



OFFICES FOR LEASE

639

Portland Hills Drive
Dartmouth, Nova Scotia

Partnership. Performance.



3,400 sf ground floor retail /office space available



High visibility well-established space in growing neighbourhood



Modern, bright and comfortable with good amenities near.

639

Portland Hills Drive

Property

The building is a concrete steel structure with brick and glass veneer. There is ample free surface parking available.

Currently available is 3,400 sf of retail on the ground floor. There is potential to subdivide the space to two units 743 and 800 sf. The spaces are both bright and crafted with high quality construction. The ground floor suite is open concept with potential to alter. The second floor unit you will find a finished office space.

Location

Conveniently located in a well-established and growing neighbourhood in Dartmouth Nova Scotia. Portland Hills Centre is close to the Russell Lake and Nantucket communities. This area also boast newer infrastructure, capable of handling large traffic flows which will give tenants high visibility from both Portland Hills Drive and Portland Hills Boulevard. A great bonus is the Metro Transit Park & Ride, conveniently located right next door.

Highlights

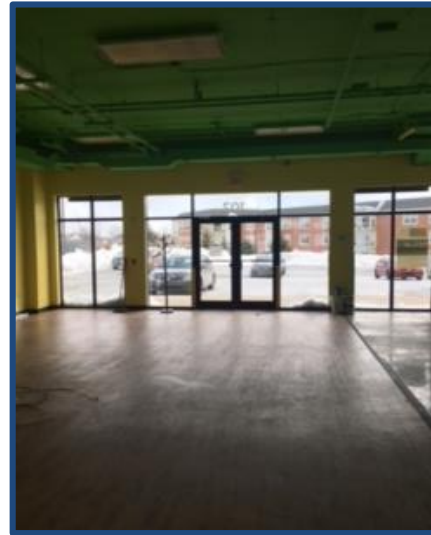
- Local community hub
- Fully serviced building
- High traffic location & Metro park & ride next door.
- Ample outdoor parking area for all tenants and guests

Asking Rent

Office/Retail - \$18.00 psf NET

\$11.90 psf CAM

Tenant improvement allowance negotiable

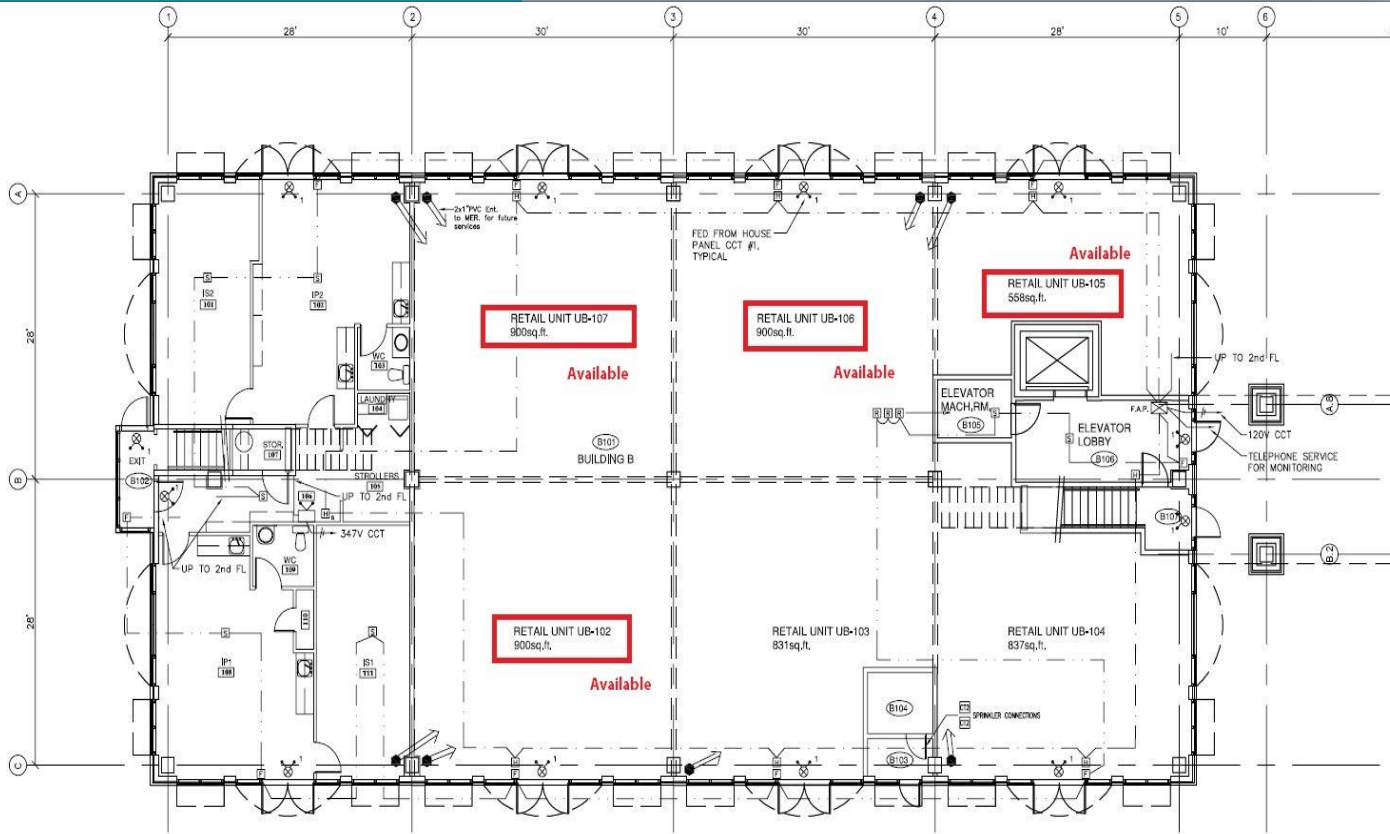


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