

**AVISON
YOUNG**



OFFICE - FOR LEASE

110

Garland Avenue
Dartmouth, Nova Scotia

Partnership. Performance.



4,000 sf prime office space in modern building



Location Detail



Cedar Roof top deck – perfect for corporate events

**CANADA'S BEST
MANAGED
COMPANIES**
Platinum member

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Broker & Managing Director
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110

Garland Street

Property

Modern interior finishes offer a high end environment for both your employees and your clients. Several individual offices, meeting rooms, spacious kitchen, and print/copy technology room, training room, bullpen, and games room. Add to this, an amazing cedar rooftop patio for corporate and staff events, elevator, plenty of surface parking, and you will be proud to call 110 Garland "home".



Location

Welcome to 110 Garland Avenue, perfectly situated in a new section of the Burnside Industrial Park Dartmouth NS, close to government offices, restaurants, Dartmouth Crossing, nearby walking trails, park, and recreation fields.

The area boasts new infrastructure capable of handling large traffic flows. Quick access to Hwys 118, 102, Windmill Road and both bridges. This space is a must see!



Highlights

What stands out....

- Modern and spacious interior, games room daycare
- Generous Parking quick access to Hwys
- Close to amenities & walking trails
- Roof top deck and in-house daycare with preferred rates for tenants.



Asking Rent

\$17.00 psf NET \$12.00 psf CAM

Tenant improvement allowance negotiable

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