

AVAILABLE NOW



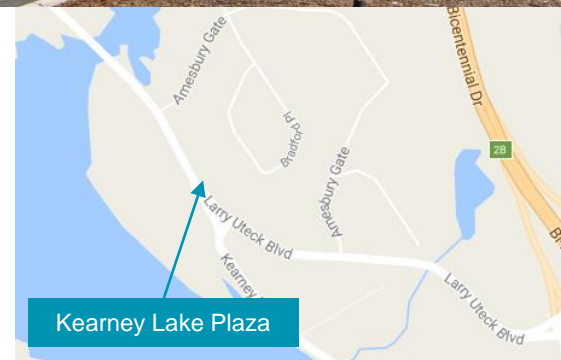
**4,000 sf Office Space for Lease**  
**Lease Rate: \$20.00 psf Net**

**Property Highlights**

- Kearney Lake Plaza enjoys easy accessibility and offers retailers great visibility, signage opportunities and exposure to passing traffic; with quick access to Highway 102 and retail power centres Hemlock Square, Dellridge Plaza, Hogan Court and Bayers Lake.
- Bedford acts as a service centre for professional businesses and institutions, and because of the great quality of life provided to residents in the newly developed communities in The Parks of West Bedford, it's a great place to live as well.
- Families in Bedford had an average income of \$100,767, compared with the average of \$66,032 for Nova Scotia in the 2011 Census.
- Bedford's population in 2011 was 35.2% higher than in 2001 and has grown immensely since then, with the development of The Ravines of Bedford South & The Parks of West Bedford.
- Common area maintenance (CAM) and taxes are estimated at \$9 psf.

**Location Information**

- Kearney Lake Plaza offers its retailers the opportunity to be part of an urban lifestyle surrounded by rural ambience in the newly developed Parks of West Bedford.
- The plaza is located adjacent the new Waterberry Park development where Larry Uteck Boulevard West (the former Kearney Lake Road) adjoins Kearney Lake Road.
- Surrounding residents enjoy and appreciate the convenience of living so close to everything they need and want.
- The property represents an opportunity for businesses looking to lease space in a quality new commercial/office development in an area expected to have a population increase of approximately 45,000 people by 2026 (according to Statistics Canada).



For more information, please contact:

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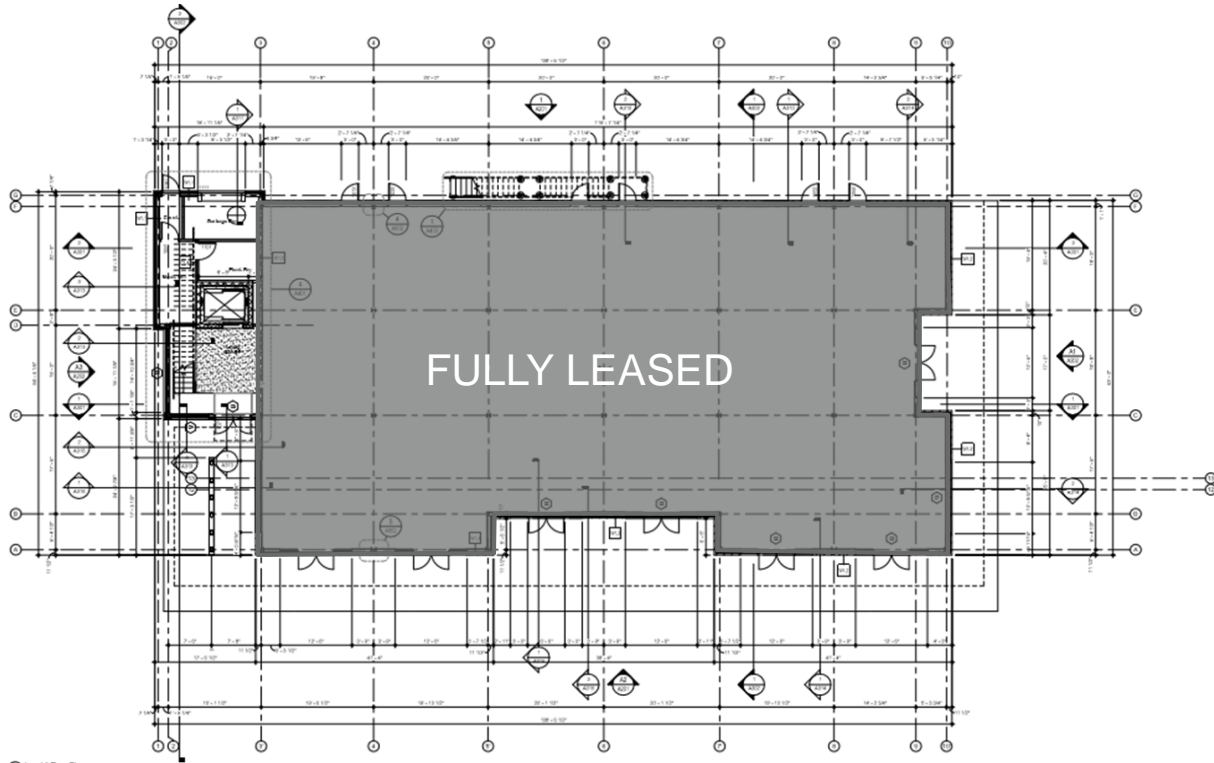
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## NEIGHBOURING COMMUNITIES

- Waterberry Park
- Voyageur Lakes
- Stonington Park
- Kingswood
- Cascades Park
- Blue Mountain
- Glen Arbour
- White Hills



Floor Plan – 1<sup>st</sup> Floor (FULLY LEASED)



Floor Plan – 2<sup>nd</sup> Floor (Office)

