



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.

Available Space	Suite	Size
	140	1,571 SF
	200	945 SF
	210	1,049 SF
	215	816 SF
*Suites 200, 210 & 215 can be combined		
Location	Downtown Dartmouth	
Parking	Underground parking (market rates) Ample paid street parking	
Available	Immediately	
Net Rent	Contact listing agent for rates	
Additional Rent	\$9.91 (est 2025)	



**Bike
Score**

71



**Walk
Score**

95

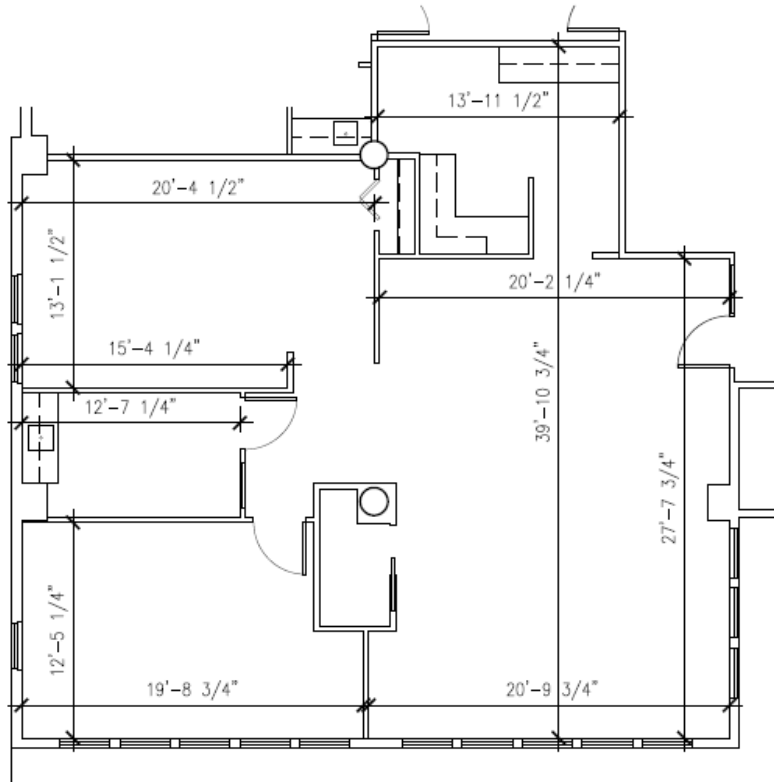


**Transit
Score**

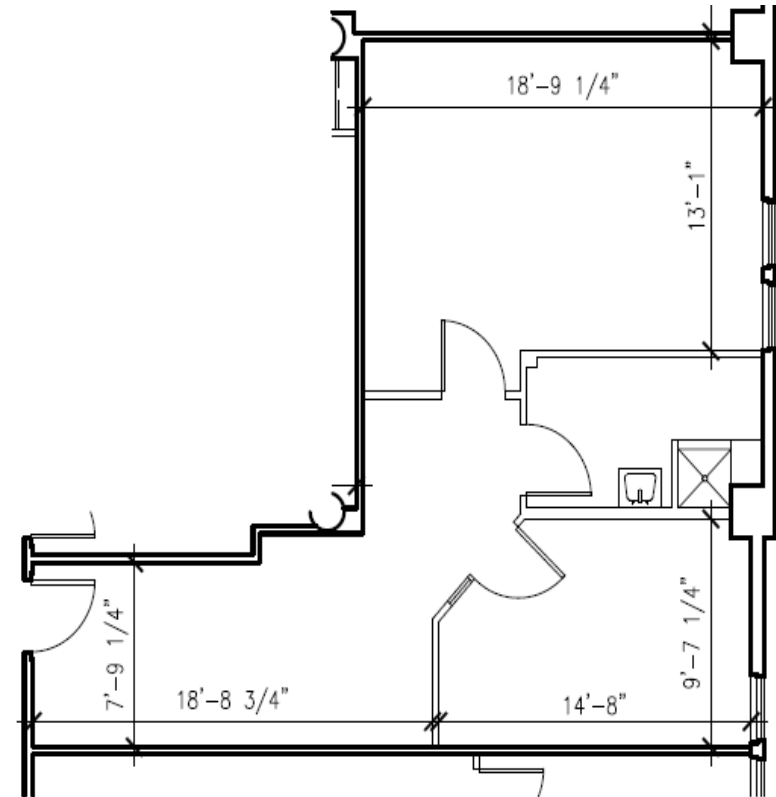
67

* Rated out of 100

Floor Plans



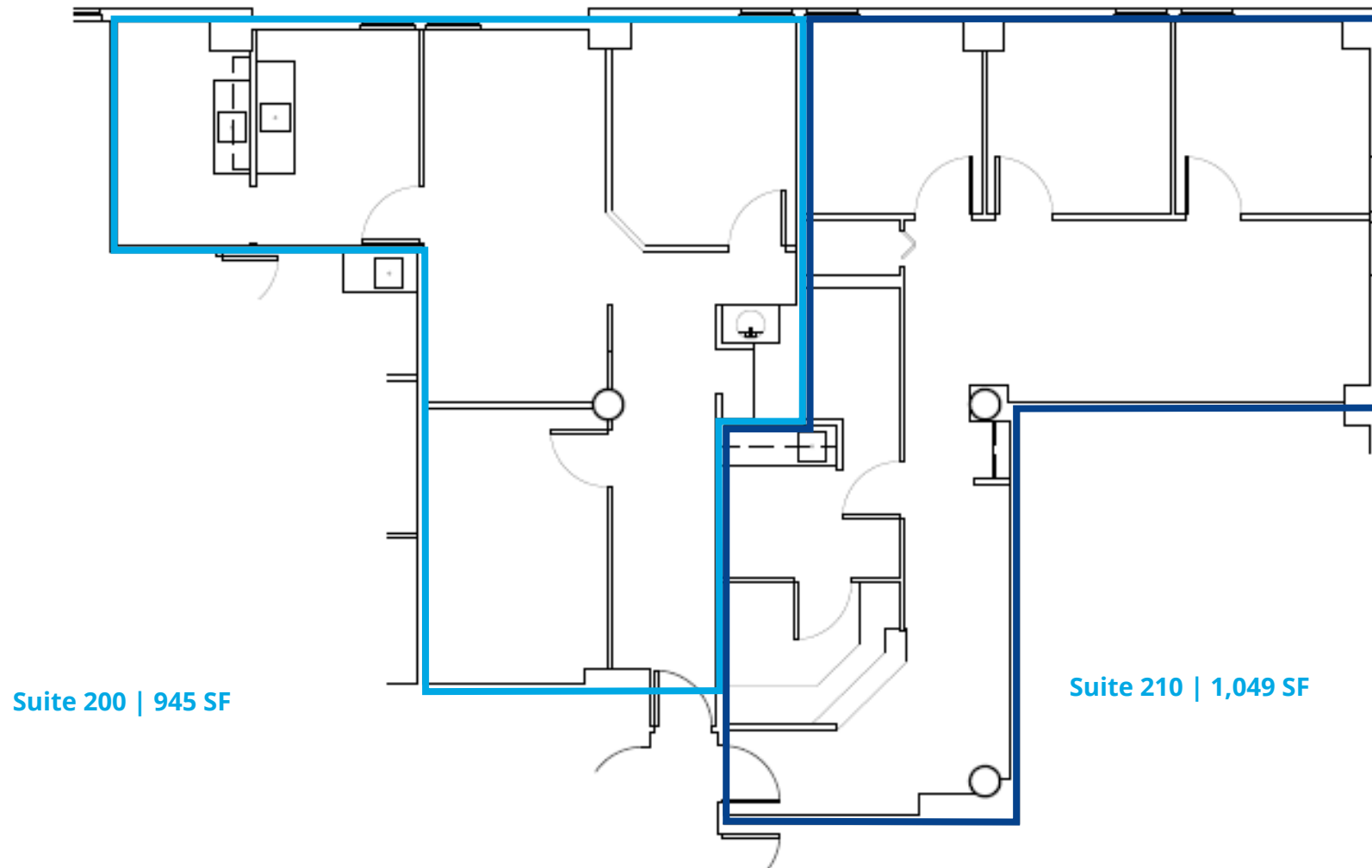
Suite 140 | 1,571 SF



Suite 215 | 816 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



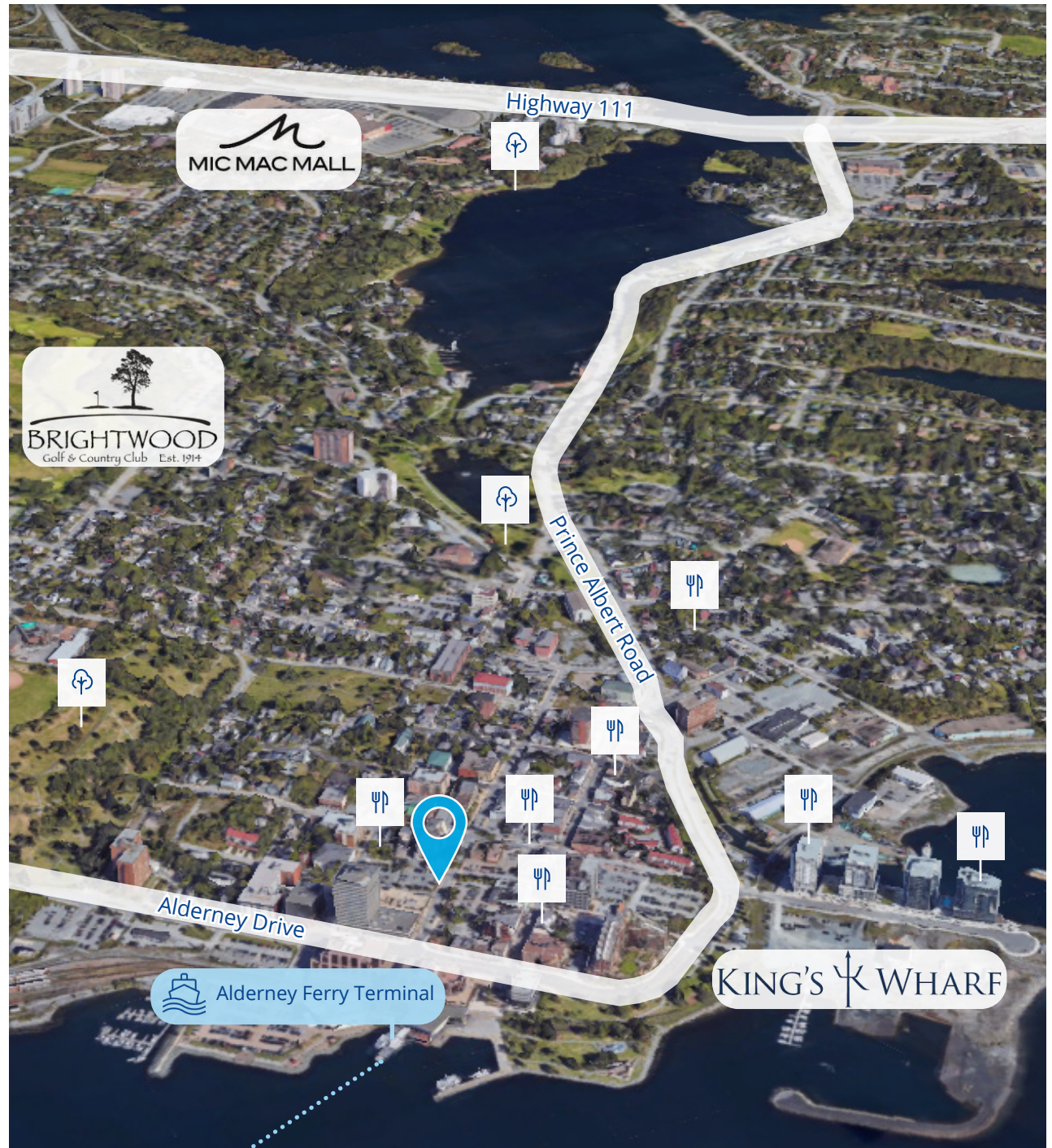
**Projected
Population
2033**

345,879



**Average
Household
Income 2023**

\$97,000





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