

84 CHAIN LAKE DR

Halifax, Bayers Lake | NS

FOR LEASE

UNDER NEW OWNERSHIP

**Prime Office Space in Bayers Lake:
Modern, Accessible, and Surrounded
by Amenities**

Steve Morrison

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COMMERCIAL REAL ESTATE

84 Chain Lake Drive | Bayers Lake, NS
Steve Morrison



Property Highlights

BASE RENT
PLEASE CONTACT

Modern Office Space in a Great Location

84 Chain Lake, conveniently accessible via Hwy 102 and 103, is a modern office space strategically located near downtown. It's a mere 25-minute drive from Halifax International Airport. The office space boasts great layouts and large windows, creating an inviting and productive environment. It offers free parking and multiple bus routes for easy commuting. Additionally, the presence of an on-site Starbucks adds to the convenience and appeal of the location.

Proximity to Prominent Bayers Lake Shopping Node

The property is situated just minutes away from the prominent Bayers Lake shopping node. This proximity to major retailers like Costco and Walmart provides ample amenities and high visibility, making it an attractive location for businesses. Beyond that, the vicinity includes Wendy's, The Comfort Hotel, and The Halifax Tower Hotel, offering even more amenities for tenants and clients.

Property is Now Under New Ownership

The property is now under new ownership and is professionally managed by an Atlantic Canadian company. Established in 1965, this company is renowned for its strong property management and consistently high tenant satisfaction.



**MODERN
SPACE**



**ON BUS
ROUTE**



**GREAT
VISIBILITY**



**AMENITIES
NEARBY**



**FREE
PARKING**

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100 Main Street, Suite 2033
Dartmouth, NS
B2X 1R5

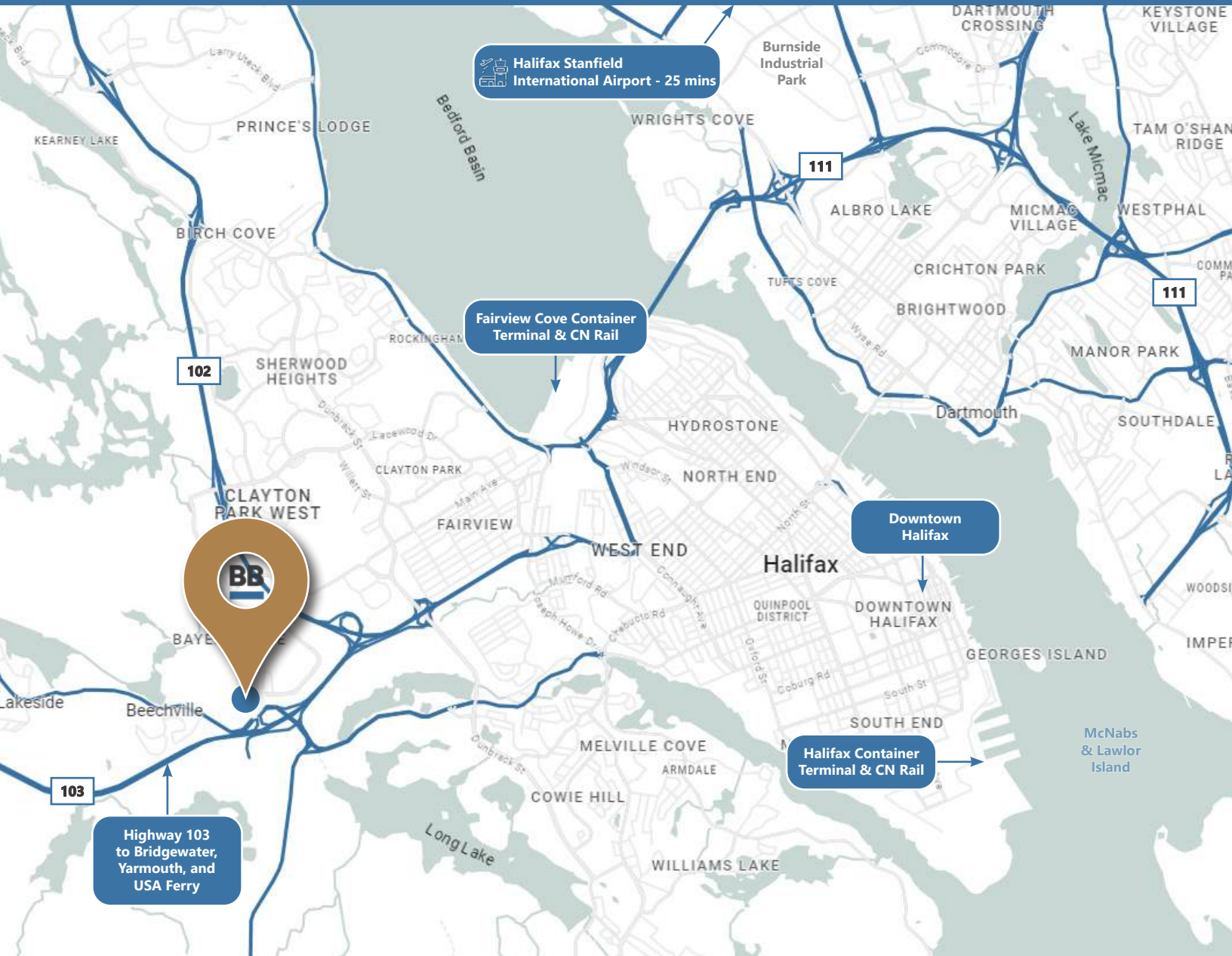
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Property Details

LOCATION	Halifax, Bayers Lake, NS
YEAR BUILT	2008 & 2011
BUILDING SIZE	77,983 SF
TYPICAL FLOOR PLATE	15,600 SF
NUMBER OF FLOORS	5
SUITES AVAILABLE	Ground Floor: 4,642 SF Second Floor: 2,000 - 8,000 SF Fourth Floor: 1,202 SF Fifth Floor: 2,900 SF or 5,946 SF
BASE RENT	Negotiable
TERM	Negotiable
PARKING RATIO	2.9:1,000 SF (±225 spaces)
PARKING DESCRIPTION	Free surface parking for tenants & building visitors
INTERNET SERVICE	Fiber Optic Available
JANITORIAL SERVICES	Full Service

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Drive Times



Direct access to Hwy 102 & 103



5km from Fairview Cove Container Terminal

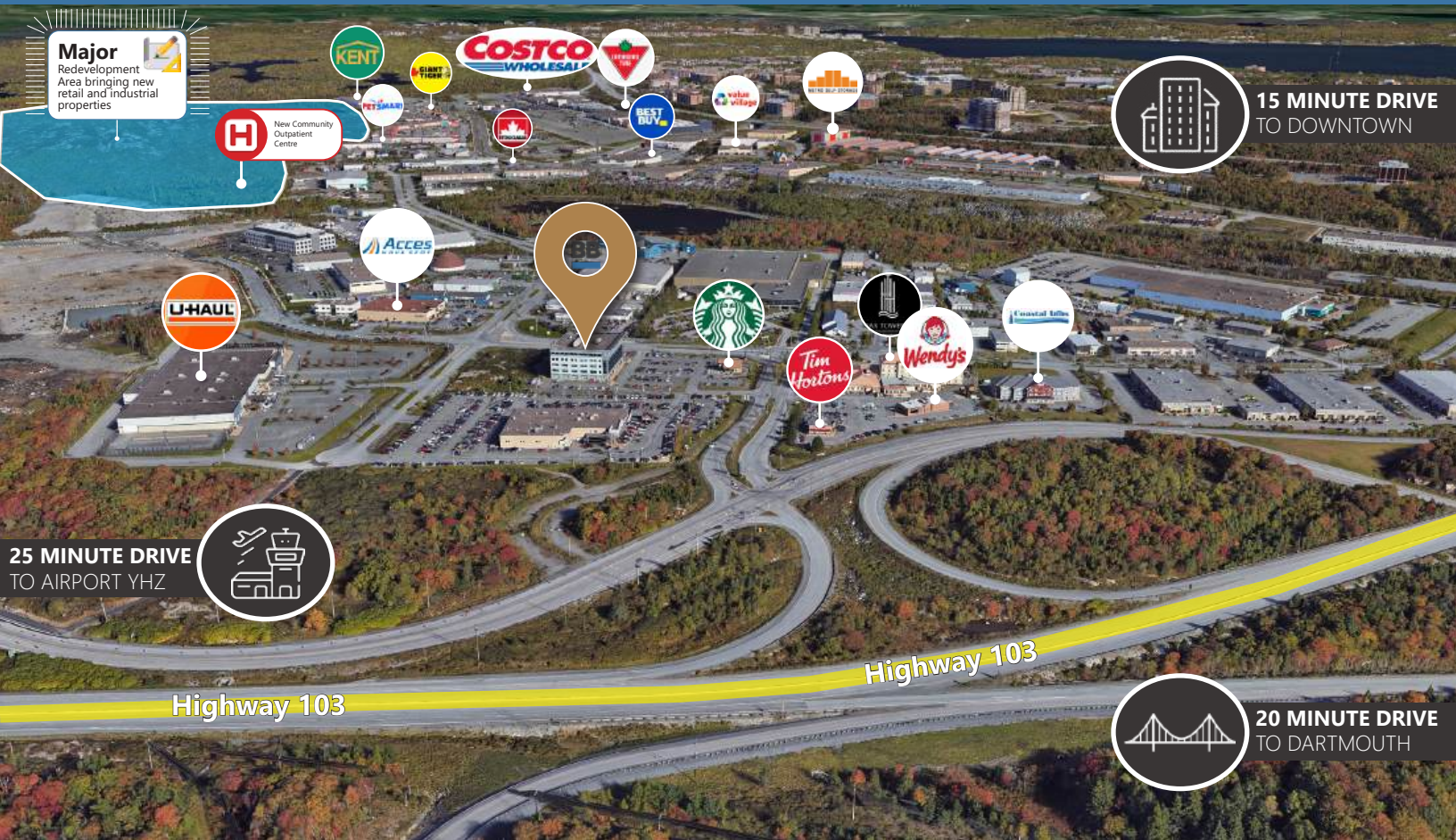


10km from Downtown Halifax



35km from Halifax International Airport

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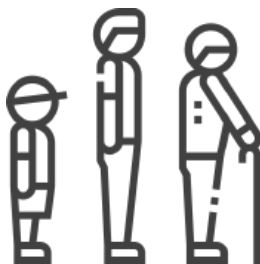
Halifax



480,582
Population of HRM
2022



4.5%
Population Growth
2021-2022

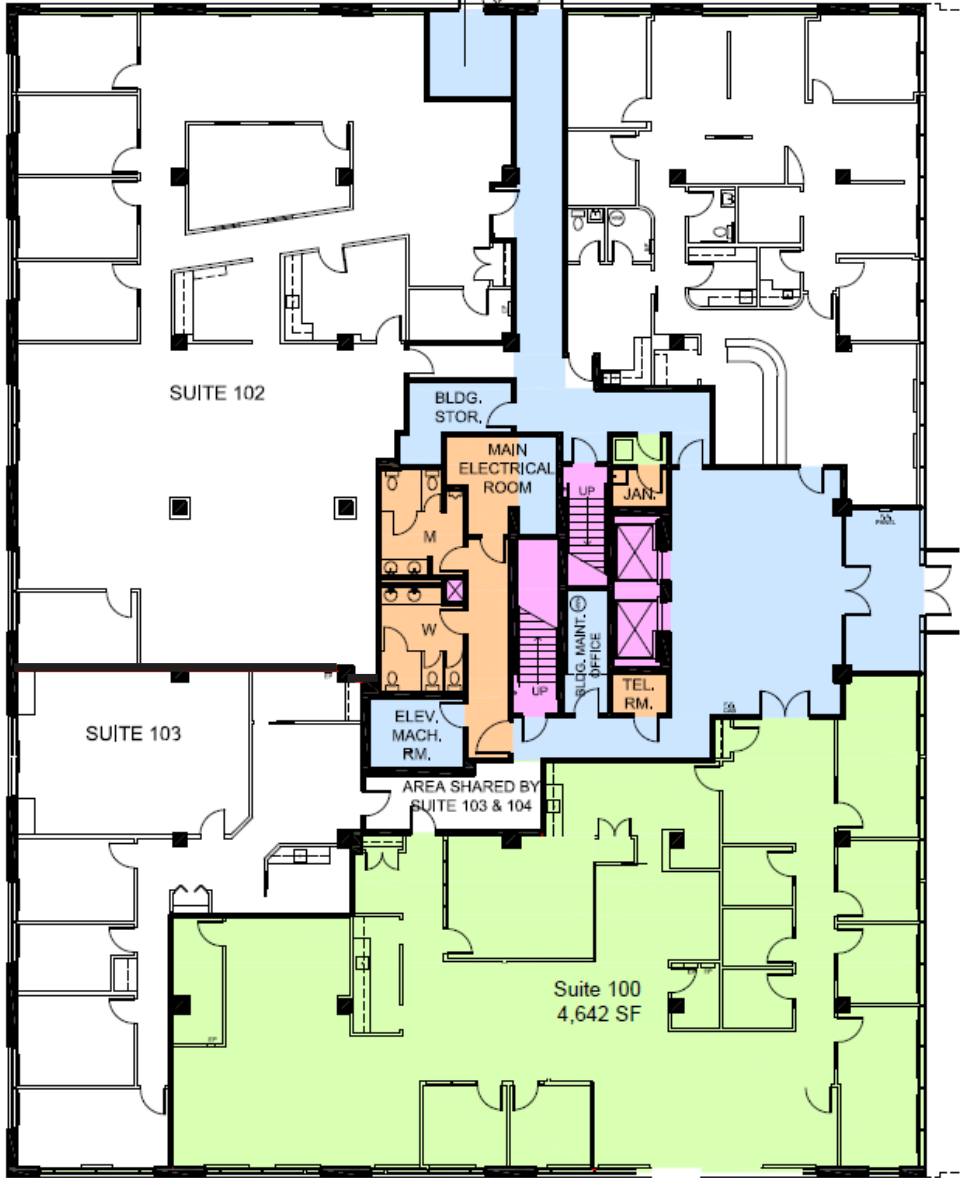


40
Median Age

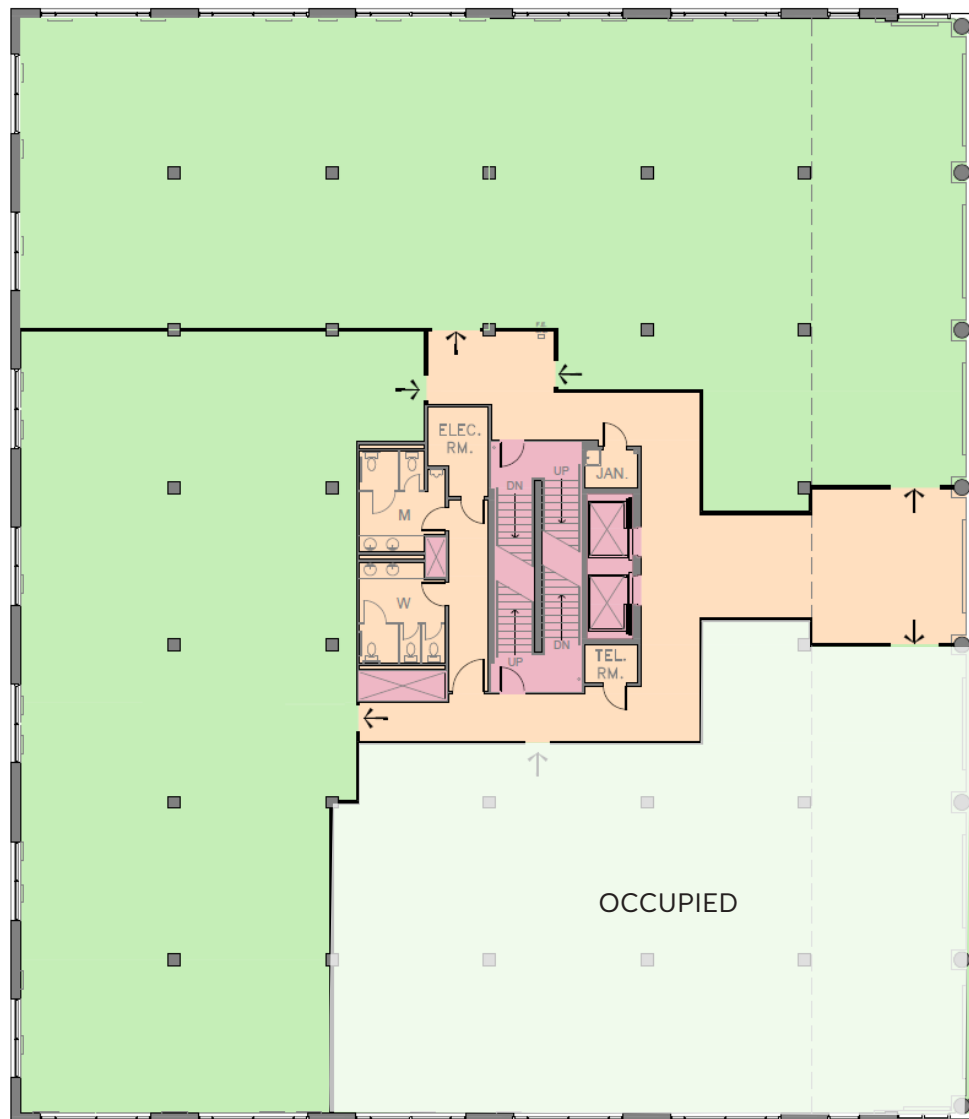


\$86,753
Average Household
Income

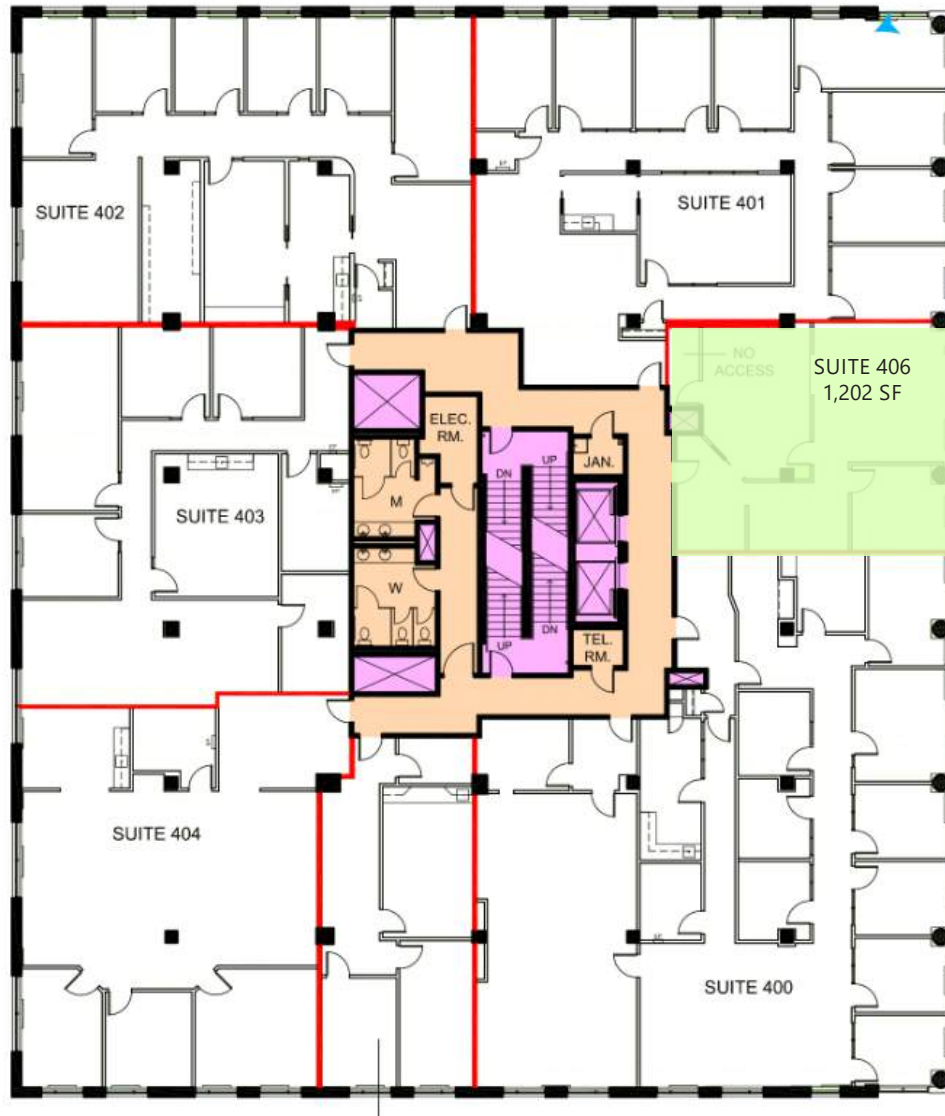
4,642 SF



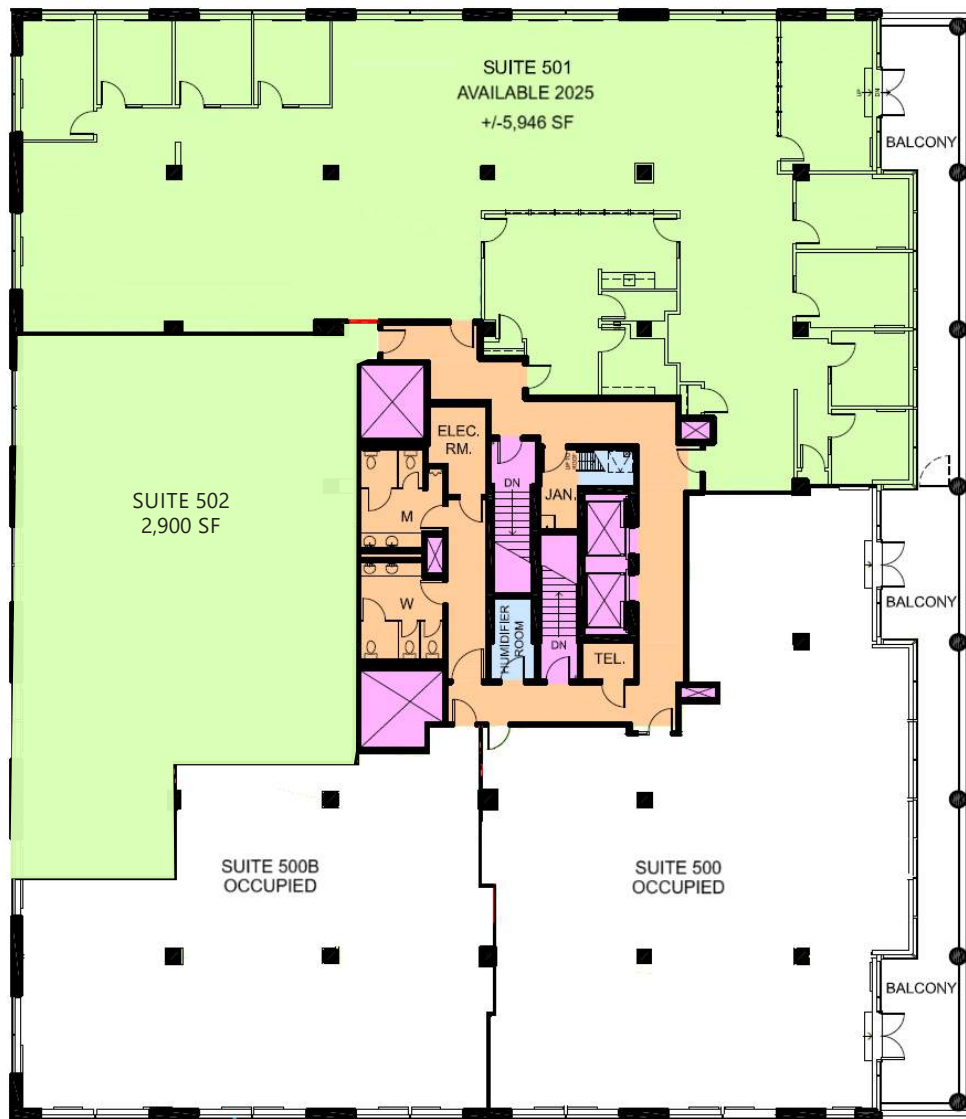
Second Floor 2,000 - 8,000 sf



Fourth Floor
Suite 406 = 1,202 SF



Fifth Floor
Suite 501 = 5,946 SF
Suite 506 = 2,900 SF



Property Photos

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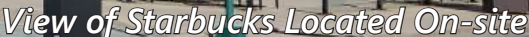
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