



BAYERS ROAD CENTRE – TOWER 1

7051 BAYERS ROAD, HALIFAX, NS

OFFICE SPACE FOR LEASE



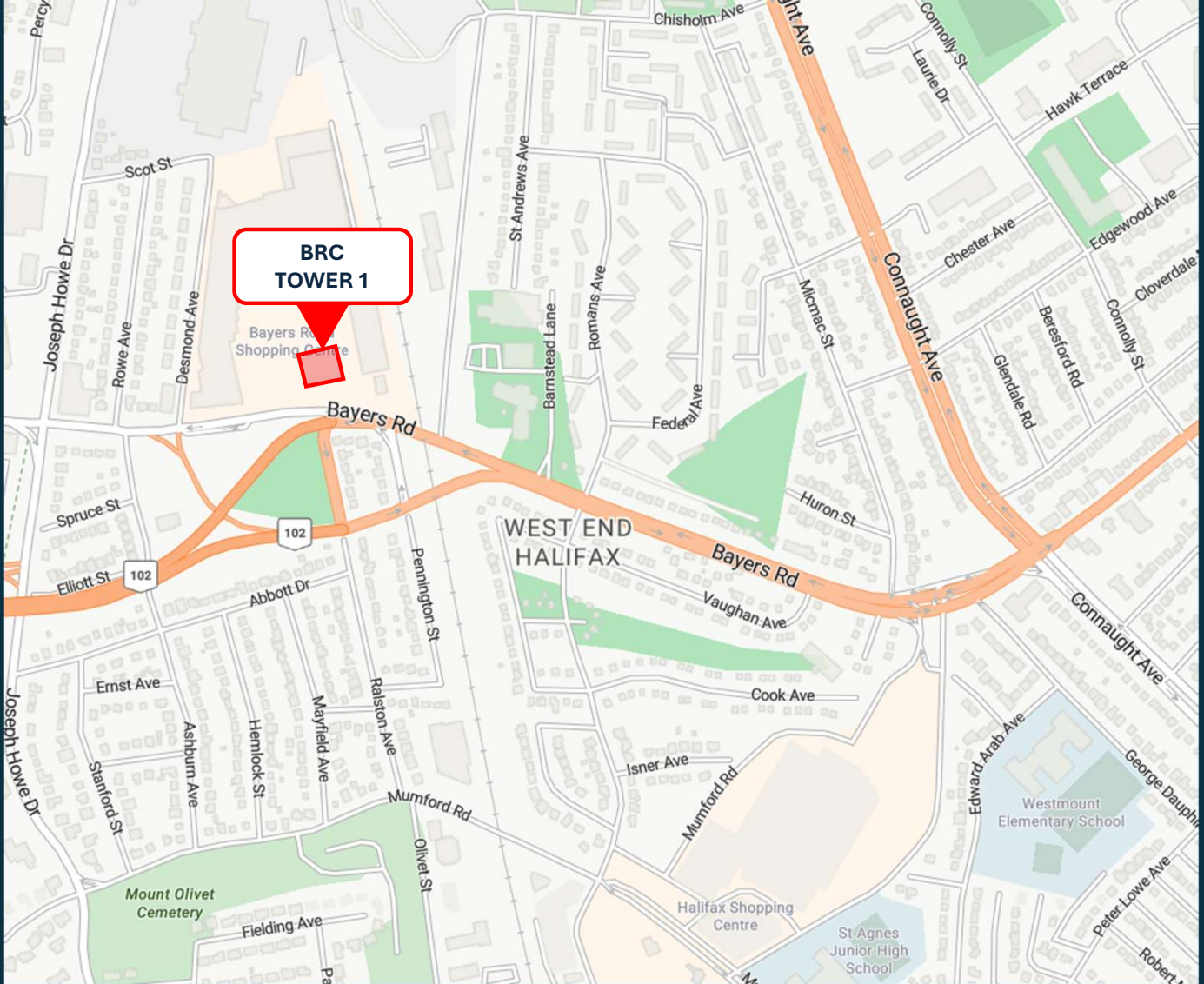
PREMIER OFFICE SPACE

Tower 1 is a 5 story, A-class office tower consisting of approximately 75,000 sq. ft. of modern commercial office space. Efficient floorplates; ample natural light; IT-friendly infrastructure—Tower 1 provides for a healthy workplace setting that helps drive recruitment and retainment of staff.

Forming part of the Bayers Road Centre—a +/-600,000 sq. ft. professional business campus—your employees will enjoy access to an abundance of onsite amenities and services, including several food and beverage options, daycare, pharmacy, hair salon, free parking and 24-hour security, among other things.

The building's west-end location represents the best of both worlds between downtown and the suburbs: the outside edge of downtown Halifax means a short drive to the central business district; immediately adjacent to the transition point of the Hwy 102 into Bayers Road and a short drive to the MacKay Bridge results in a convenient suburban commute.





HIGHLIGHTS



Location. Intersection of Bayers Road and Joseph Howe Drive • Adjacent access to Hwy 102 • 5-minute drive to CBD and MacKay Bridge • 20-minute drive to airport



F&B. Numerous onsite food & beverage outlets, including café, grab-and-go sandwich bar, sushi and more • Nearby restaurants in walking distance



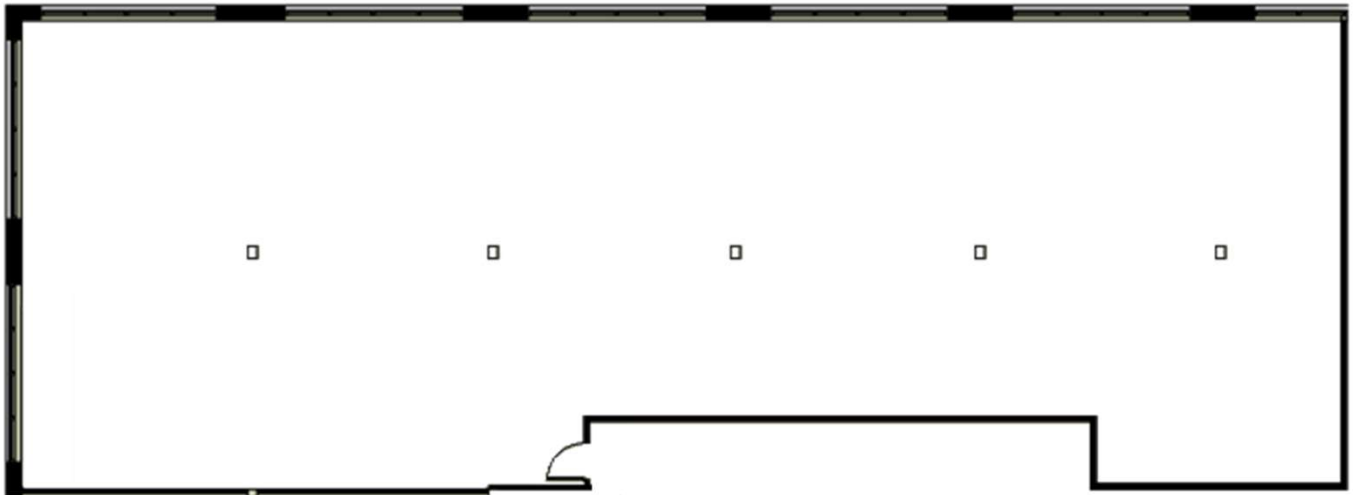
Amenities. Onsite lobby common seating, childcare, drug store, professional services and more • Grocery store, liquor store and national fitness club immediately next door • Halifax Shopping Centre and Rails to Trails nearby



Transit. Onsite sheltered bus stop serviced by numerous lines • Major transit hub nearby • Over 2,000 parking spaces onsite, including underground parking

SPACE AVAILABILITY

Suite 107 – approx. 4,496 rentable sq. ft.



Plans are provided for illustration purposes only, are not to scale, and may not be exactly as indicated.

SPACE AVAILABILITY

Suite 203 – approx. 1,102 rentable sq. ft.

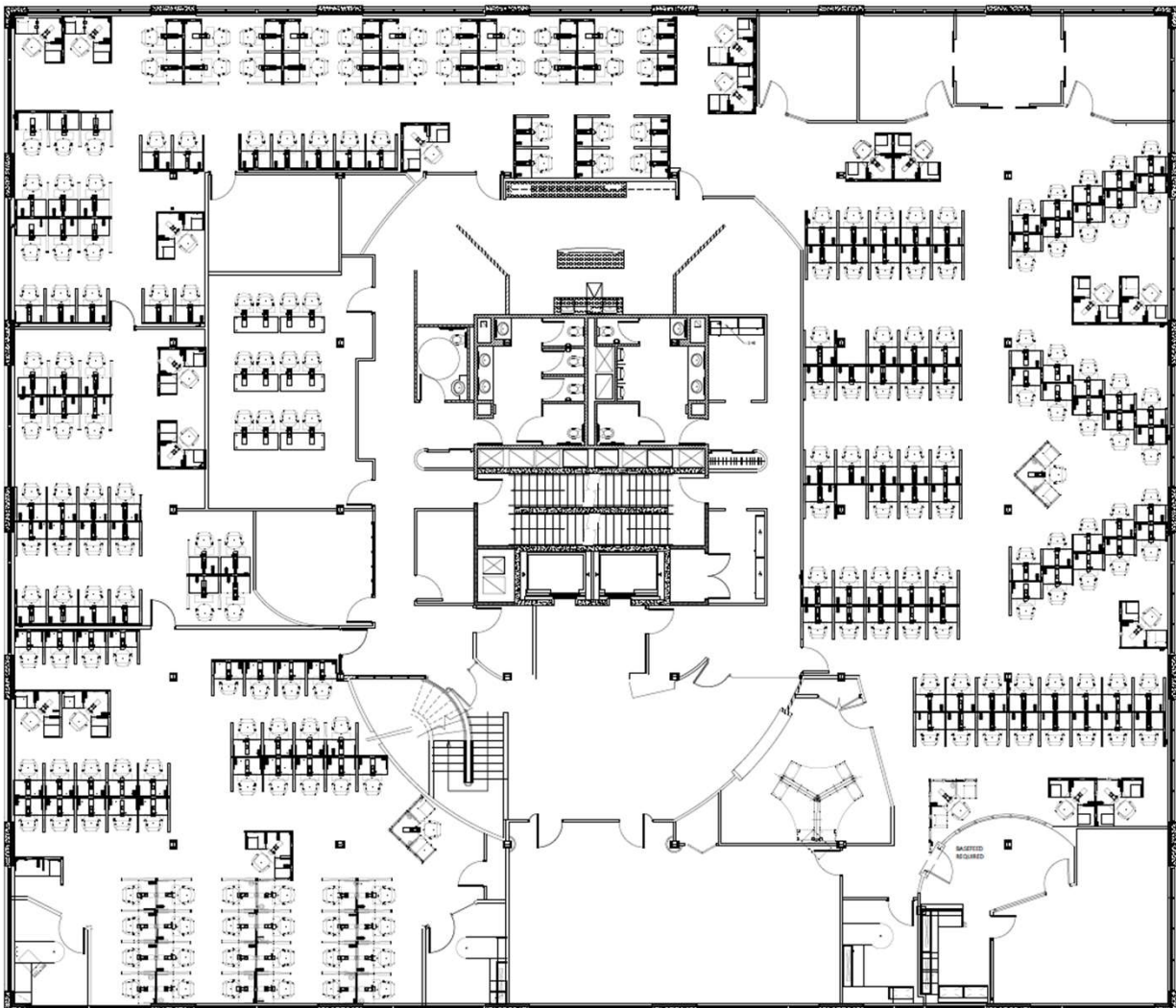


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SPACE AVAILABILITY

Suite 401 – approx. 16,467 rentable sq. ft.

Available Early 2025



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ABOUT US

The Rank Group of companies is a full-service real estate operation, providing services such as property development, construction, property management, property maintenance, space design and planning. We thrive on building mutually open and honest relationships with our clients in all of our projects, which is evidenced by our many long-term tenant relationships.

We have developed, own and manage more than 5 million square feet of commercial space, with over 500 clients spread over commercial, industrial, retail and multi-residential properties across Atlantic Canada. We take pride in creating projects of enduring value, and are committed to working with the community and clients to create better, sustainable and efficient developments across the region.

Our affiliated construction division, Quad-Ram Construction, is adept at delivering high-quality turnkey leasehold improvement solutions, on time and on budget.

Our affiliated property management division, Page Property Management, manages the day-to-day needs of numerous tenants, including Lockheed Martin, Rogers, CBC, TD Canada Trust, BMO, Bell Canada, Stantec, and many others.



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