

**SLATE**

FOR LEASE

# 84 Chain Lake Drive

*Halifax, Nova Scotia*



**CBRE**

# Property Highlights

- **5 storey class A** modern suburban office building.
- **Well located in Bayers Lake** with easy access from Hwy 102 and 103.
- **Good proximity** to the downtown, and 20 minutes from Halifax International Airport.
- **Free surface parking** for tenants and building visitors.
- **Direct access to multiple bus routes.**
- **Unique walkable amenities** for a suburban location. Starbucks is on the property, in addition, Tim Hortons, Wendy's, Comfort Hotel & Halifax Tower Hotel directly across the street.
- **Short drive to amenity rich Bayers Lake Power Centre,** home to Costco, Walmart, NSLC and numerous food services and retail operators.

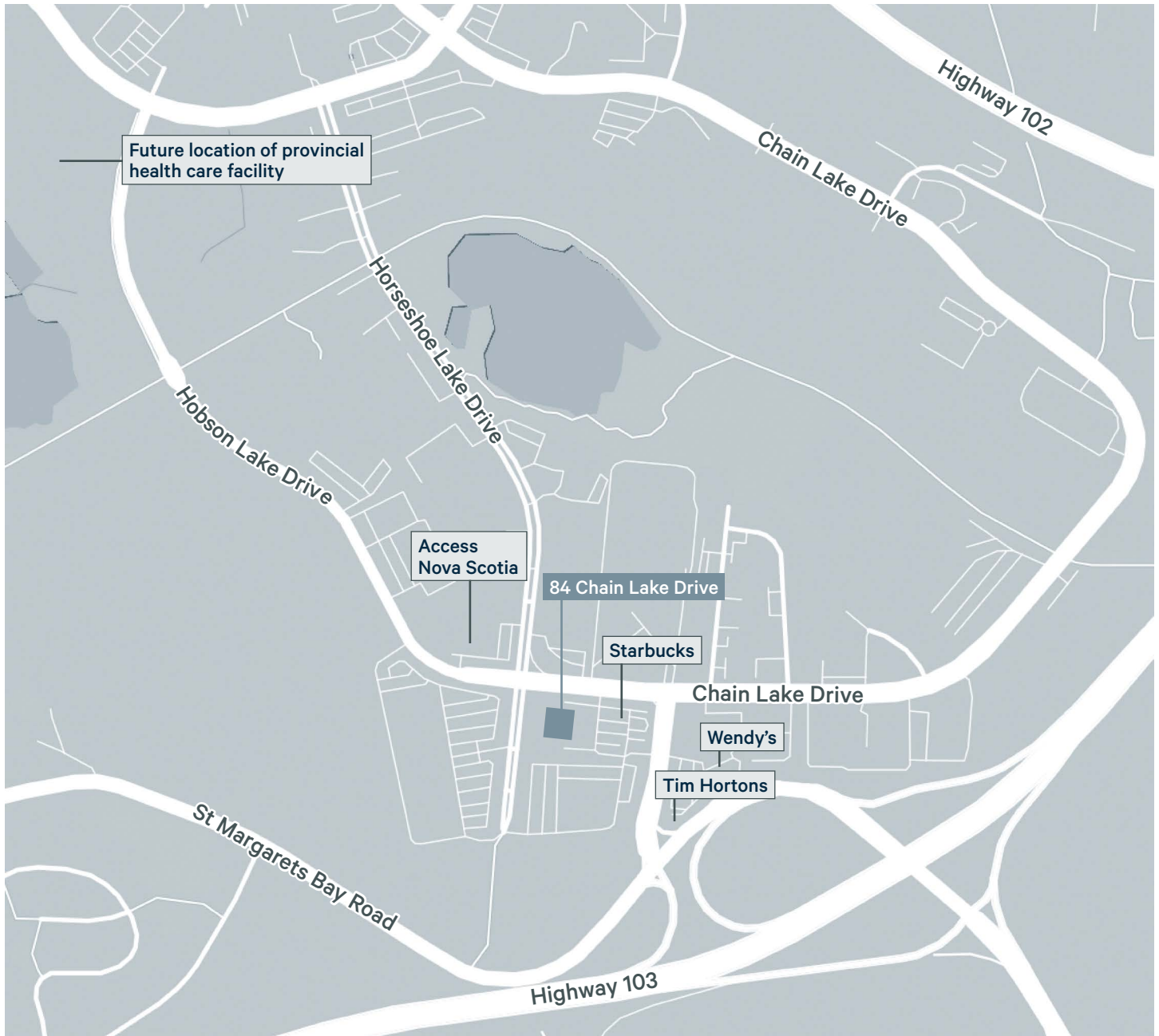


TOTAL SQUARE FOOTAGE

# 77,983 SQ. FT.

# Area Overview

## *Bayers Lake*



77,838

POPULATION (WITHIN 5KM)

\$88,123

AVERAGE HOUSEHOLD INCOME (WITHIN 5KM)

38.7

MEDIAN AGE (WITHIN 5KM)

# Property Details

## Vacancies

Suite	Square Footage	Comments
102	4,427	Ground floor suite with 7 offices, kitchenette and open area
200	16,829	Full floor with multiple offices, open work areas, meeting rooms and collaboration space. Large two storey atrium makes for a great event space.
501B	2,445	Improved office space with 4 offices and large open area. Landlord will work to design space to suit tenant needs.

Landlord	<b>Slate Asset Management</b>
Year Built	<b>2008</b>
Total RSF of Building	<b>77,983 SQ. FT.</b>
Typical Floorplate	<b>16,000 SQ. FT.</b>
Asking Base Rent	<b>\$17.00 / SQ. FT.</b>
Additional Rent Estimate	<b>\$12.98 / SQ. FT. (2022)</b>






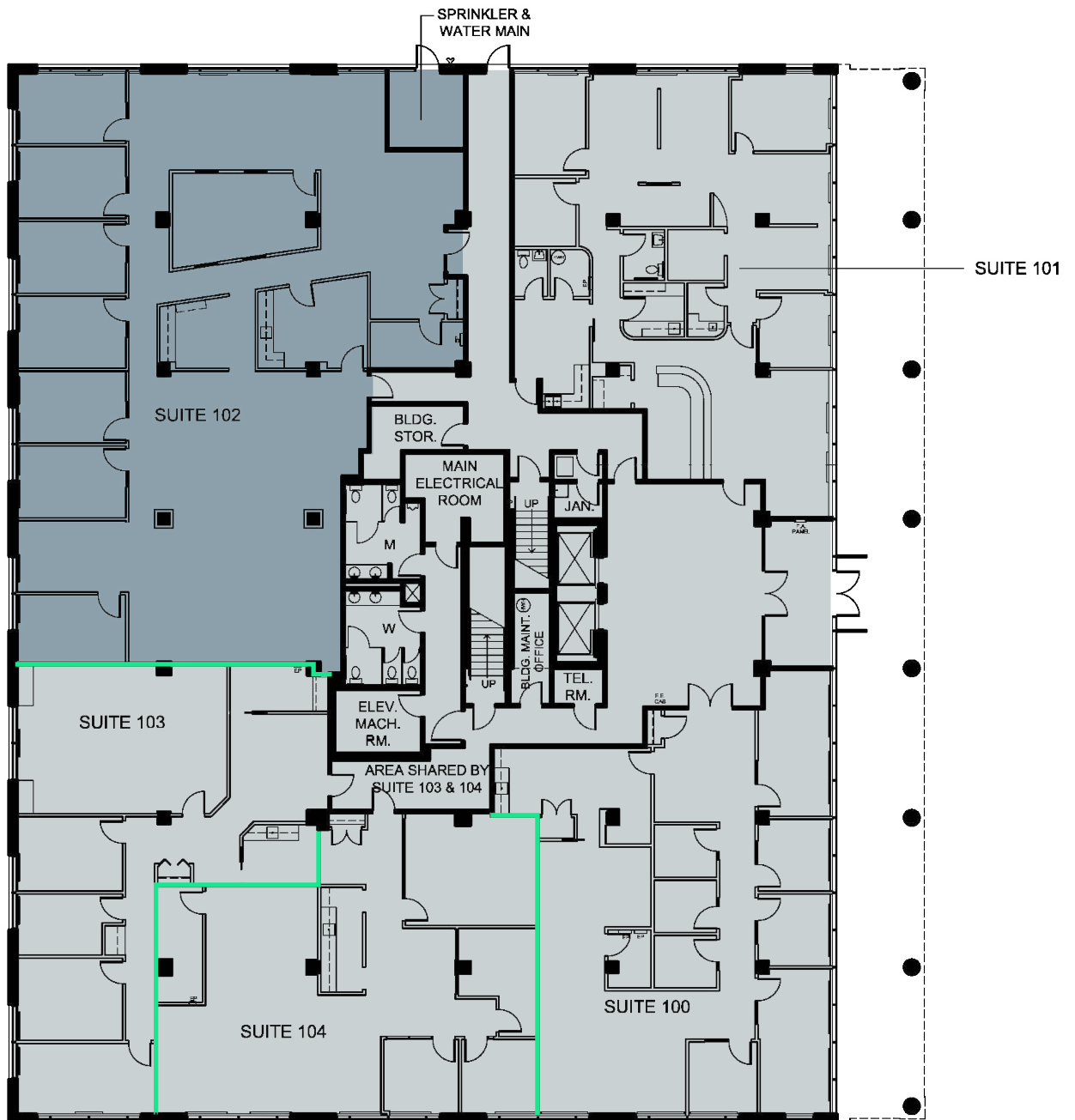
# Floor Plans

SUITE

# 102

4,427 SQ. FT.

DEMISING WALL   
AVAILABLE   
LEASED 



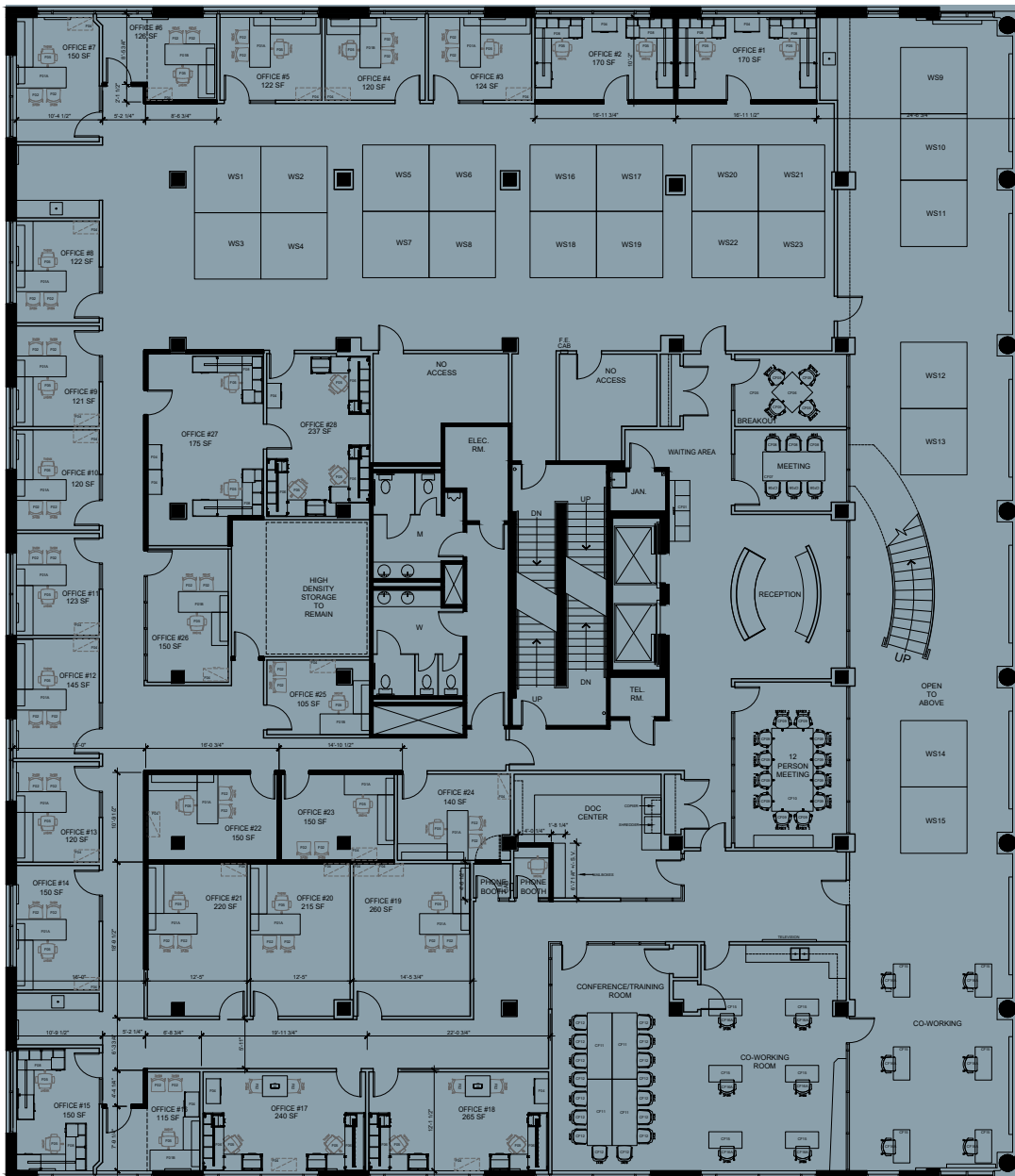
# Floor Plans

SUITE

# 200

16,829 SQ. FT.




DEMISING WALL   
AVAILABLE   
LEASED 

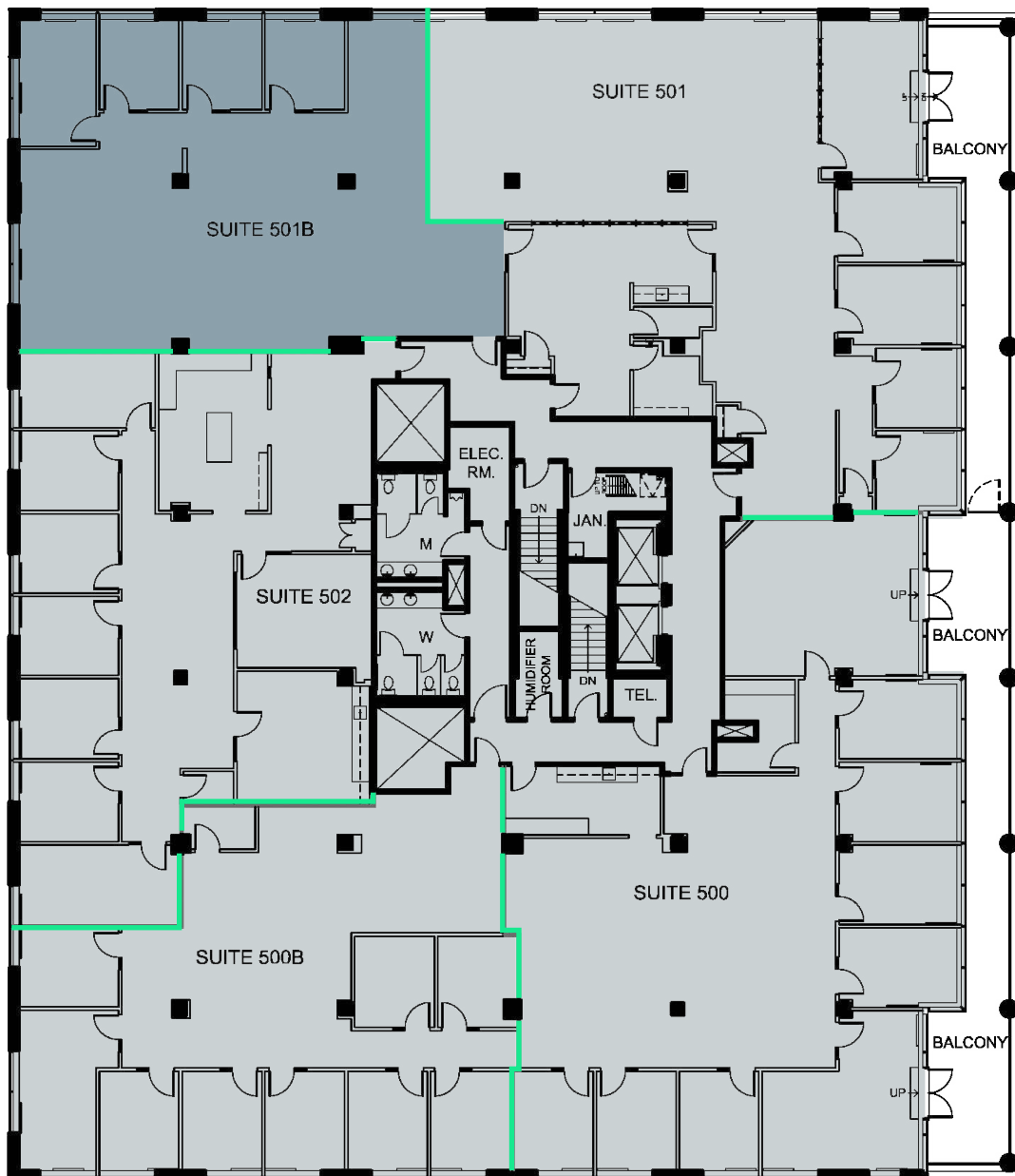


# Floor Plans

## SUITE 501B

2,445 SQ. FT.  
Subject to final measurements.

DEMISING WALL   
AVAILABLE   
LEASED 





CLASS A OFFICE SPACE

FOR LEASE

# 84 Chain Lake Drive

## *Halifax, Nova Scotia*

FOR MORE INFORMATION, PLEASE CONTACT:

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**SLATE**

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