

84

CHAIN LAKE DR

Halifax, Bayers Lake | NS

**Prime Office Space in Bayers Lake:
Modern, Accessible, and Surrounded
by Amenities**

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FOR LEASE

UNDER NEW OWNERSHIP



BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

84 Chain Lake Drive | Bayers Lake, NS
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Property Highlights

BASE RENT
PLEASE CONTACT

Modern Office Space in a Great Location

84 Chain Lake, conveniently accessible via Hwy 102 and 103, is a modern office space strategically located near downtown. It's a mere 25-minute drive from Halifax International Airport. The office space boasts great layouts and large windows, creating an inviting and productive environment. It offers free parking and multiple bus routes for easy commuting. Additionally, the presence of an on-site Starbucks adds to the convenience and appeal of the location.

Proximity to Prominent Bayers Lake Shopping Node

The property is situated just minutes away from the prominent Bayers Lake shopping node. This proximity to major retailers like Costco and Walmart provides ample amenities and high visibility, making it an attractive location for businesses. Beyond that, the vicinity includes Wendy's, The Comfort Hotel, and The Halifax Tower Hotel, offering even more amenities for tenants and clients.

Property is Now Under New Ownership

The property is now under new ownership and is professionally managed by an Atlantic Canadian company. Established in 1965, this company is renowned for its strong property management and consistently high tenant satisfaction.



MODERN
SPACE



ON BUS
ROUTE



GREAT
VISIBILITY



AMENITIES
NEARBY



FREE
PARKING

BRUNSWICK
BROKERS

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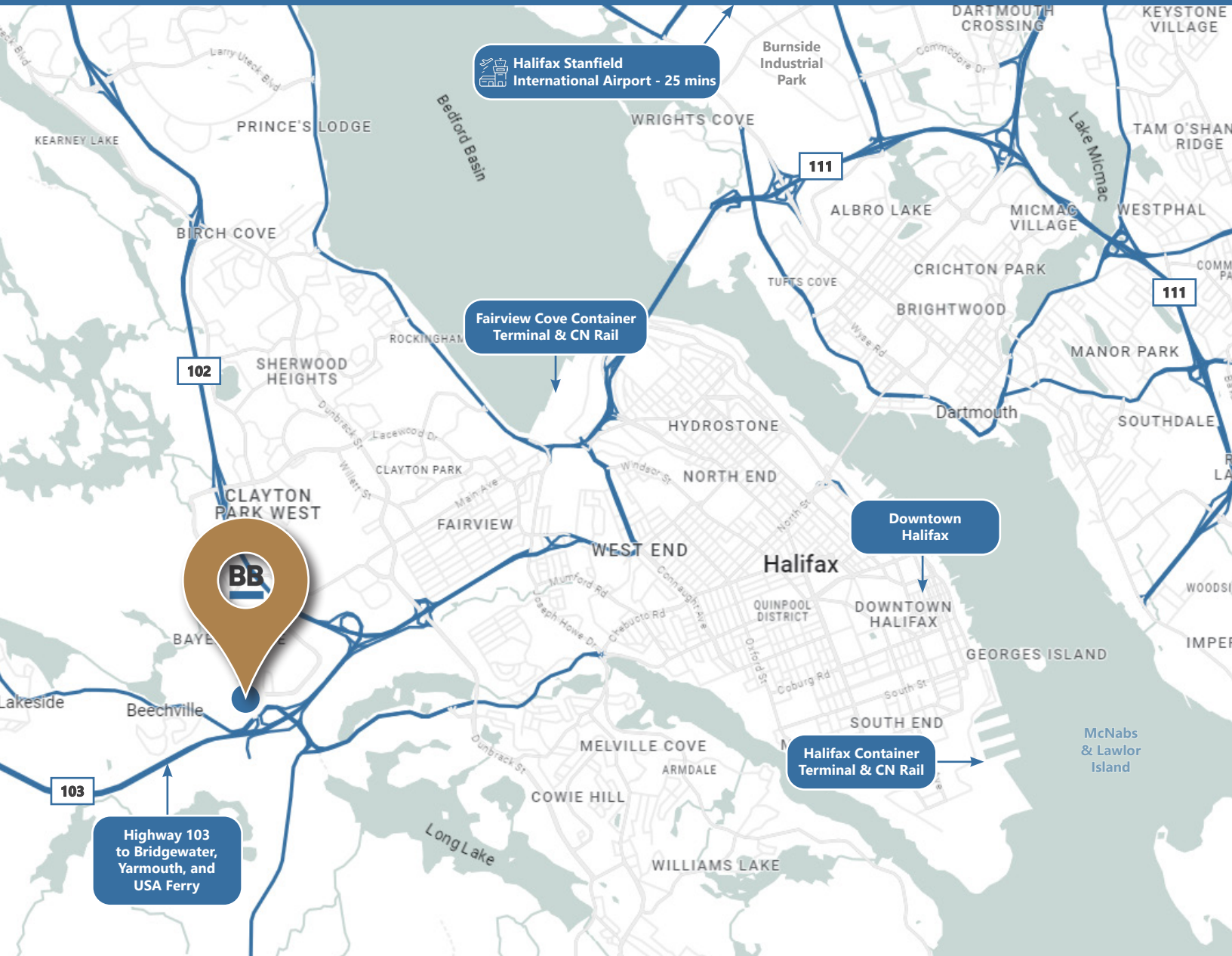


Property Details





LOCATION	Halifax, Bayers Lake, NS
YEAR BUILT	2008 & 2011
BUILDING SIZE	77,983 SF
TYPICAL FLOOR PLATE	15,600 SF
NUMBER OF FLOORS	5
SUITES AVAILABLE	Ground Floor: 4,642 SF Second Floor: 2,000 - 8,000 SF Fifth Floor: 5,946 SF
BASE RENT	Negotiable
TERM	Negotiable
PARKING RATIO	2.9:1,000 SF (±225 spaces)
PARKING DESCRIPTION	Free surface parking for tenants & building visitors
INTERNET SERVICE	Fiber Optic Available
JANITORIAL SERVICES	Full Service

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Drive Times

-  Direct access to Hwy 102 & 103
-  5km from Fairview Cove Container Terminal
-  10km from Downtown Halifax
-  35km from Halifax International Airport

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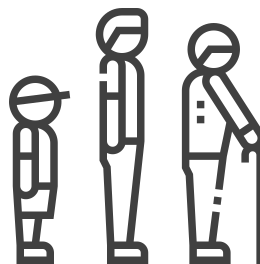
Halifax



480,582
Population of HRM
2022



4.5%
Population Growth
2021-2022

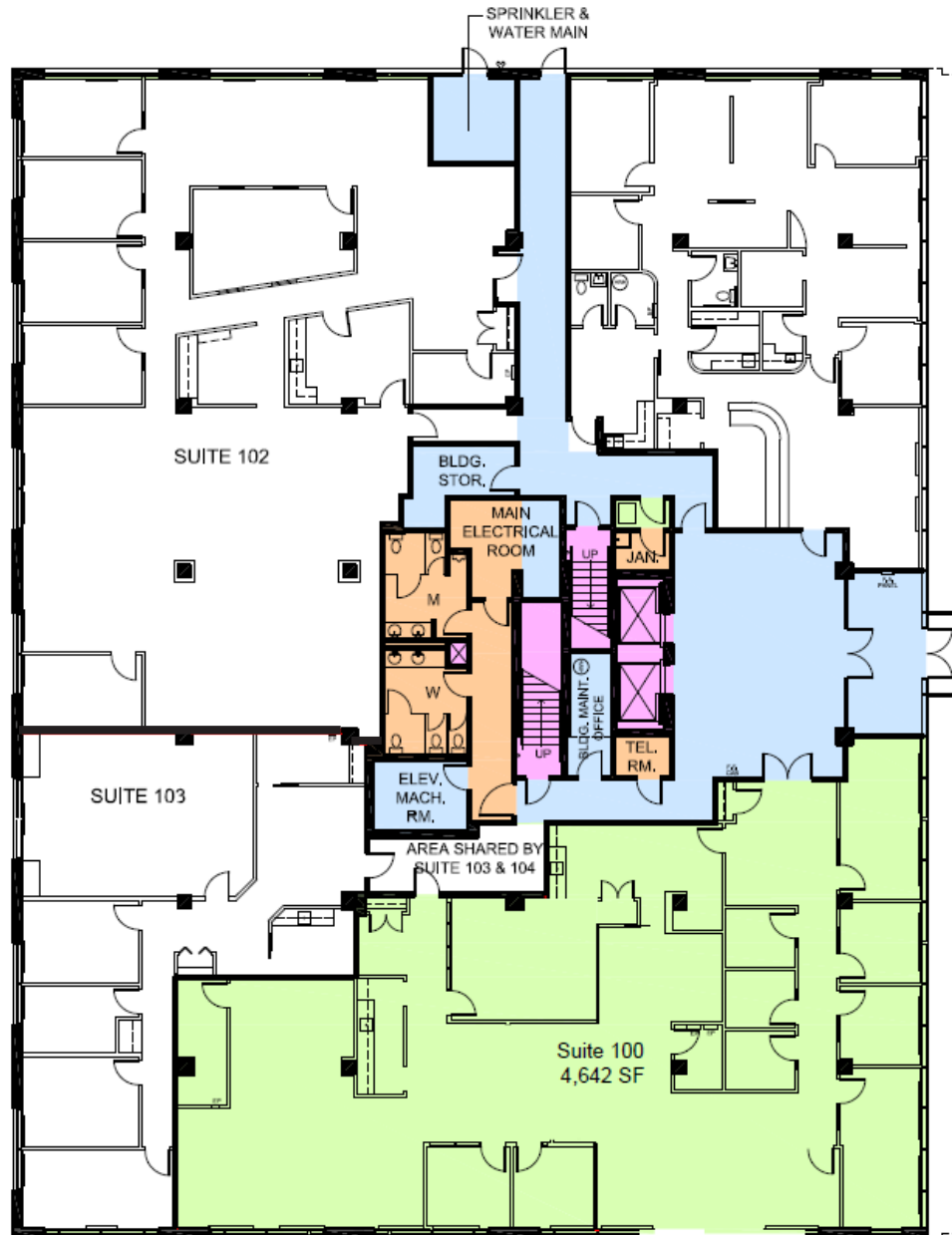


40
Median Age

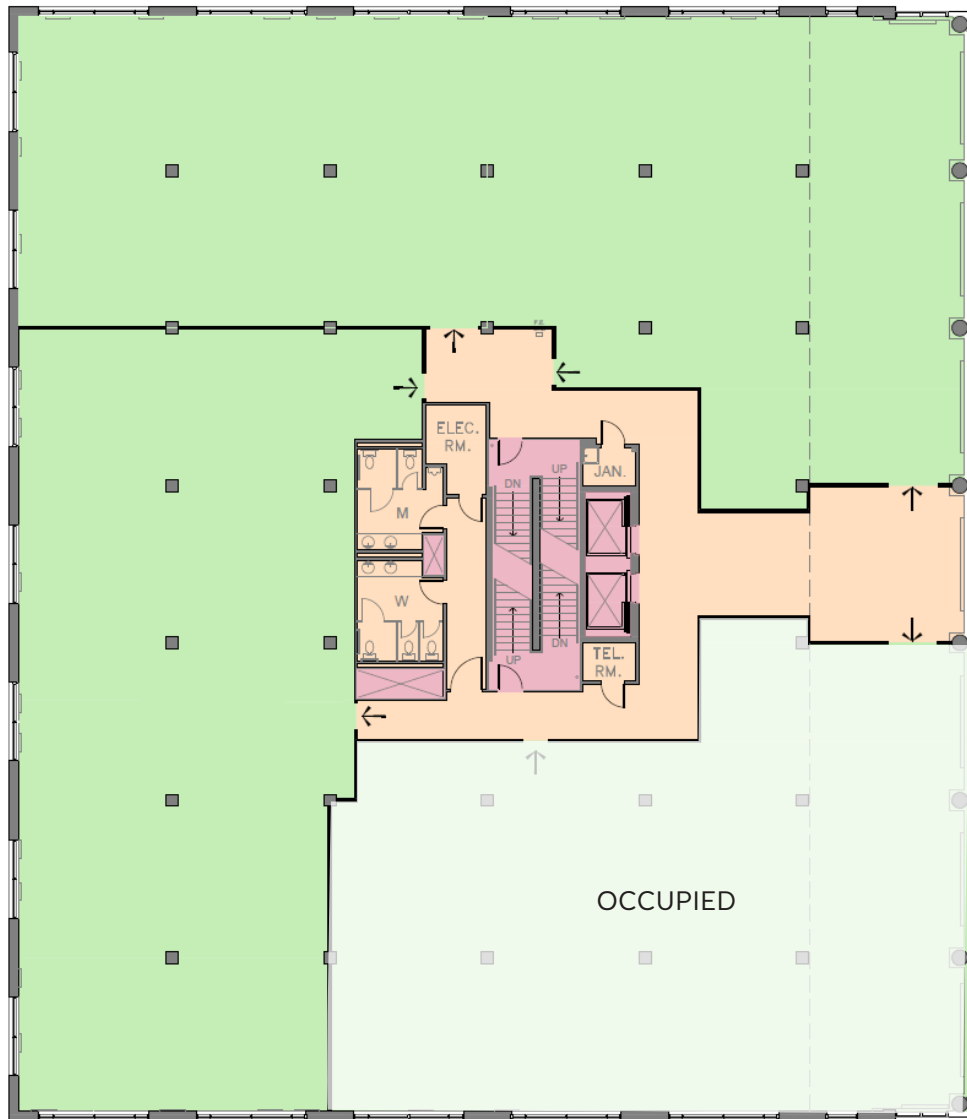


\$86,753
Average Household
Income

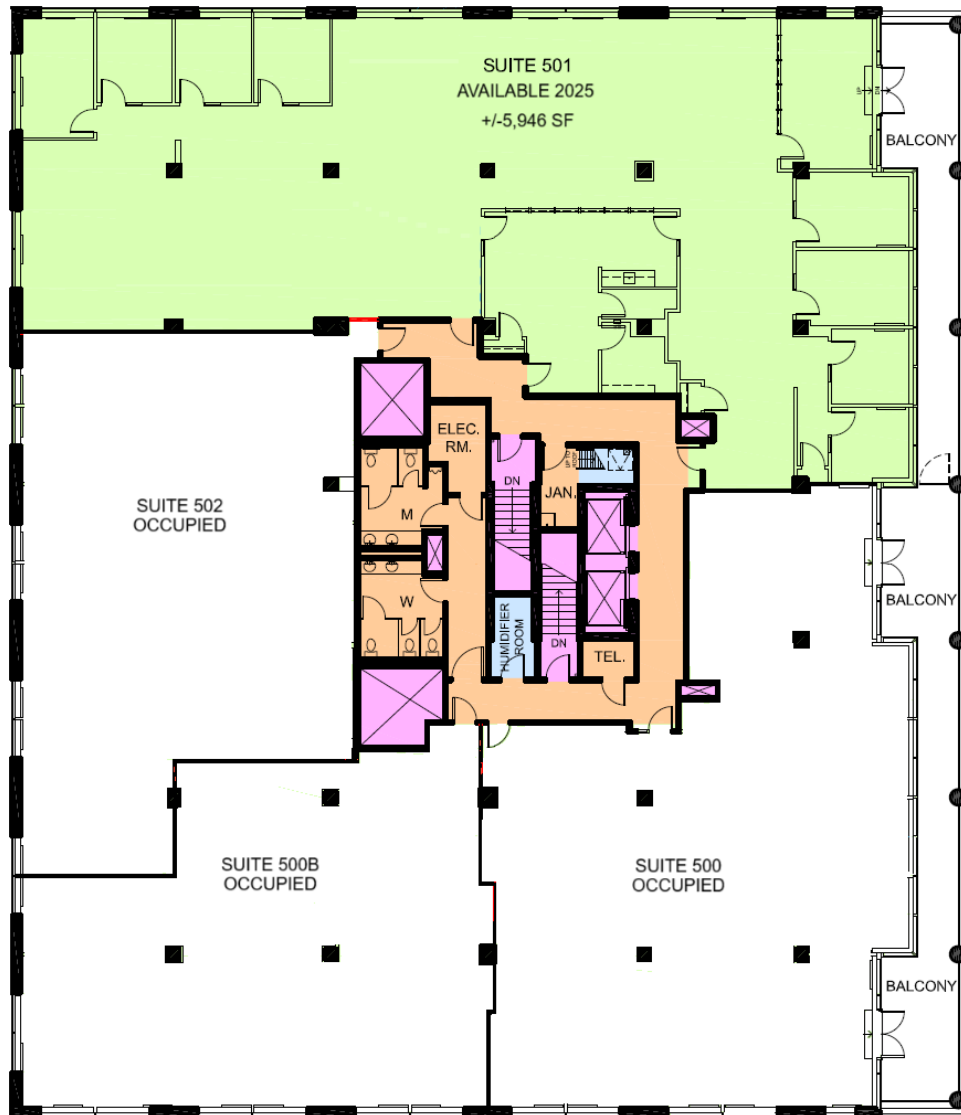
Ground Floor 4,642 SF



Second Floor 2,000 - 8,000 sf



Fifth Floor +/- 5,946 SF



Property Photos

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