

AVAILABLE IMMEDIATELY



16,260 sf of Commercial/Retail & Second Floor Office Space Available

Property Highlights

- Available Immediately
- The ground floor is an ideal retail/office location for any business looking to support the surrounding 18,000 residents of the North End of Dartmouth, or 15,000 workers located across the circumferential in Burnside.
- Customize your brand new office space with various turn key suites available on both the ground and second floor.
- Options to install rear Grade Bay doors on the retail units
- Easy access to City of Lake Business Parks (1.3 km) and Burnside Business Park (3.0 km) and home to over 1,500 business's and 15,000 employees.
- High traffic counts make for a great signage opportunity
- Located within walking distance to the Highfield Bus Terminal
- 3,500 sf pad site available

Location Information

- Brand new modern construction building located off the circumferential highway (111) in Highfield Park, Dartmouth. This high traffic location offers second & third floor office space and ground level retail/commercial space.
- With over 18,000 residential units and Burnside Industrial Park across the Highway, it is ideal for a wide variety of commercial uses.



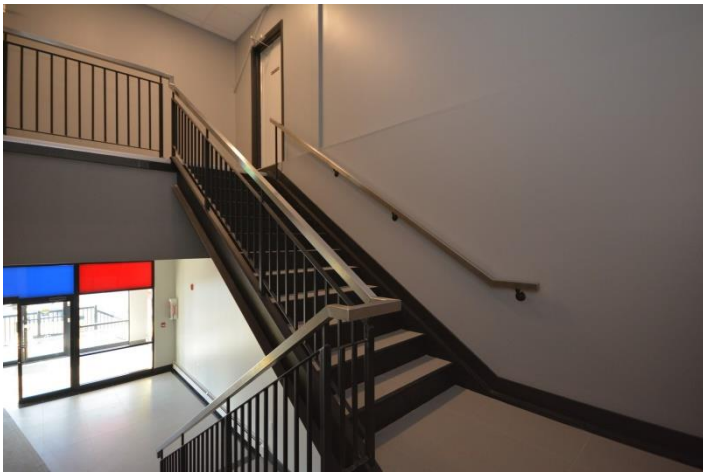
For more information, please contact:

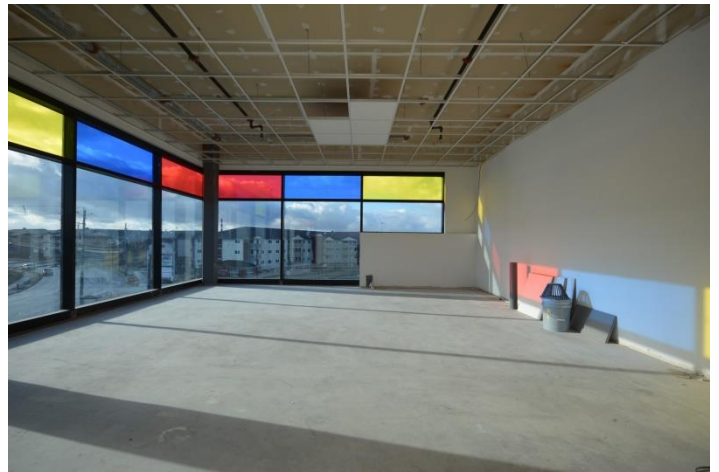
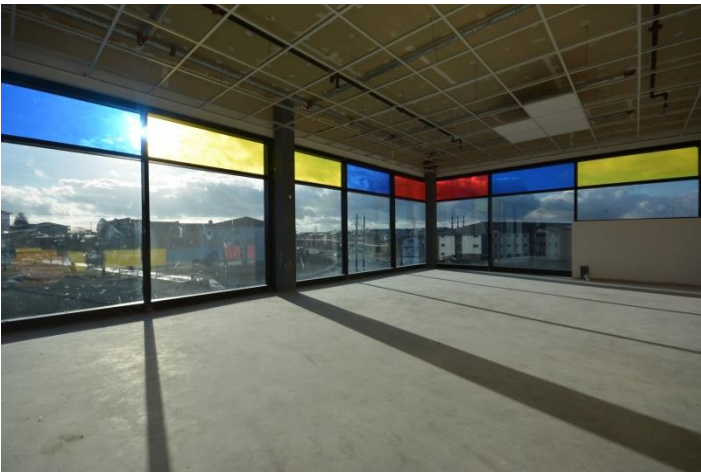
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Details	
Units Available	<ul style="list-style-type: none"> • 1,000 - 6,000 sf of commercial/retail • 1,000 - 7,000 sf of commercial/retail • 2,200 sf second floor office space • 450 sf second floor office space • 610 sf third floor office/mezzanine space
Lease Rate	<ul style="list-style-type: none"> • Office: \$14.00 psf Net • Retail: \$14.00 psf Net
CAM & Tax	<ul style="list-style-type: none"> • Office: \$9.00 psf • Retail: \$7.50 psf



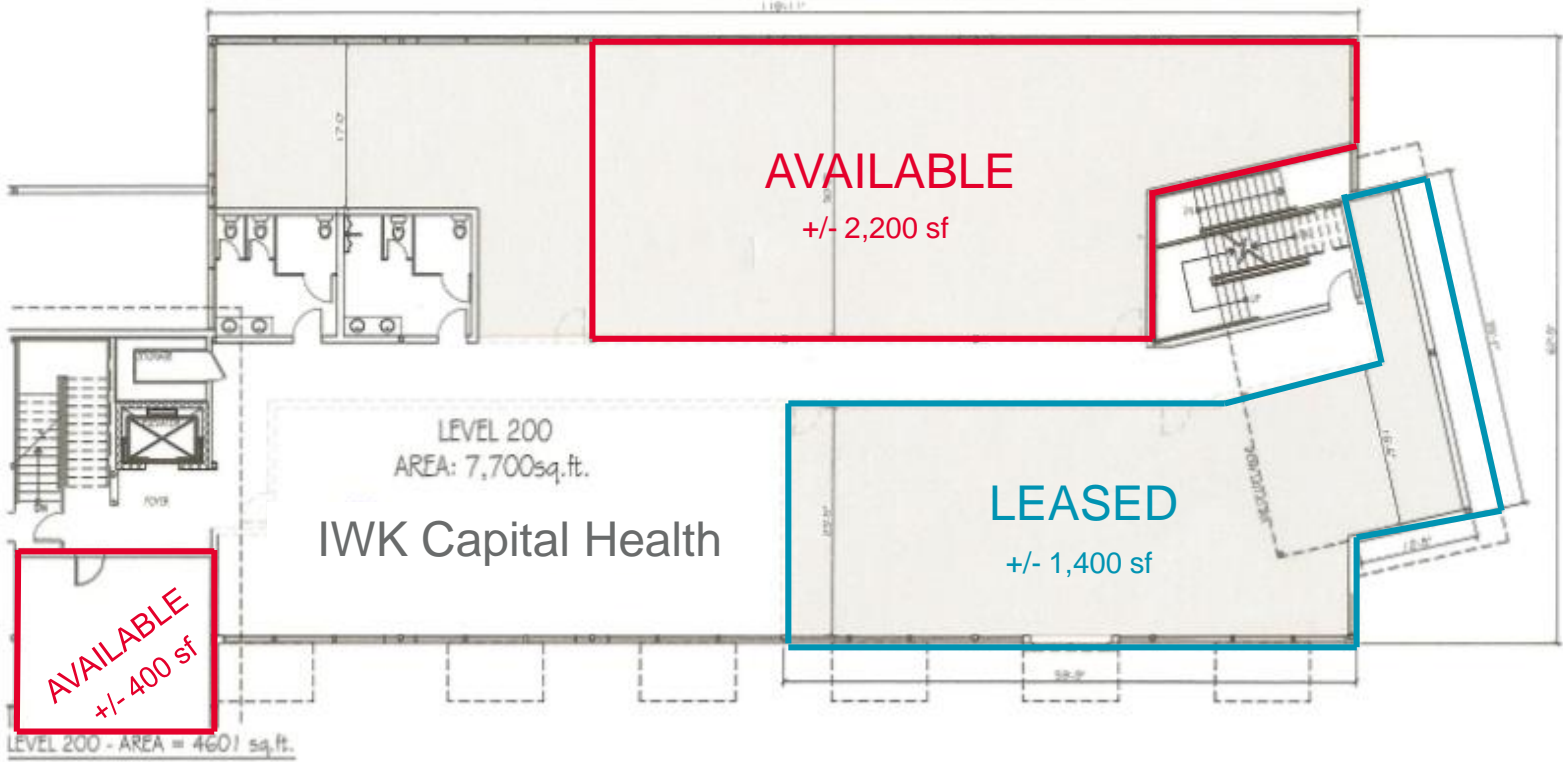




First Floor Plan



Second Floor Plan



OPTION #4
VIRTUAL OFFICES
AREA :
LVL 200=4601 sq.ft.
LVL MEZ.=610 sq.ft.
TOTAL = 5211 sq.ft.



Third Floor
Mezzanine
Available

LEVEL MEZ. - AREA = 610 sq.ft.