

PRIME OFFICE SPACE

CBRE

1595 & 1597 BEDFORD HIGHWAY, BEDFORD, NOVA SCOTIA

# Sunnyside

OFFICE LEASING OPPORTUNITIES



**Ryan Schnare**  
Vice President  
902 492 2068  
ryan.schnare@cbre.com

**Tim Platt**  
Senior Sales Associate  
902 492 2072  
tim.platt@cbre.com



# The Location

## *Bedford, Nova Scotia*

Bedford is made of several family-oriented communities and is located in the most internal point of the Halifax Harbour. Bedford is only 20 minutes from the Downtown core of Halifax. The town has lots to offer with it's beautiful views of the Halifax Harbour from DeWolf Park. The area is home to many popular retailers, most noteworthy being Sunnyside Mall and Bedford Basin Farmers' Market and Garden Centre.

Sunnyside Mall is located directly off of the Bedford Highway. It consists of 311,000 sq. ft. of a shopping centre with 2 ancillary office buildings: Bedford House and the RBC Building. Conveniently located with quick access to major highways. This location is surrounded by ample amount of amenities as well as on-site mall amenities, Pete's Fine Foods, Marketside Food Court, RBC, Finbar's Irish Pub, Il Mercato, Second Cup, Middle Spoon and so much more.

# 40.9

Median Age (with 3km)

# 44,218

Population (within 3km)

# \$118,479

Average Income (within 3km)





# Sunnyside Mall

## *Your Shop Local Destination*

Sunnyside Mall is a specialty shopping destination located in Bedford, with more than 300 000 square feet of retail and office space. You will find ample parking on site with underground, heated parking and additional spaces on the rooftop. Shoppers enjoy the unique mix of locally owned boutiques, national retailers and highly desirable restaurants. Sunnyside is a favourite amongst locals and travelers.





# Bedford House

## Overview

**Civic Address:** 1595 Bedford Highway, Halifax, Nova Scotia

**Property Type:** Office Buildings

**Spacing Available:** Suite 502  
1,157 sq. ft.  
  
Suite 602 (Leased)  
1,334 sq. ft.

**Rent:** \$18.00 per sq. ft.

**CAM & Taxes:** \$15.47 per sq. ft. (2025)

**Janitorial:** Paid by the tenant

**Parking:** Free underground & surface parking



# Bedford House

## *Floorplans*

### Floor plans:

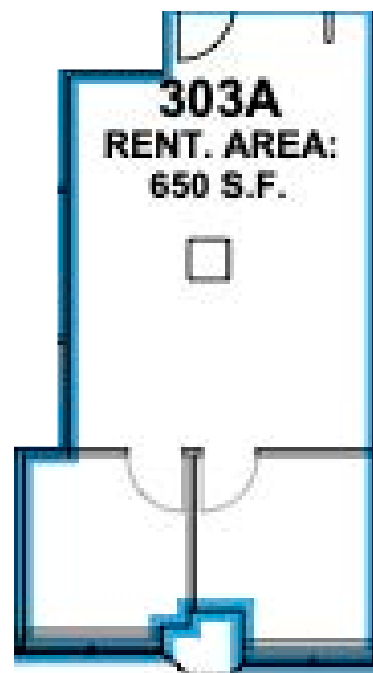
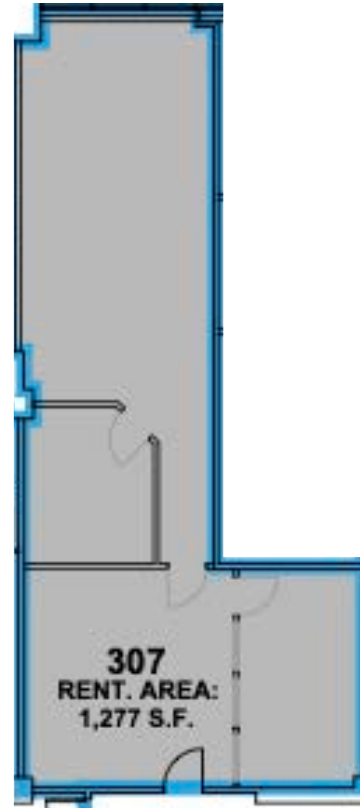
3rd Floor

Suite 307

1,277 sq. ft.

Suite 303

650 sq. ft.







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FOR MORE INFORMATION, PLEASE CONTACT

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[ryan.schnare@cbre.com](mailto:ryan.schnare@cbre.com)

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Sales Senior Associate

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[tim.platt@cbre.com](mailto:tim.platt@cbre.com)

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