



Colliers

Flexible
Demising
Options

102 Chain Lake Drive | Halifax, NS

Flexible office space for lease

Create your productive work environment at 102 Chain Lake Drive. Second floor open plan office space with an industrial feel gives you endless possibilities with flexible space options.

- Spacious industrial feel, ideal for IT co-working space, pilates/yoga studio
- An abundance of amenities in the immediate area, many within easy walking distance
- Quick access to major traffic routes resulting in easier commutes
- Free on-site parking

Key Highlights



Dedicated
entrance



Abundant
parking

Matthew Graham

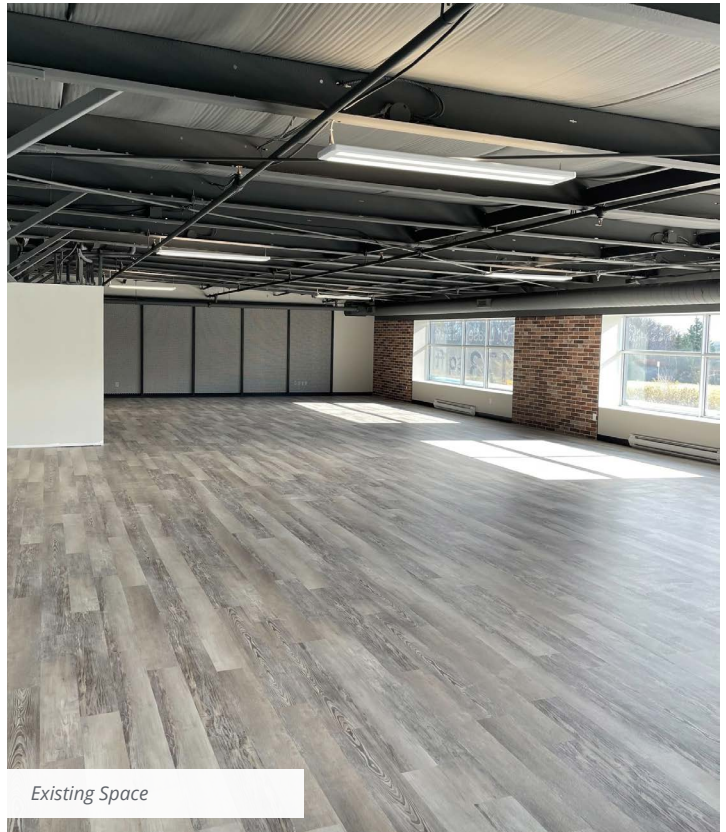
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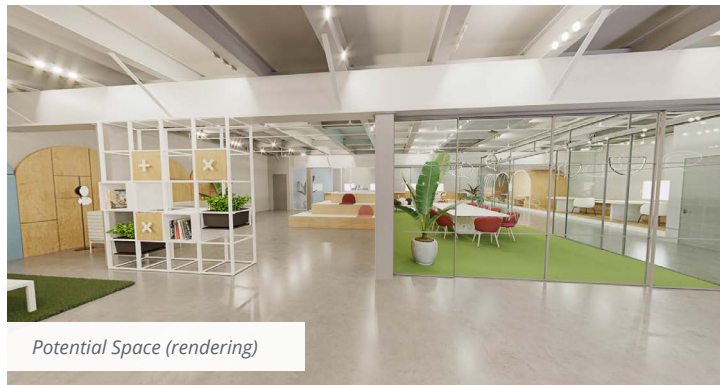
Existing Space



Existing Space



Potential Space (rendering)



Potential Space (rendering)

Features

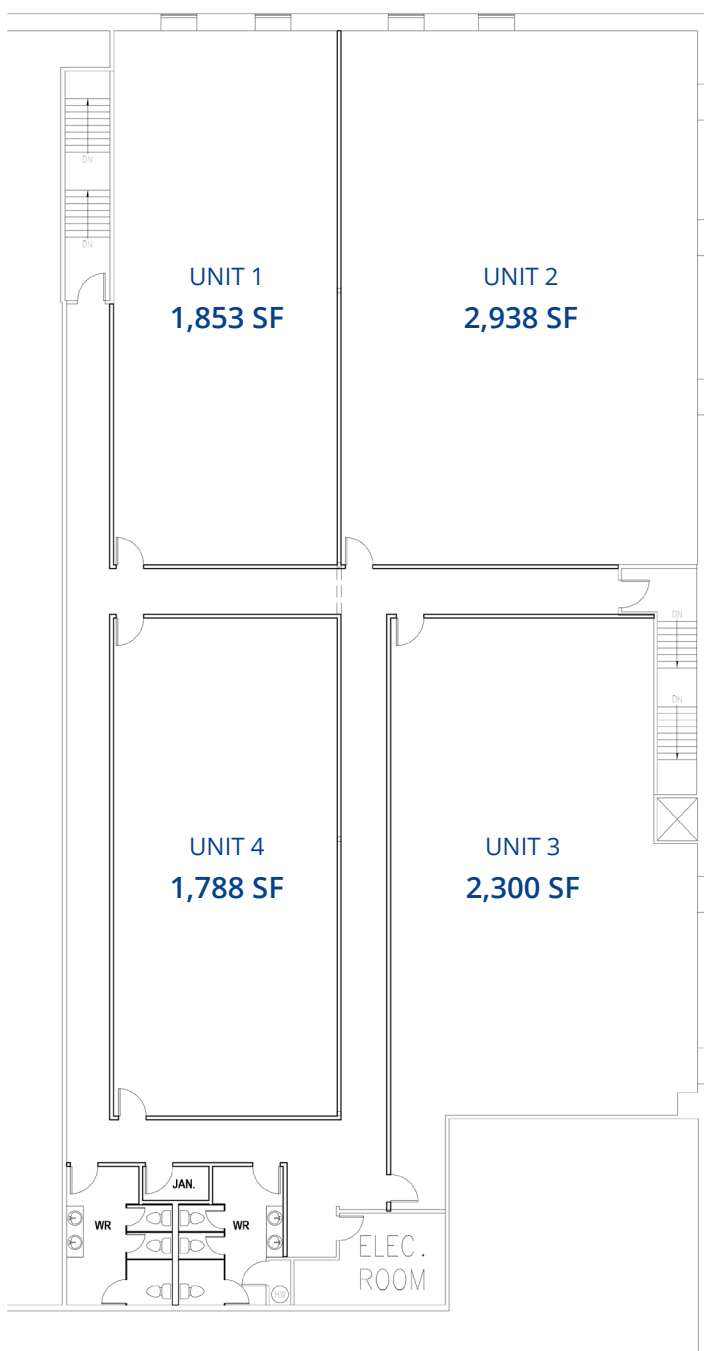
- Spacious industrial feel with an open plan layout
- An abundance of amenities in the immediate area, easy walking distance to Tim Horton's, Starbucks, Wendy's
- Ample **free** on-site parking
- Close to public transit stops
- Minutes from Bayers Lake retail area
- **Net Rent - Contact Listing Agents**
CAM & Taxes - \$10.56 (PSF) 2026 est.



8,879 SF
available

*possible demising options

Demisable Space Options



Space Details

- Open plan layout, flexible for multiple office designs
- New, expansive windows create a bright, open atmosphere
- Units 1 & 2 can be combined for 4,791 SF

Fully customizable space!

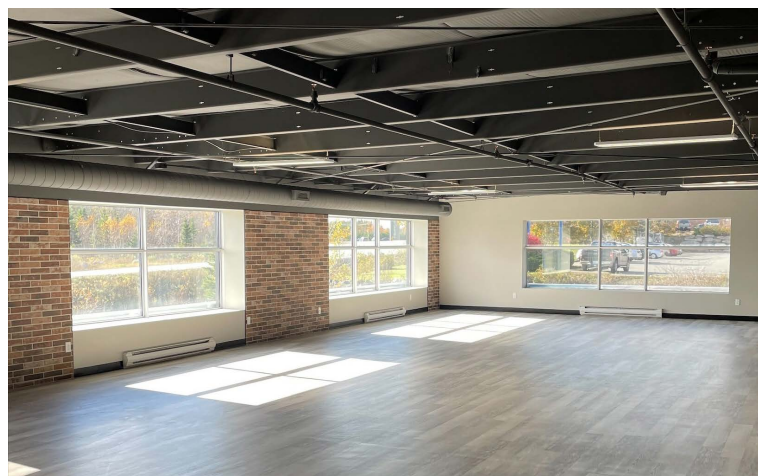
An open plan layout offers a flexible space, perfect for numerous uses:

Health & Wellness Services

Pilates/Yoga Studio, Massage Therapy, Spa

Professional Services

Insurance, Legal Services, IT Co-Working Space, Marketing Agency, Real Estate Office



Demographics (10 km radius)



Current
Population
258,949



10 Year Projected
Population
300,806(+3.0%)



Average
Age
39.5



Average
HH Income
\$98,745



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