

95% PRE-LEASED



# PARKTON WELLNESS CENTRE

## 842 PORTLAND STREET, DARTMOUTH

### Brand New Space with Massive Visibility on a Main Arterial Route

- 1,554 rsf of ground floor retail / profile office space
- Surrounded by both established and growing residential neighbourhoods
- Available immediately for tenant construction

This opportunity includes 1,554 rsf of Class A, street level commercial end cap space at the high-traffic corner of Portland Street and Portland Hills Drive. This brand new, superior quality build offers a contemporary tilt-up design and is 95% pre-leased to strong-covenant tenants in the health & wellness sector.

Property features include on-site surface parking for visitors and employees, large storefront windows facing the parking lot and highly visible signage opportunities. Amenities in the area are plentiful in all directions, a major transit terminal is steps away, well-established and desirable residential neighbourhoods surround the property, and an 80+ unit luxury apartment building is underway next door.

[partnersglobal.com](http://partnersglobal.com)

## FOR LEASE

By negotiation

**Erin Crosby**

**M (902) 877-1849**

[erin@partnersglobal.com](mailto:erin@partnersglobal.com)



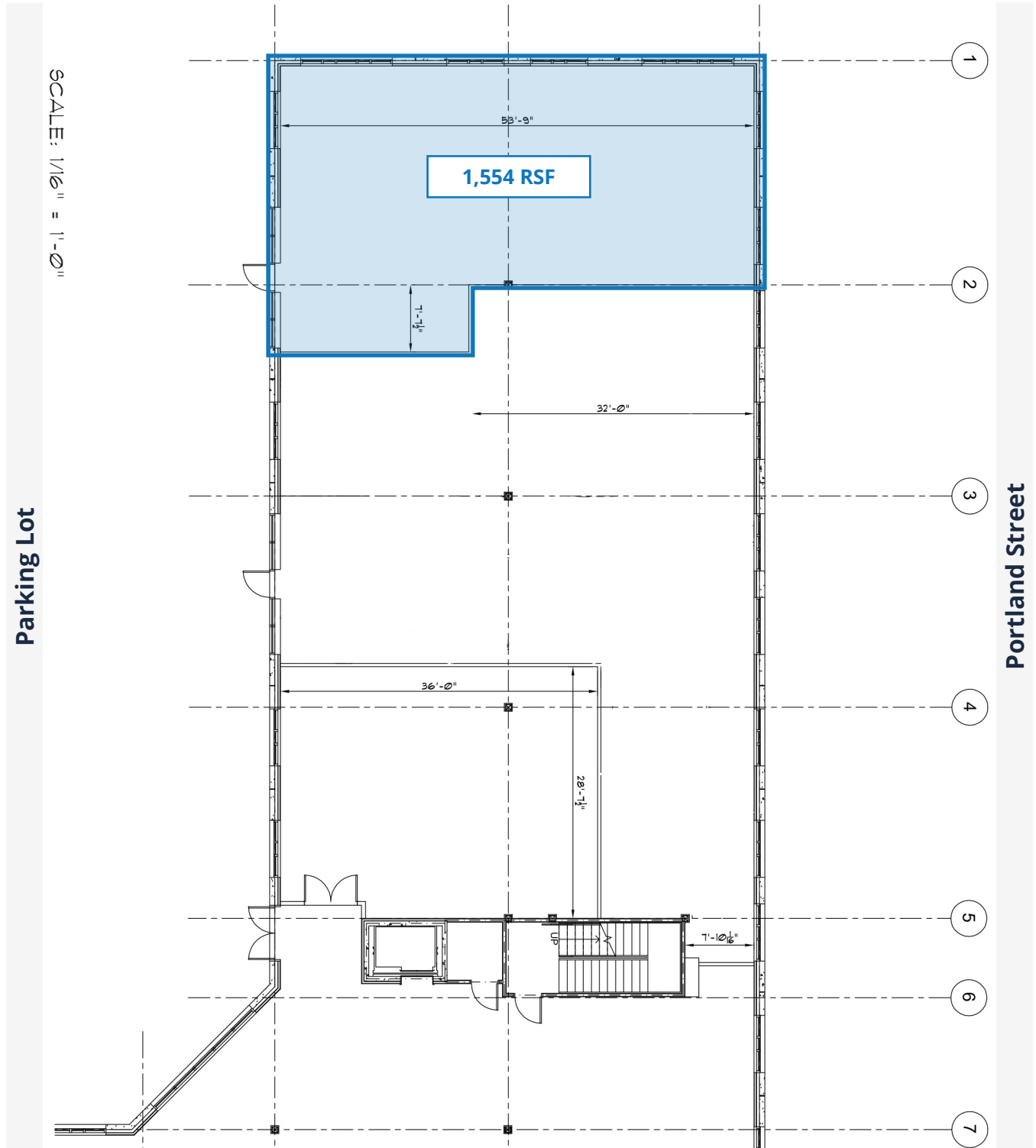
## Parkton Wellness Centre | 842 Portland Street, Dartmouth



<b>LISTING ID</b>	10234
<b>ADDRESS</b>	842 Portland Street, Dartmouth, Nova Scotia
<b>LOCATION</b>	Dartmouth East - Portland Street Corridor
<b>BUILDING NAME</b>	Parkton Wellness Centre
<b>TOTAL BUILDING SIZE</b>	+/- 27,500 sf
<b>SIZE AVAILABLE</b>	1,554 sf (rentable area)
<b>FLOOR LOCATION</b>	Ground of 2
<b>PARKING</b>	Free on-site paved surface parking (3 stalls per 1,000 sf)
<b>AVAILABILITY</b>	Ready for tenant fit-up immediately
<b>BASE RENT</b>	By negotiation
<b>ADDITIONAL RENT</b>	\$11.50 psf (2021 estimate)
<b>TRAFFIC VOLUME</b>	Over 40,000 vehicles daily

# Parkton Wellness Centre | 842 Portland Street, Dartmouth

## AVAILABLE SPACE





DOWNTOWN HALIFAX

DOWNTOWN DARTMOUTH



HWY-111



BAKER DR

PORTLAND ST



Luxury apartment building under construction



For more information please contact:

**Erin Crosby**  
M (902) 877-1849  
erin@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.