

FOR LEASE

# 109 WILLIAMS AVENUE, UNIT 5 DARTMOUTH, NOVA SCOTIA

Bright 2,500 sq. ft. office space  
available in Class A building



**Geof Ralph**

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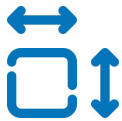
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## Bright 2,500 sq. ft. office space available in Class A building

Located in the heart of Burnside Business Park, 109 Williams Avenue stands as a premier Class A office and light industrial building with attractive tilt-up concrete façade and sleek modern design. This property offers excellent curb appeal, ample free on-site parking for employees and clients, and opportunities for exterior signage.

Unit 5, currently available for lease, offers just over 2,500 sq. ft. of well-lit office space with contemporary leaseholds in place. The unit features high ceilings, expansive front windows, and open workspace, making it a perfect fit for a small office user seeking modern and convenient workspace in a professional setting. Reach out to the listing agent to learn more!



2,500 sq. ft.  
Office Space



Signage  
Opportunities



Free, on-Site  
Parking

LISTING ID	10408
ADDRESS	109 Williams Avenue, Unit 5
LOCATION	Burnside Industrial Park
PROPERTY TYPE	Office
BUILDING SIZE	46,220 sq. ft.
SIZE AVAILABLE	2,523 sq. ft.
ZONING	Burnside General Industrial (BG)
PARKING	Free, on-site parking (55 parking stalls)
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent)
ADDITIONAL RENT	\$7.41 psf



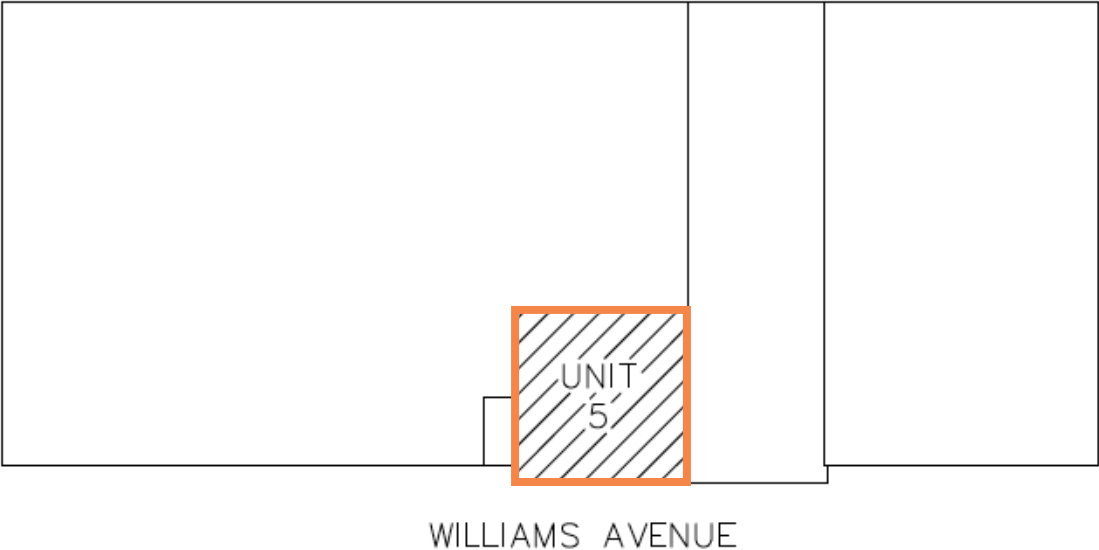
# Property Highlights

- Meticulously maintained property well-located in Burnside Industrial Park
- Class A, multi-tenant building
- Professionally managed property
- Building is comprised of steel frame support structure with concrete walls and corrugated steel roof decks
- 347 Amps, 600 Volts
- Heating includes rooftop with natural gas-fired heating and electrically powered cooling
- Free on-site parking for employees and clients (55 stalls)
- Modern leaseholds in place
- Bright office space with floor to ceiling windows
- Space includes open workspace, washroom, and compact kitchenette
- Exceptional exterior signage opportunities
- Conveniently located with quick access to Highways 111 & 118, Dartmouth Crossing, and both harbour bridges



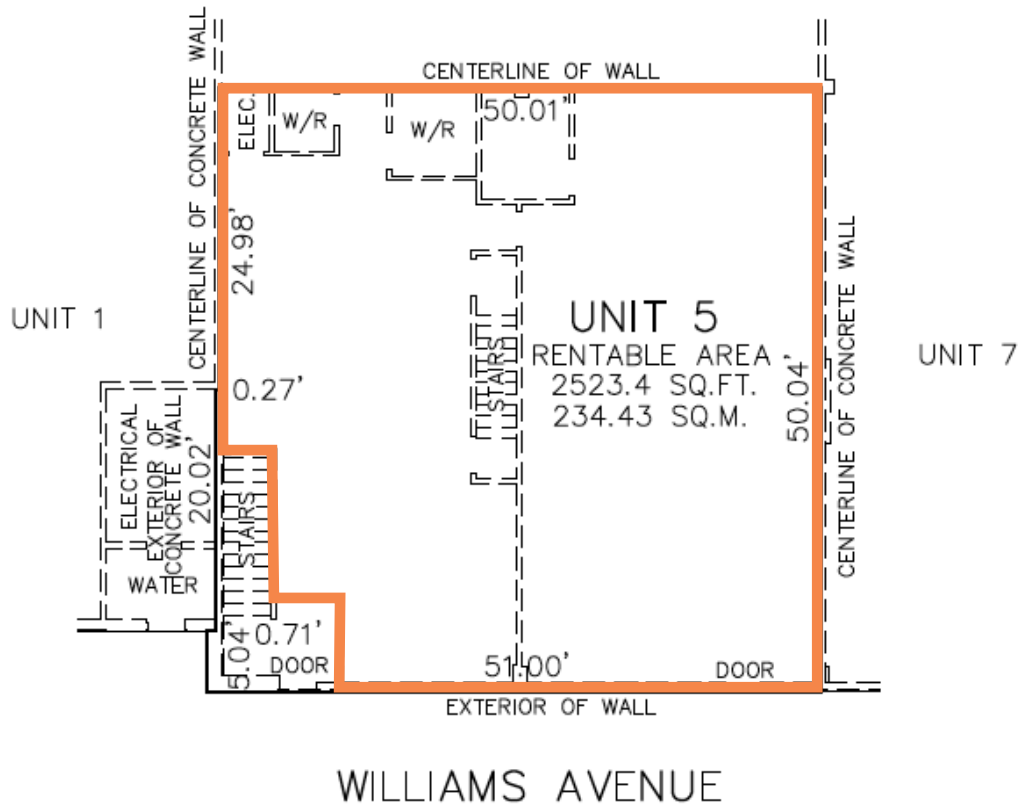
# Building Plan

Building size: 46,220 sq. ft.



# Floor Plan

Suite 5: 2,523 sq. ft.





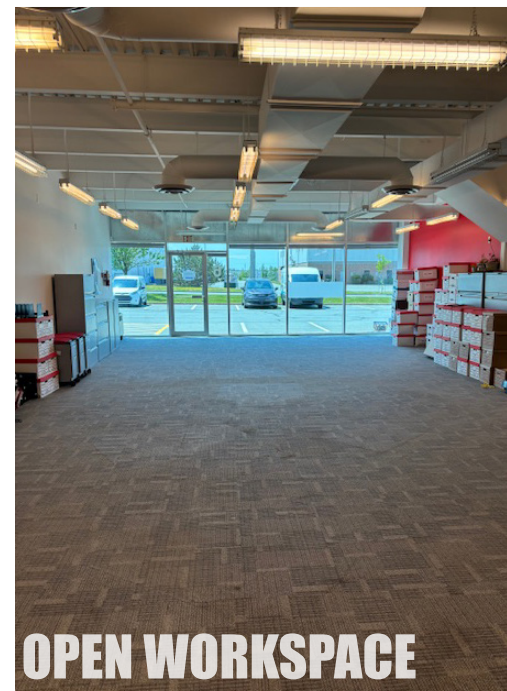
**SUITE ENTRANCE**



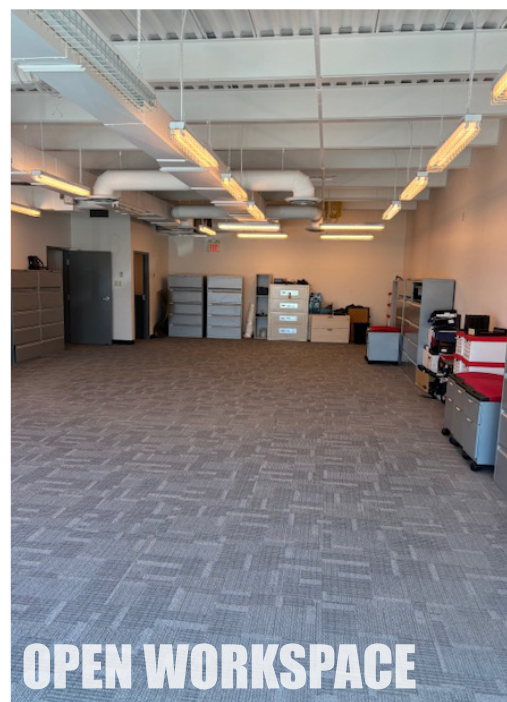
**OPEN WORKSPACE**



**BUILDING REAR**

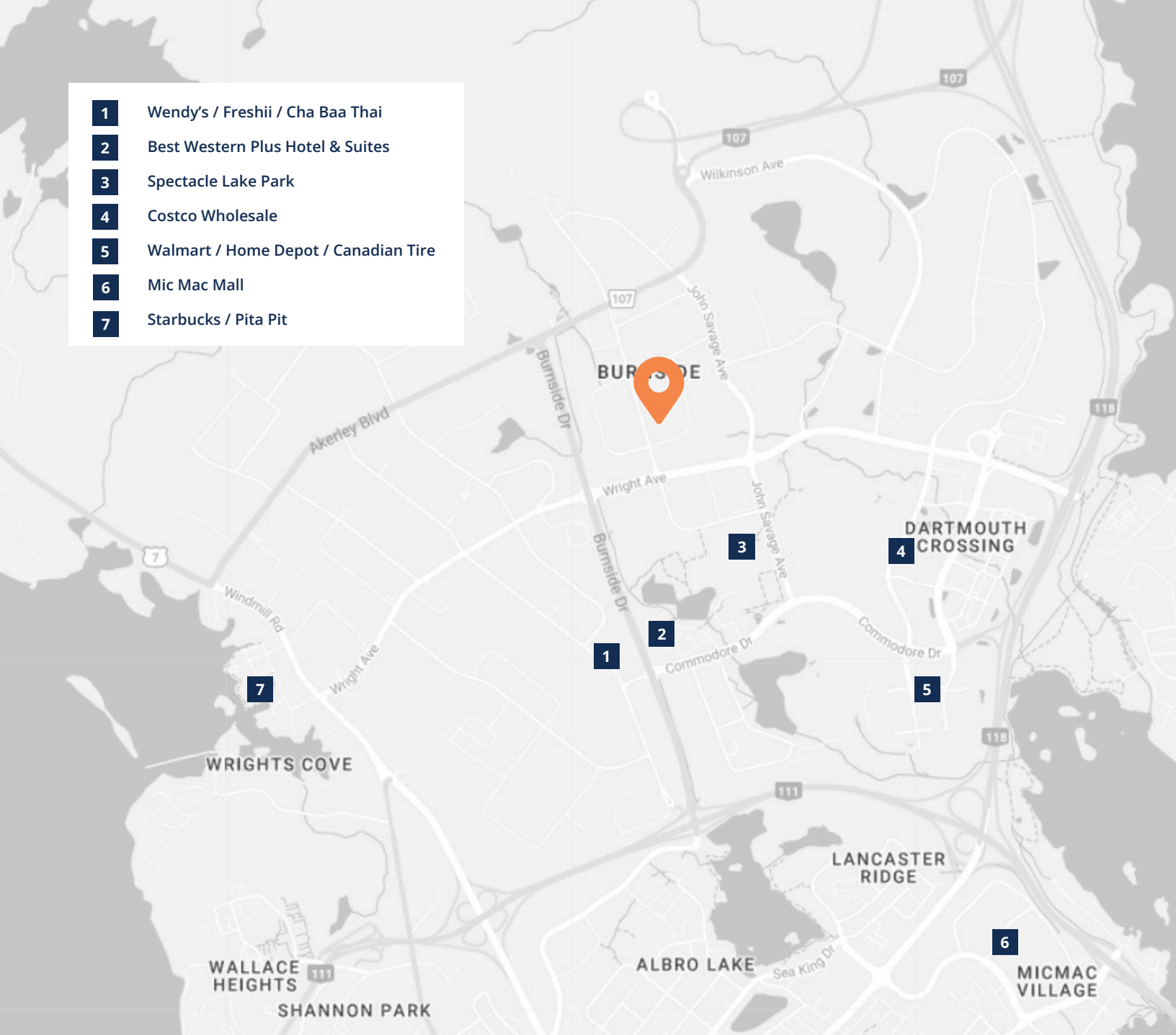


**OPEN WORKSPACE**






**OPEN WORKSPACE**

- 1** Wendy's / Freshii / Cha Baa Thai
- 2** Best Western Plus Hotel & Suites
- 3** Spectacle Lake Park
- 4** Costco Wholesale
- 5** Walmart / Home Depot / Canadian Tire
- 6** Mic Mac Mall
- 7** Starbucks / Pita Pit



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