waterfront areas further enhance the appeal of the location.

The space is offered at an asking rent of \$16.00 per square foot. With its modern finish, strong accessibility, and strategic placement within one of Halifax’s most connected corridors, 6363 Lady Hammond Road represents an attractive leasing opportunity for businesses looking to establish or expand their presence in the city.

## OFFERING OVERVIEW

<b>Unit type</b>	Office
<b>Size</b>	7,219 sf
<b>Term</b>	21 months
<b>Lease rate</b>	\$16.00 psf Net
<b>Availability</b>	Immediate
<b>Parking</b>	On-site paved upper lot



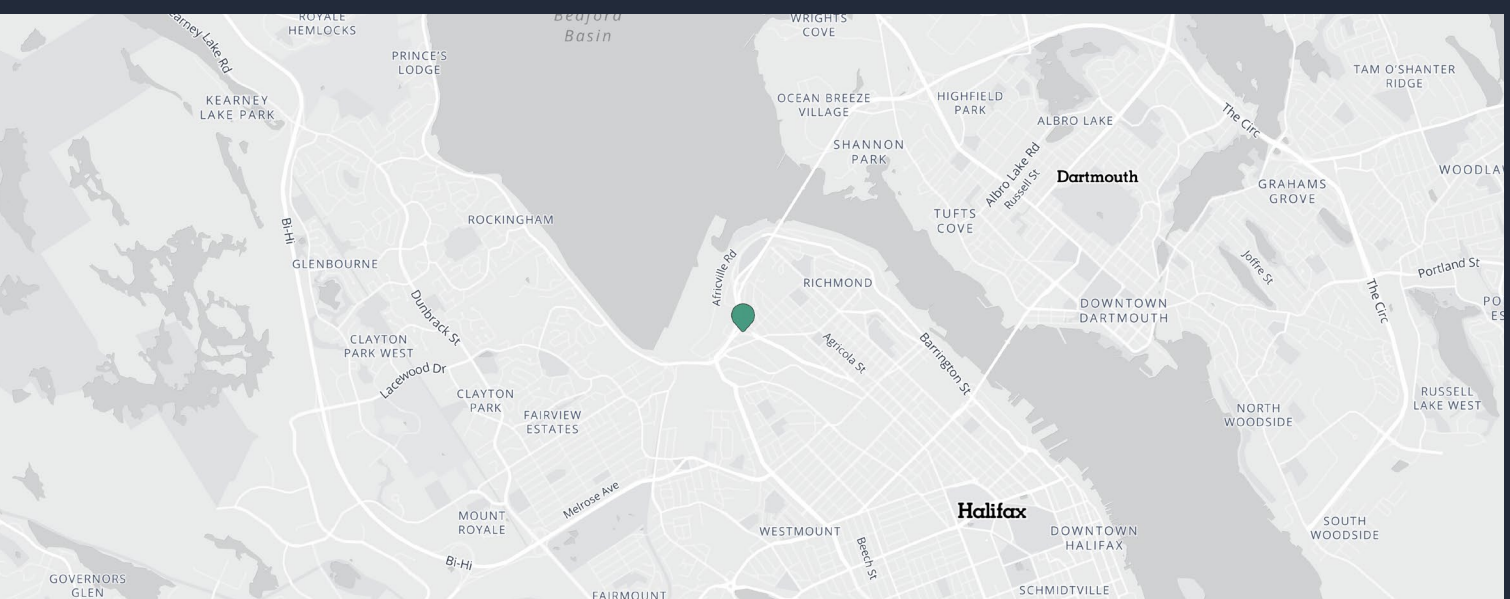
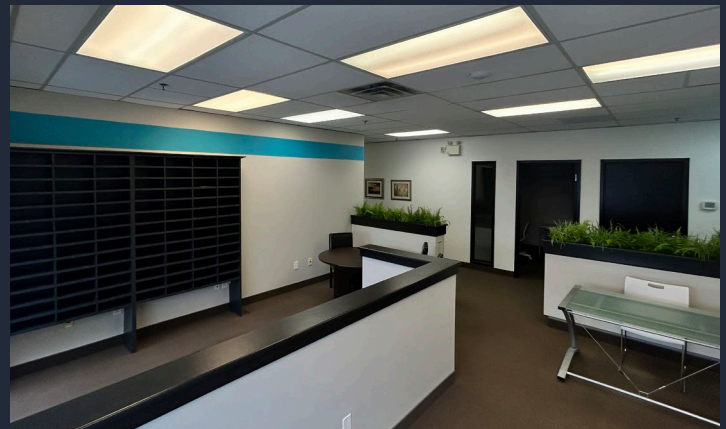
# Location

6363 Lady Hammond Road is strategically positioned along one of Halifax's most important arterial corridors, offering exceptional connectivity between the Halifax Peninsula, the Bedford Highway, and key regional routes. Lady Hammond Road serves as a primary link to the Windsor Street Exchange, providing direct access to Highway 102, Highway 101, the Macdonald Bridge, and downtown Halifax. This connectivity allows for efficient travel to Dartmouth, Bedford, the airport, and throughout the greater HRM, making the location ideal for businesses with regional operations or clients.

The surrounding area is a well-established commercial and institutional node within Halifax's North End, featuring a strong mix of office, retail, and service-based uses.

Nearby amenities include restaurants, cafés, grocery options, fitness facilities, and professional services along both Lady Hammond Road and the Bedford Highway.

The property is also minutes from downtown Halifax, offering access to financial institutions, government offices, and the city's core business district. Well-served by public transit and supported by private on-site parking, this location provides a balanced combination of accessibility, convenience, and visibility for office tenants.





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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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