



Fully finished office space at a prominent intersection in Bedford

- Landlord willing to offer up to six months of free net rent.
- Two spaces for lease in this well-maintained office building.
- Currently occupied by a physiotherapy clinic and education business.
- Existing buildout is reusable for a variety of applications.
- Convenient location on Larry Uteck Blvd.
- High visibility from vehicular traffic passing by daily.
- Building and curbside signage opportunities.
- Plenty of onsite parking.

Get more information

Robert Jennings

Senior Sales Representative & Property Manager
D 902 422 3341
robert.jennings@avisonyoung.com

Michael Brown

Managing Director & Broker
D 902 454 4110
michael.brown@avisonyoung.com

William Hachey

Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Office building for lease

540 Southgate Drive



Property Description

This well constructed and attractive property is a two-story retail and office complex serviced by an elevator to the second floor. The property has a healthy surface stall parking ratio and is improved with exterior lighting and landscaping. The property is heated and cooled with rooftop natural gas units, and has many on-site amenities via the existing tenant base. The property also benefits from mature, surrounding residential development.

Location Description

Bedford is on the northwestern end of Bedford Basin, an extension of the Halifax Harbour. It is located at the junctions of Trunks 1,2, and 7. There is a popular walkway among much of the Bedford Basin waterfront that begins at DeWolf park, and continues as the Bedford-Sackville Connector Greenway. There are several schools. Sailing is also popular, with the Bedford Basin Yacht Club and Marina being a popular destination.

Offering Summary

Lease Rate:	\$24.00 SF/yr (NNN)
CAM/Additional	\$11.88 SF/yr
Available SF:	1,182 SF & 2,108 SF
Building Size:	10,000 SF



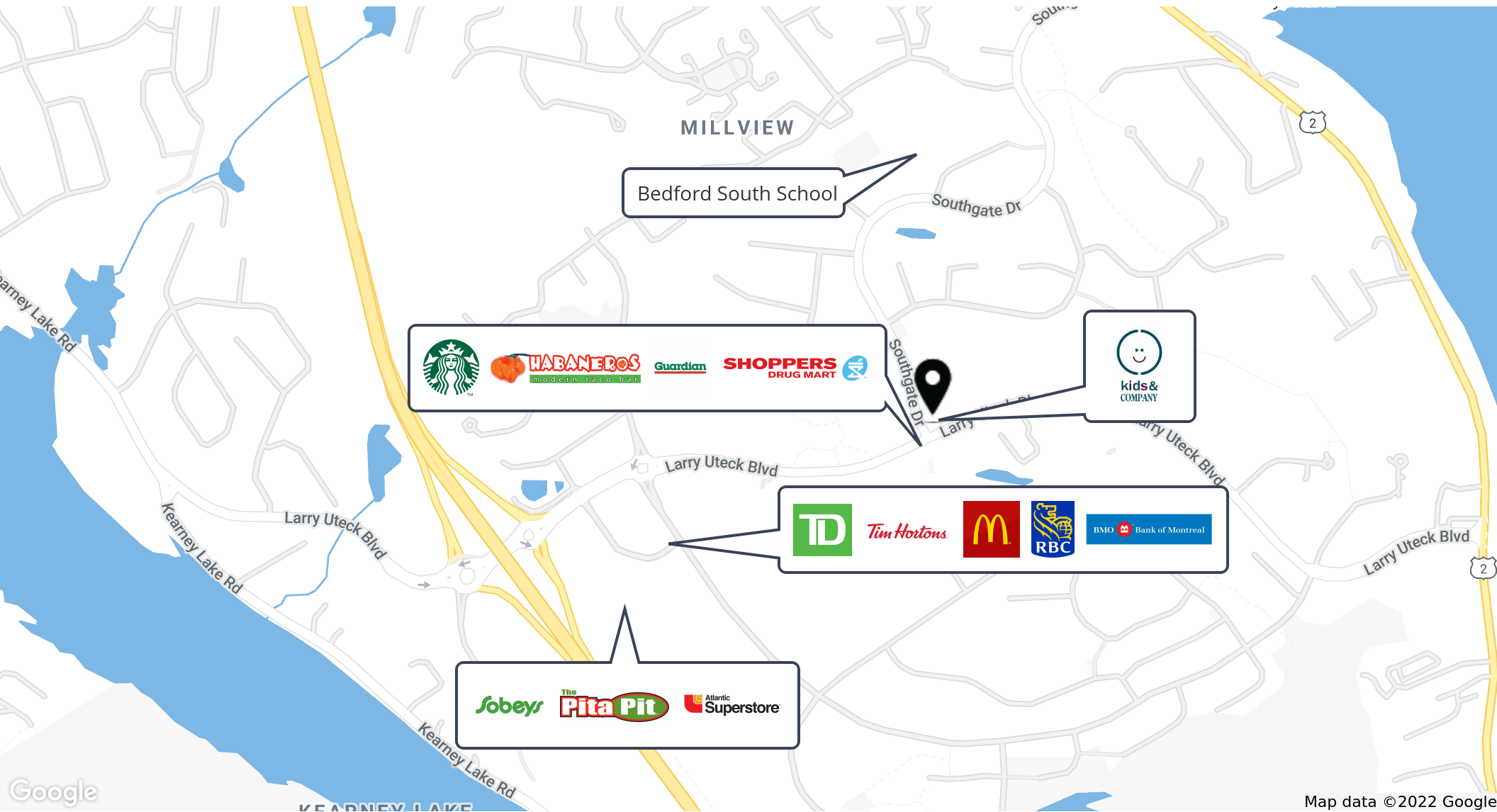
Robert Jennings
Senior Sales Representative & Property Manager
D 902 422 3341
robert.jennings@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 454 4110
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Office building for lease

540 Southgate Drive



**AVISON
YOUNG**

Robert Jennings

Senior Sales Representative & Property Manager
D 902 422 3341
robert.jennings@avisonyoung.com

Michael Brown

Managing Director & Broker
D 902 454 4110
michael.brown@avisonyoung.com

William Hachey

Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Office building for lease

540 Southgate Drive



**AVISON
YOUNG**

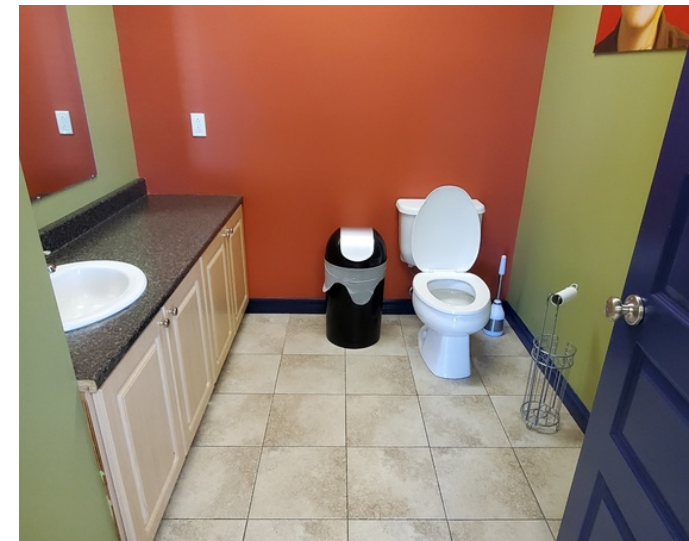
Robert Jennings
Senior Sales Representative & Property Manager
D 902 422 3341
robert.jennings@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 454 4110
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Office building for lease

540 Southgate Drive



**AVISON
YOUNG**

Robert Jennings
Senior Sales Representative & Property Manager
D 902 422 3341
robert.jennings@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 454 4110
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com