

FOR LEASE

250 BROWNLOW AVENUE DARTMOUTH, NOVA SCOTIA

Up to 15,300 sq. ft. of commercial space
for lease in City of Lakes Business Park



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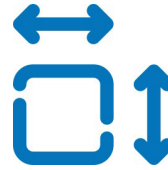
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Property Overview

Welcome to Parkway Place, a 54,228 sq. ft., mixed-use, professional office and commercial building overlooking the Circumferential Highway. Centrally located, between Burnside Industrial Park and the retail hub of Dartmouth Crossing, the property provides swift access to a diverse range of amenities and seamless access to major highways and both bridges, ensuring a smooth commute. In addition, the building is equipped with on-site parking, high-profile signage opportunities, and a shared loading area.

There are a variety of layouts and square footages for lease, providing diverse options to suit tenant's needs, including options featuring a sunlit and efficient mezzanine. The existing space encompasses private offices, open workspaces, training rooms, and bathrooms. Explore the possibilities at Parkway Place, where functional design meets strategic location. Contact the listing agent for more information!



Up to 15,300 sq. ft. Demisable



Exterior Signage Opportunities



Ample On-Site Parking



Boundary lines are approximate

Building Overview

Availability

OPTION	SQUARE FOOTAGE	DESCRIPTION	
ONE	Main floor:	3,836 sq. ft.	Mix of private offices, training rooms, lunchroom
	Mezzanine:	1,522 sq. ft.	
	Total:	5,358 sq. ft.	
TWO	Main floor:	9,961 sq. ft.	Mix of open workspace, private offices, three washrooms
	(demisable)		
FOUR	Main floor:	13,797 sq. ft.	Noncontiguous space; common hallway dividing a portion of the space; mix of open workspace, private offices, five bathrooms
	Mezzanine:	1,522 sq. ft.	
	Total:	15,319 sq. ft.	

Property Details

LISTING ID	10385
ADDRESS	250 Brownlow Avenue
LOCATION	City of Lakes Business Park
PROPERTY TYPE	Office / Commercial
BUILDING NAME	Parkway Place
BUILDING SIZE	54,228 sq. ft.
FLOOR LOCATION	Ground floor
AVAILABILITY	Immediately
PARKING	Ample on-site parking
NET RENT	By negotiation (contact the listing agent for details)
ADDITIONAL RENT	\$7.75 psf (2024)



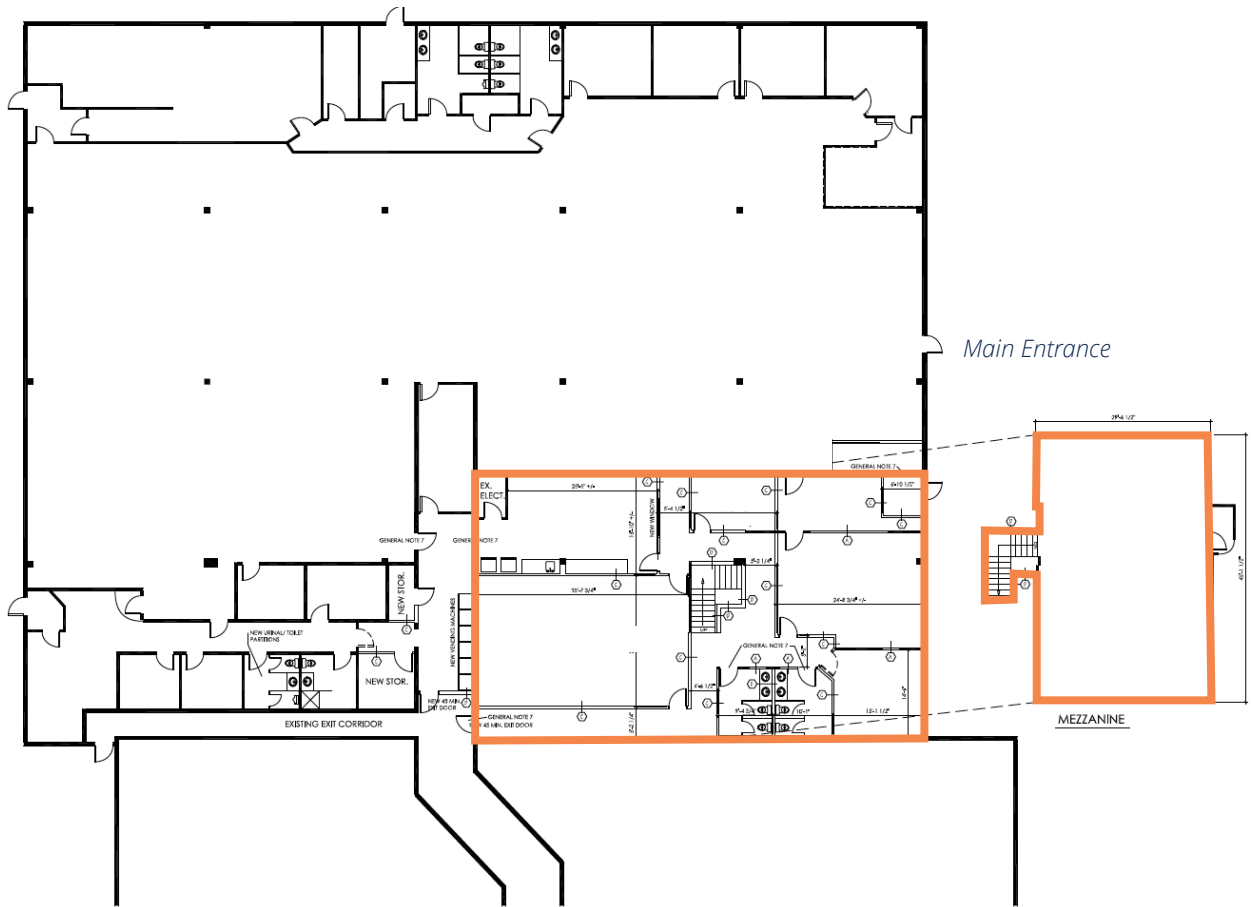
Property Highlights

- Excellent highway visibility
- Versatile floor plans
- Located on public transit routes
- Potential for 20' ceilings with open concept mezzanine
- High profile signage opportunities
- Back-up generator
- Surrounded by a vast array of local and commercial amenities
- Monitored fire and security alarm systems
- Shared loading area with two dock doors
- Low operating costs
- General Industrial (I-2) Zoning
- Ample on-site parking
- Professionally managed property
- Building tenants include CSAP, Trane, and International Paint



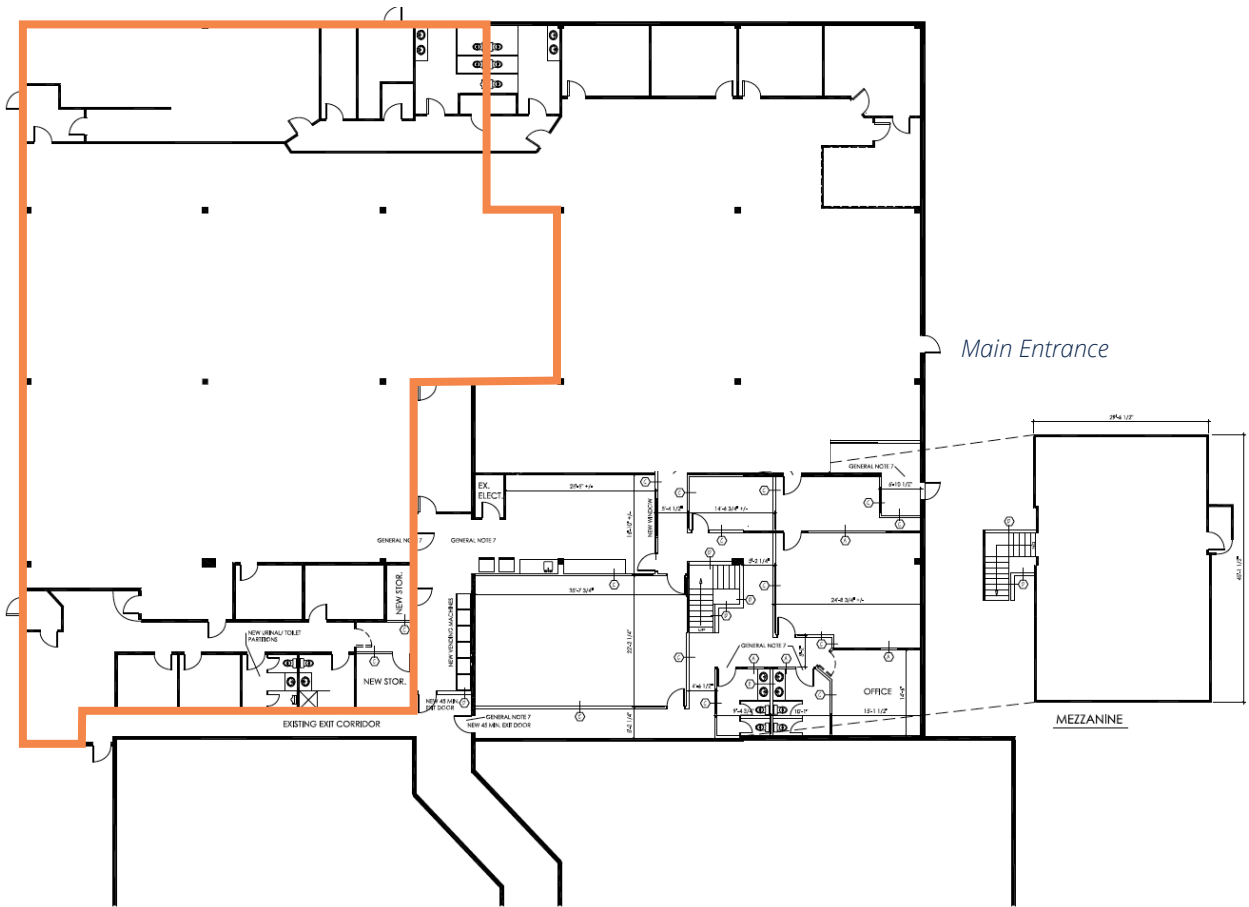
Floor Plan

Option One: 3,836 sq. ft. plus 1,522 sq. ft. mezzanine



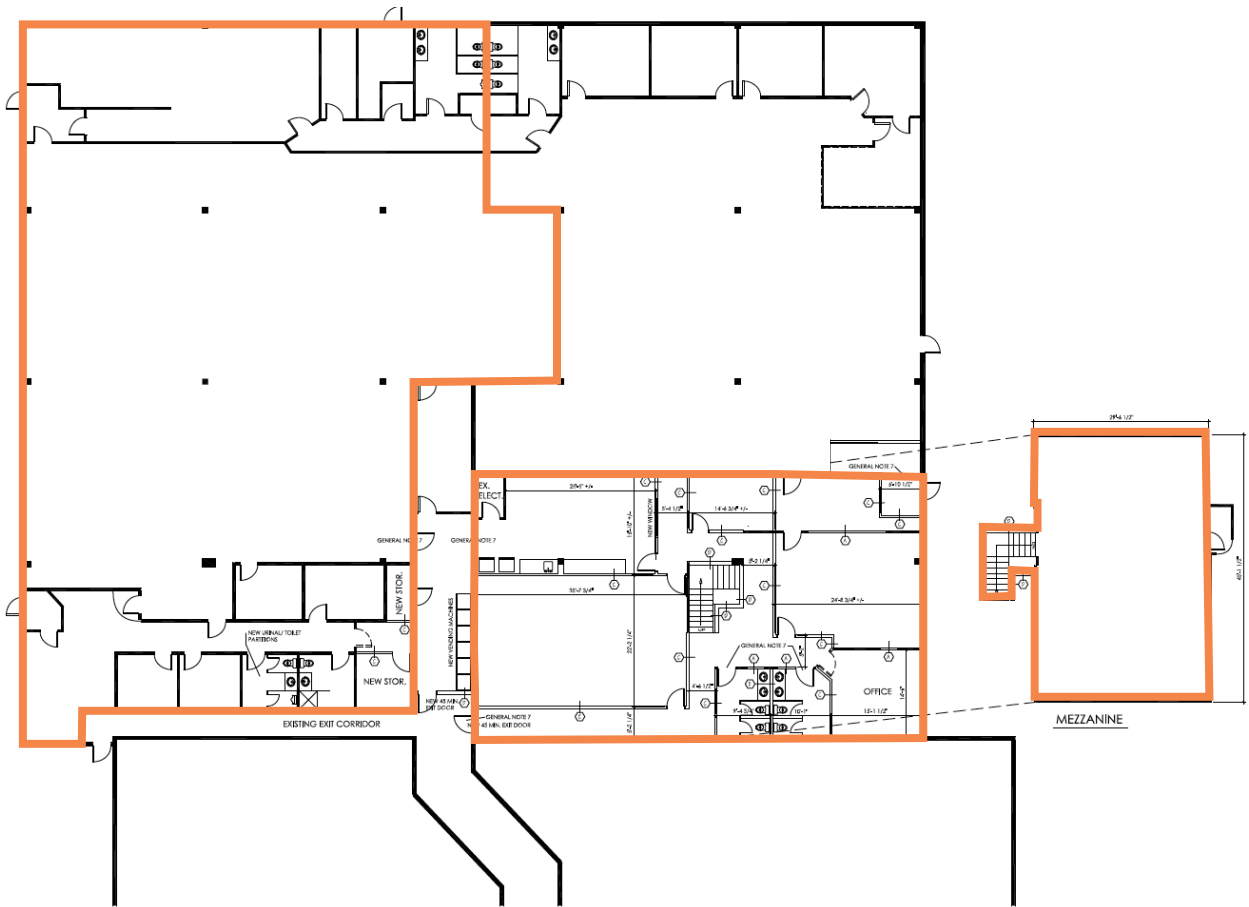
Floor Plan

Option Two: 9,961 sq. ft. (demisable)



Floor Plan

Option Three: 13,797 sq. ft. plus 1,522 sq. ft. mezzanine*



*Noncontiguous space; common hallway dividing a portion of the space



MEZZANINE MEETING ROOM



PRIVATE OFFICE



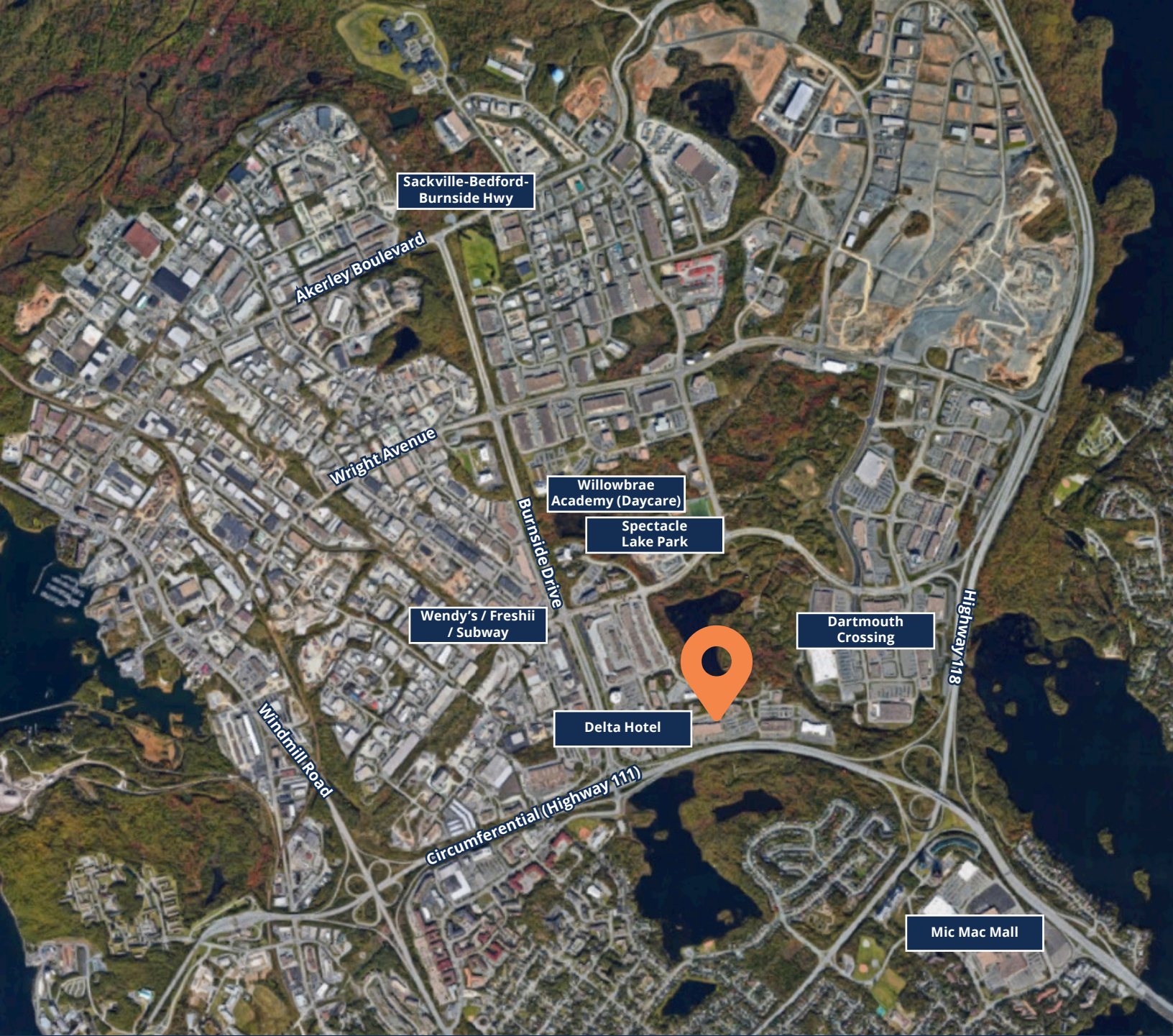
STAFF ROOM



SHARED LOADING AREA



RECEPTION AREA



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