



Colliers



155 Chain Lake Drive, Halifax, NS

Versatile Flex Office in Bayers Lake **for Lease**

Ground & second level flex office space for lease in Bayers Lake. 155 Chain Lake Drive offers bright, versatile spaces with existing leaseholds in place, abundant free parking, and close proximity to shopping, restaurants, cafes, and banking.

With over 300 businesses, Bayers Lake Business Park is one of the major concentrations of retail and commercial in Greater Halifax. Located at the junction of Highways 102 and 103, Bayers Lake provides easy commutes to downtown Halifax, port facilities and outlying areas.

Asking Net Rent (PSF):

\$14.00

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Property Overview

Civic Address	155 Chain Lake Drive Halifax, NS	
Location	The property is located directly on the main traffic thoroughfare in Bayers Lake Business Park	
Parking	Abundant on-site paved parking 4:1,000 SF	
Available Area	Suite 17-20	15,507 SF
	Suite 200	16,276 SF
CAM & Taxes	\$11.44 PSF (2024 est.)	
Yard Space	Yard space available	
Availability	Suite 17-20	April 1, 2024 (negotiable)
	Suite 200	Immediately



Key Highlights



Ample paved, surface parking



Building signage opportunities



Numerous amenities



Short walk to public transit

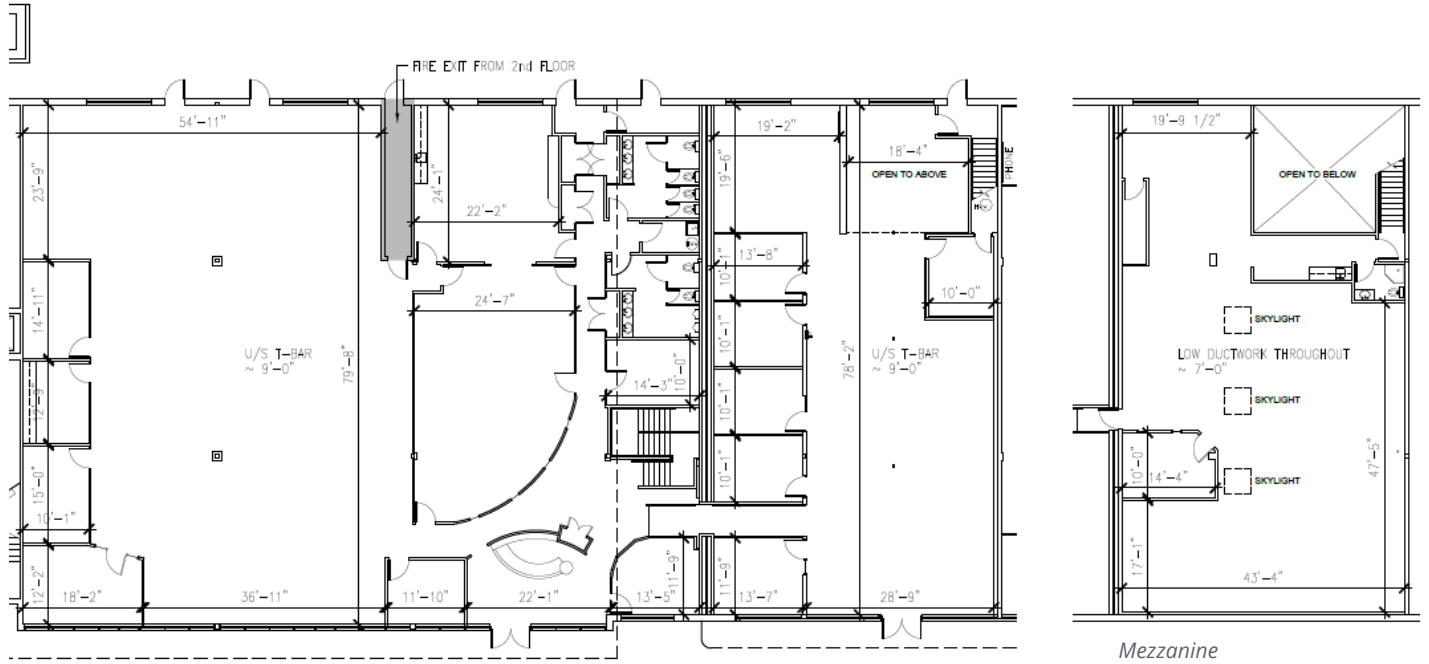


Close to main traffic routes, major hwy's



Fully built-out office space

Suite 17-20



Features

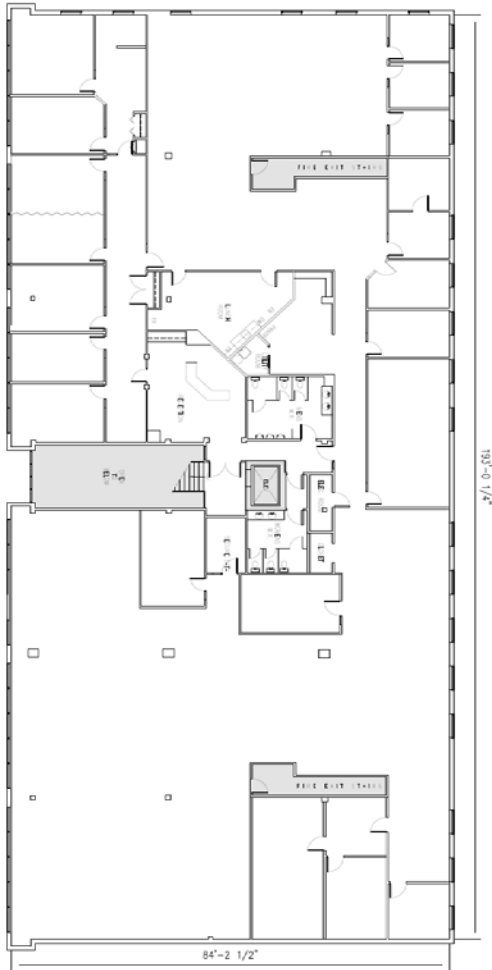
- 15,507 SF ground floor office, including 3,377 SF mezzanine
- Fully built-out office space with private offices, large open workspace area, reception, washrooms, kitchen/staff room, server room
- Open mezzanine with skylights
- Ground level space can be sub-divided
- Available April 1, 2024
- \$14.00 Net Rent PSF, \$11.44 CAM & Taxes PSF (2024 est.)

*note: Additional rent will only be charged on ground level space (12,130 SF)

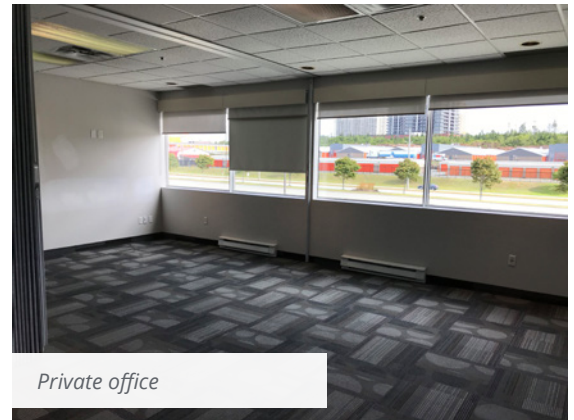


15,507
SF available

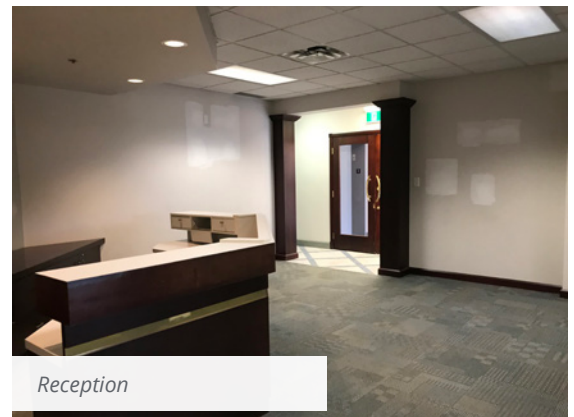
Suite 200



Open work area



Private office



Reception

Features

- Second floor flex office space
- Current layout offers several private offices, conference room with dividable wall, lunch room, stationary/copy room, meeting rooms, large open workspace areas, reception, washrooms
- Existing office leaseholds in place
- Can be combined with first floor space for 24,782 SF
- Available immediately
- **\$14.00 Net Rent PSF, \$11.44 CAM & Taxes PSF (2024 est.)**



16,276
SF available

Area Map



Demographics (5km radius)



Current population

85,743



Median Age

38



Avg. household income

\$90,901

Travel Distances

Highway 102	3.6 km 5 Mins
Highway 103	2.2 km 4 Mins
Downtown Halifax	10 km 20 Mins
Bedford	11 km 12 Mins
Burnside	14 km 22 Mins
Halifax Stanfield International Airport	34 km 25 Mins



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