

SHORT OR LONG TERMS AVAILABLE



11 Glendale Avenue | Lower Sackville, Nova Scotia

# Office/ Retail space available **for lease**

Versatile commercial space in a high-visibility plaza at the busy Cobequid Road & Glendale Avenue intersection. Short or long term lease available.

**Aaron Ferguson**, SIOR

Vice President Sales & Leasing  
+1 902 442 8707  
Aaron.Ferguson@colliers.com

**Matthew Graham**

Sales & Leasing Representative  
+1 902 334 2191  
Matthew.Graham@colliers.com

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# Property Overview

This flex commercial space is situated in a single-storey multi-tenant office/ retail plaza. The property offers ample surface parking and benefits from its prominent corner position, ensuring high visibility and easy accessibility.

**Civic Address** Unit 5 - 11 Glendale Avenue

**Location** Lower Sackville

**Zoning** BP (Business Park) Zone

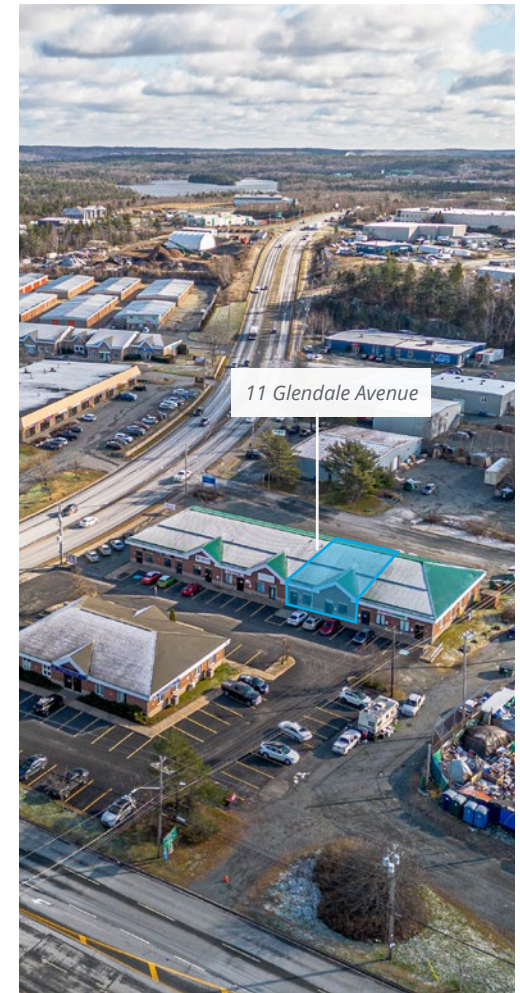
**Area for Lease** 2,600 SF

**Unit Layout** Private offices, kitchenette, boardroom, & 2 washrooms

**Availability** Immediately (short or long term)

**Net Rent** \$14.00 - \$15.00 PSF

**Additional Rent** \$10.50 PSF (2025 estimate)



**Located in a growing neighbourhood**



**Versatile space for office or retail**



**High profile corner location**



**Complimentary adjacent tenant uses**



**Ample surface parking**

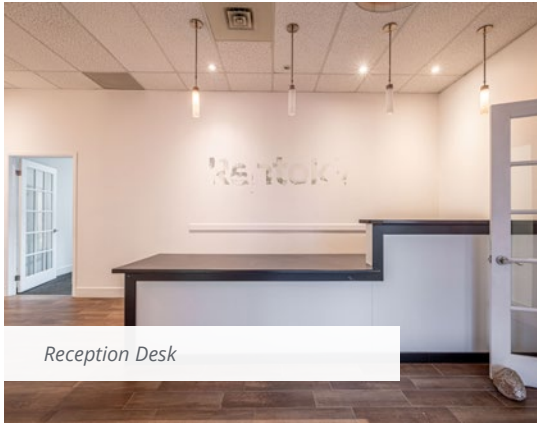
# Floor Plan



## Unit 5

- Dedicated entrance
- 9 private offices
- Reception area
- Two private washroom
- Kitchenette/ staff room
- Boardroom
- Two storage rooms
- Available Immediately

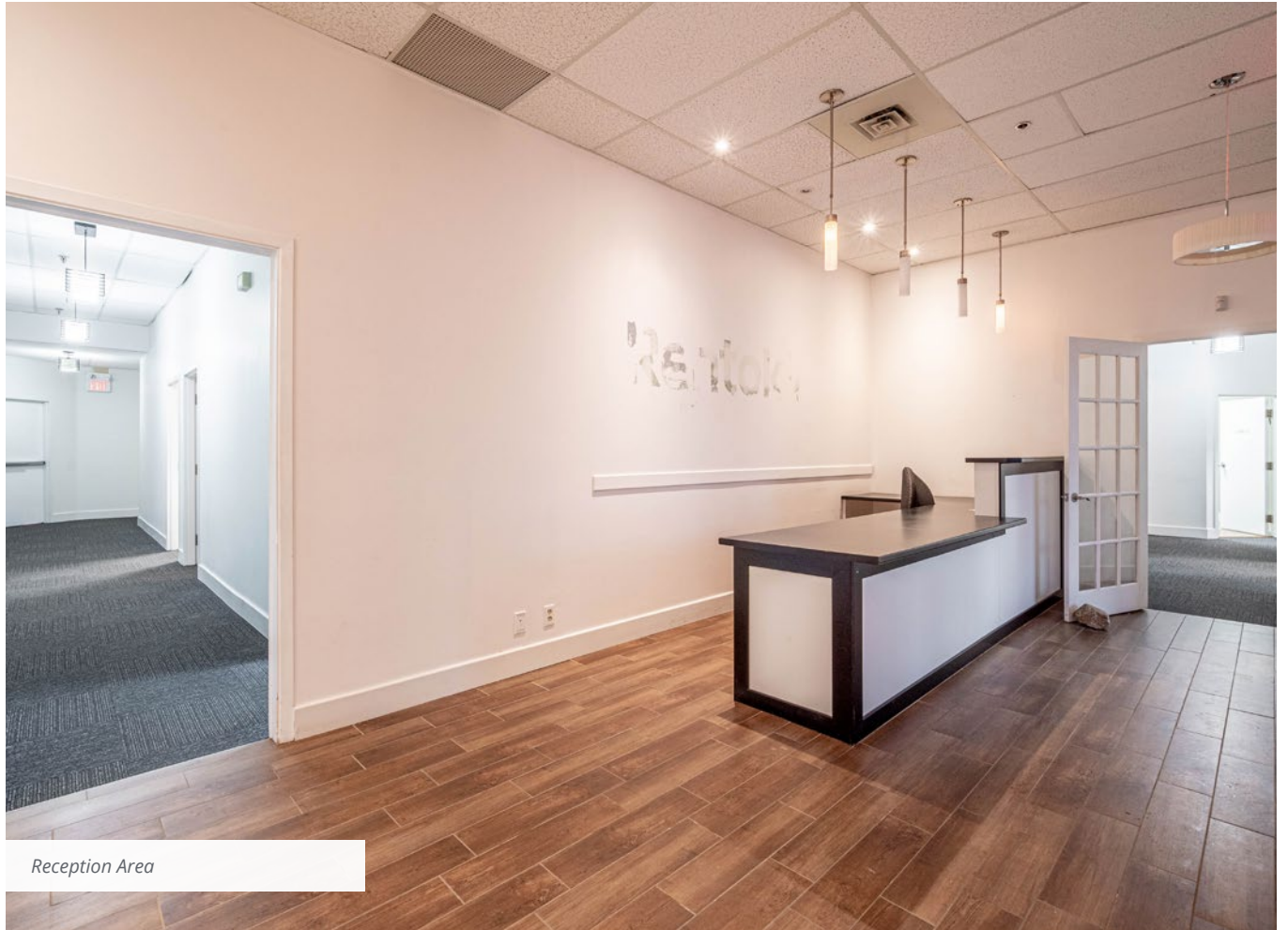
2,600  
SF available



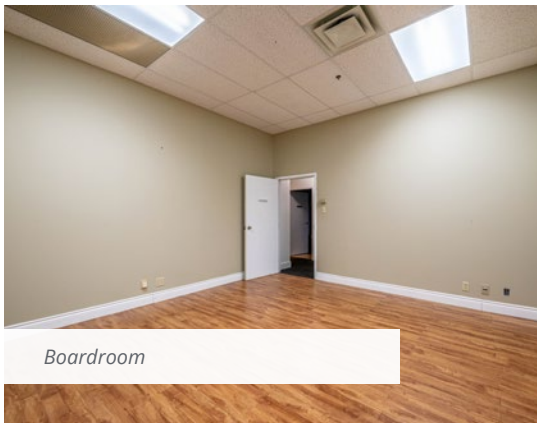
Reception Desk



Private Office



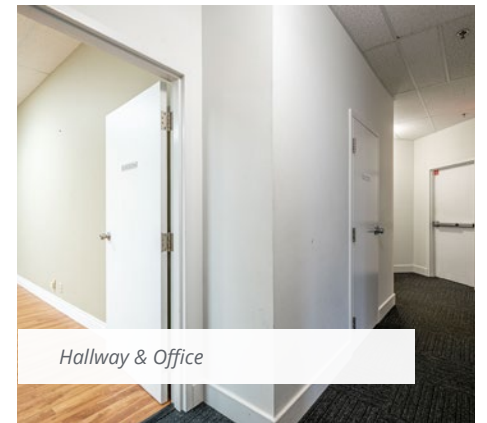
Reception Area



Boardroom



Kitchenette/ Break Room



Hallway & Office

# Location Overview

## Lower Sackville, Nova Scotia

This property is very well located in a busy commercial node. It is ideally situated on the corner of Cobequid Road and Glendale Avenue with excellent access via driveways off of both Cobequid Road and Glendale Avenue. It is a short distance to a range of amenities including Bedford Commons shopping area, restaurants, Cobequid Community Health Centre, and public nature trails. The soon-to-be completed Burnside Expressway (an extension of Highway 107 connecting Burnside with Sackville and Bedford) is less than 3 kms away, further enhancing the ease of access to the property.

## Nearby Amenities

-  11 Glendale Avenue
- 1 Cobequid Community Health Centre
- 2 Tim Horton's restaurant
- 3 Hillside Park Elementary School
- 4 Bedford Commons
- 5 Bedford Industrial Park
- 6 Rocky Lake Junior High
- 7 Intersection of Hwy 101 & Hwy 102
- 8 Bedford Place Mall
- 9 New Burnside Expressway





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Matthew.Graham@colliers.com

**Colliers Nova Scotia**  
220-238 Brownlow Avenue  
Dartmouth, NS B3B 1Y2  
+1 902 422 1422

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