



33 Ochterloney Street, Dartmouth, NS

Downtown Dartmouth Office Space **for Lease**

Linda Harrie

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Property Overview



**Walkable from
Alderney Ferry
Terminal**



**Office
leaseholds in
place**



**Excellent
Downtown
Dartmouth
location**



**Complimentary
surrounding
uses**



**Underground
parking included
(at market rates)**

Prime office spaces available on the 1st and 2nd floors of a well-positioned, three-story office building - minutes away from the Dartmouth waterfront.

Downtown Dartmouth offers convenient ferry and bridge connections to Halifax and a walkable, community-focused vibe. The area is rejuvenated with trendy cafés, local businesses, and waterfront views.

	Suite	Size	Availability
Available Space	140	1,571 SF	Oct 2025
	200	945 SF	Immediately
	210	1,049 SF	Immediately
	*Suites 200 & 210 can be combined for 1,994 SF		
Location	Downtown Dartmouth		
Parking	Underground parking (market rates) Ample paid street parking		
Net Rent	Contact listing agent for rates		
Additional Rent	\$9.91 (est 2025)		



**Bike
Score**

71



**Walk
Score**

95



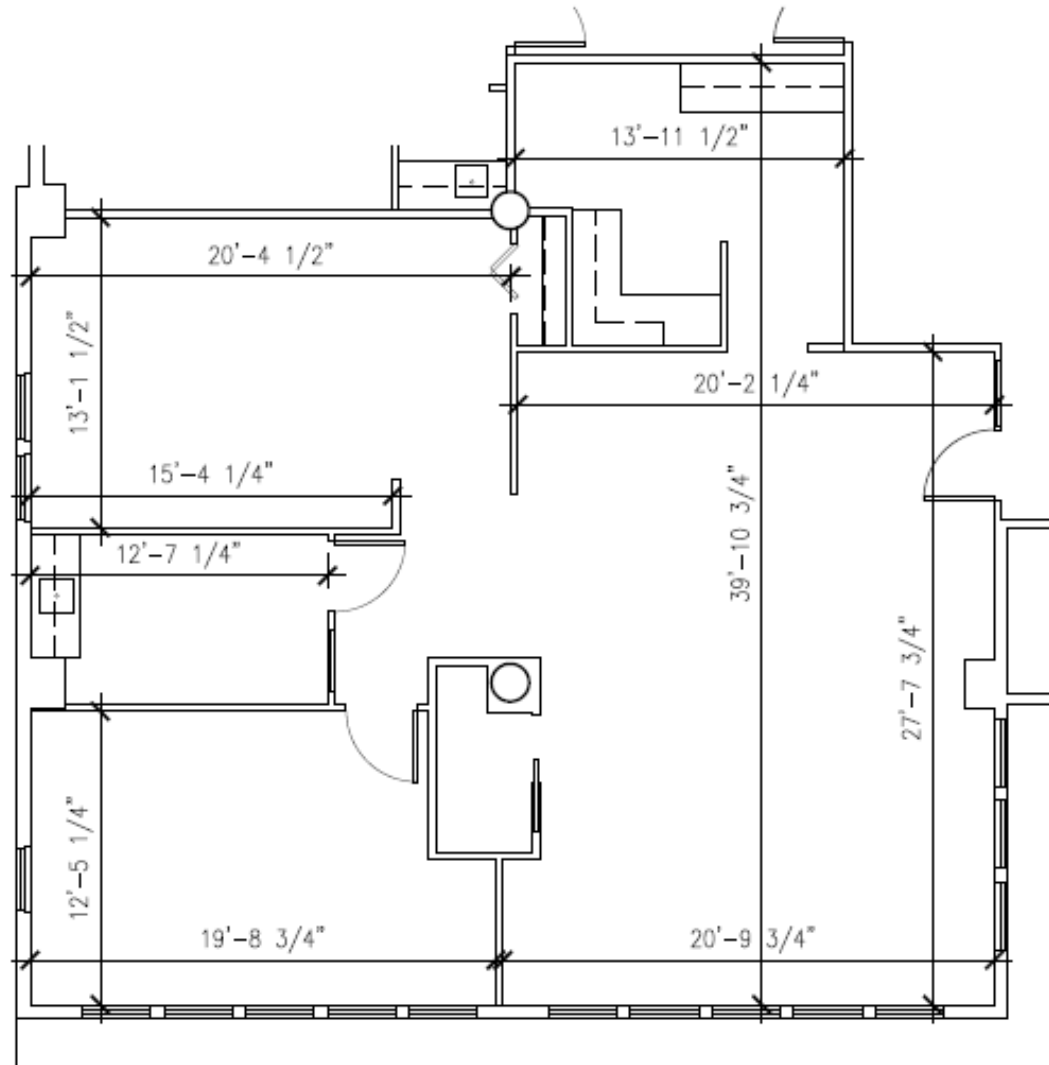
**Transit
Score**

67

* Rated out of 100

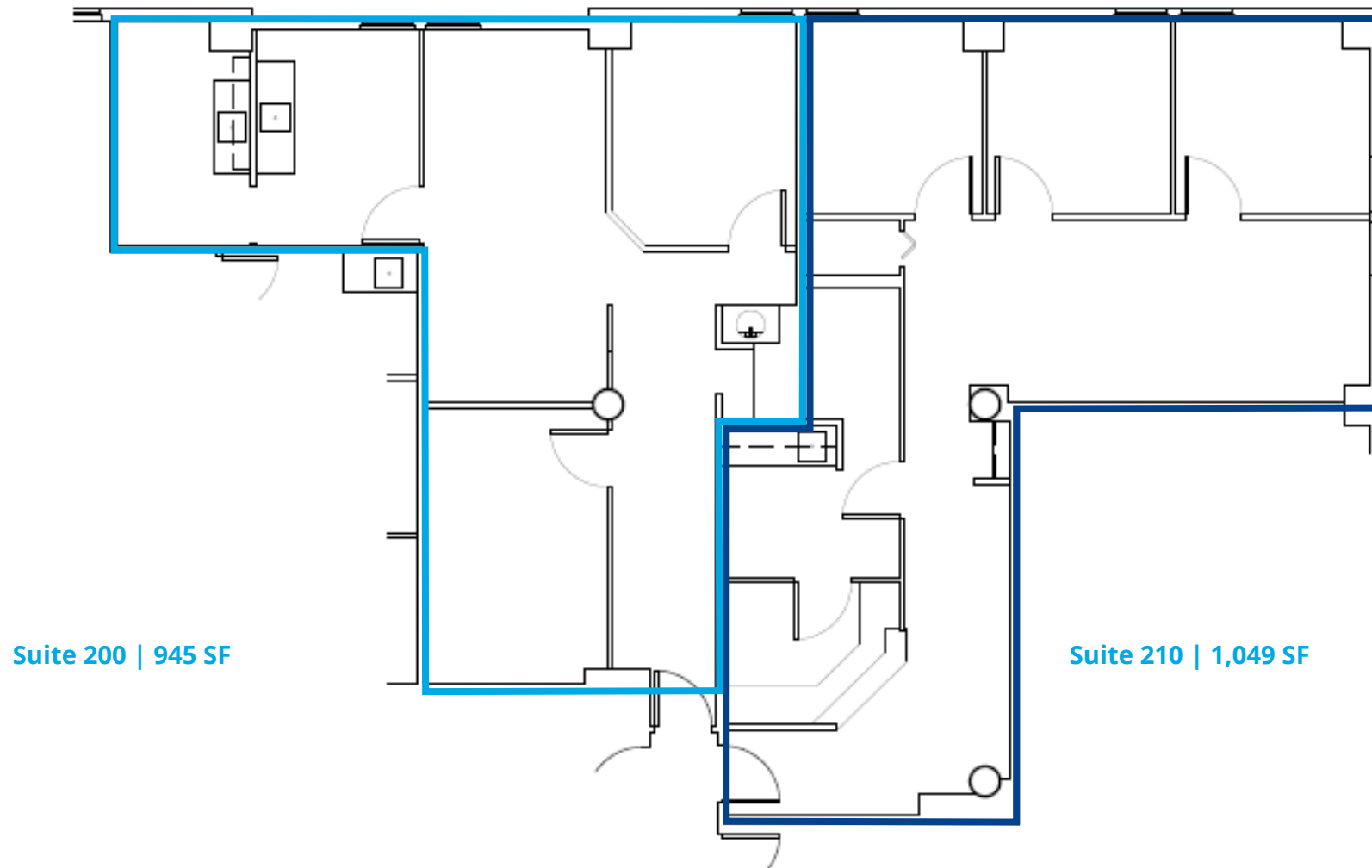
Floor Plans

Suite 140 | 1,571 SF



Floor Plans

Suites 200, 210 & 215 can be combined



Location Overview

The property is located in Downtown Dartmouth, a flourishing and spirited community with more than 200 businesses serving a growing population. The neighbourhood has undergone a metamorphosis in recent years into a hip and vibrant space with further growth on the horizon.

Within walking distance of the property are restaurants & bars, multiple parks, the public library, Dartmouth Commons walking trails, Sullivan's Pond, Lake Banook, and the Alderney Ferry Terminal. A short commute away is the Zatzman Sportsplex, Mic Mac Mall, Burnside Business Park, and Dartmouth Crossing.

Demographics: 10 km Radius



**Current
Population
2023**

295,180



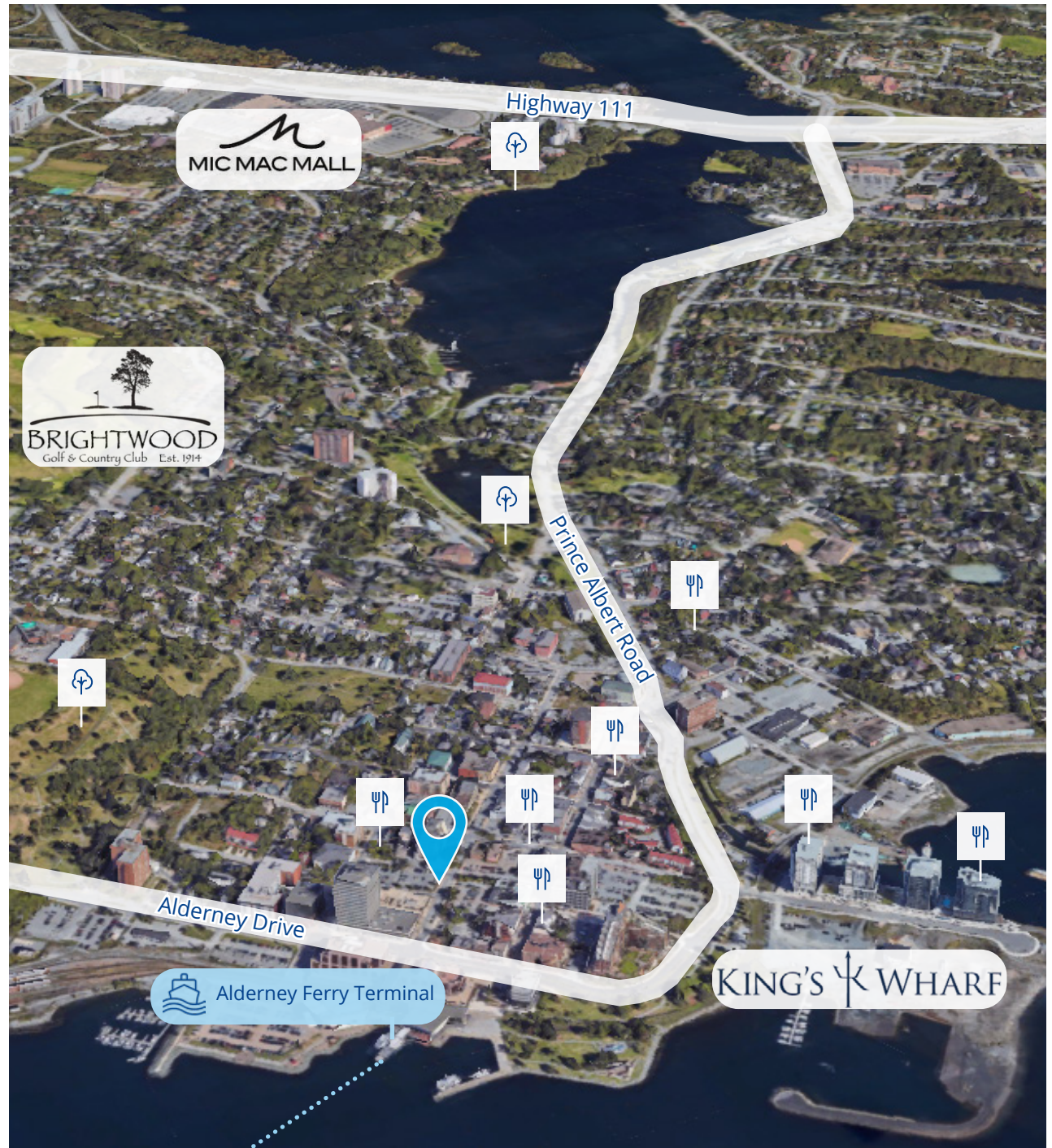
**Projected
Population
2033**

345,879



**Average
Household
Income 2023**

\$97,000





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