

# 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**

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**BRUNSWICK**  
BROKERS  
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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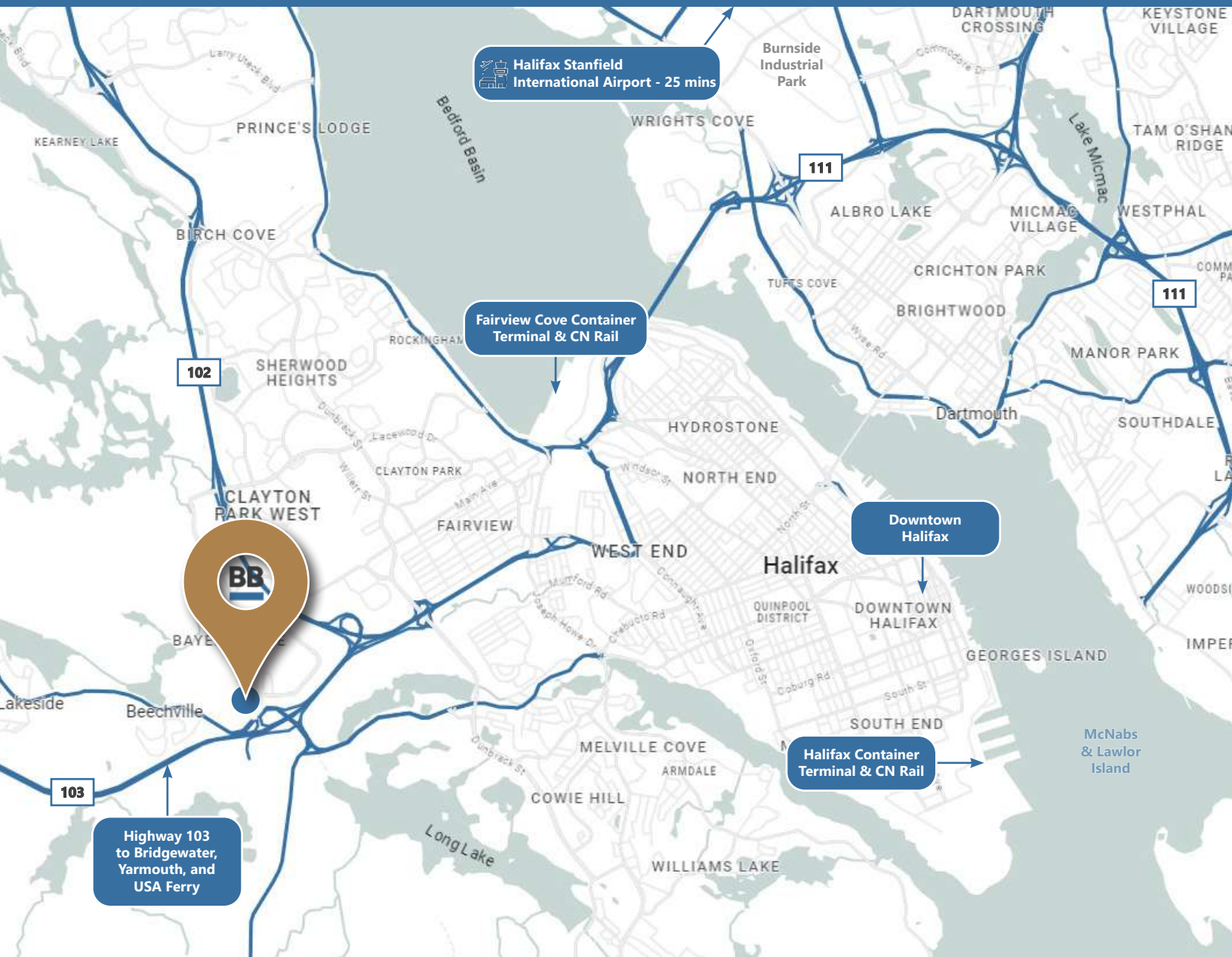


## Property Details


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




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Drive Times




Direct access to Hwy 102 & 103



5km from Fairview Cove Container Terminal



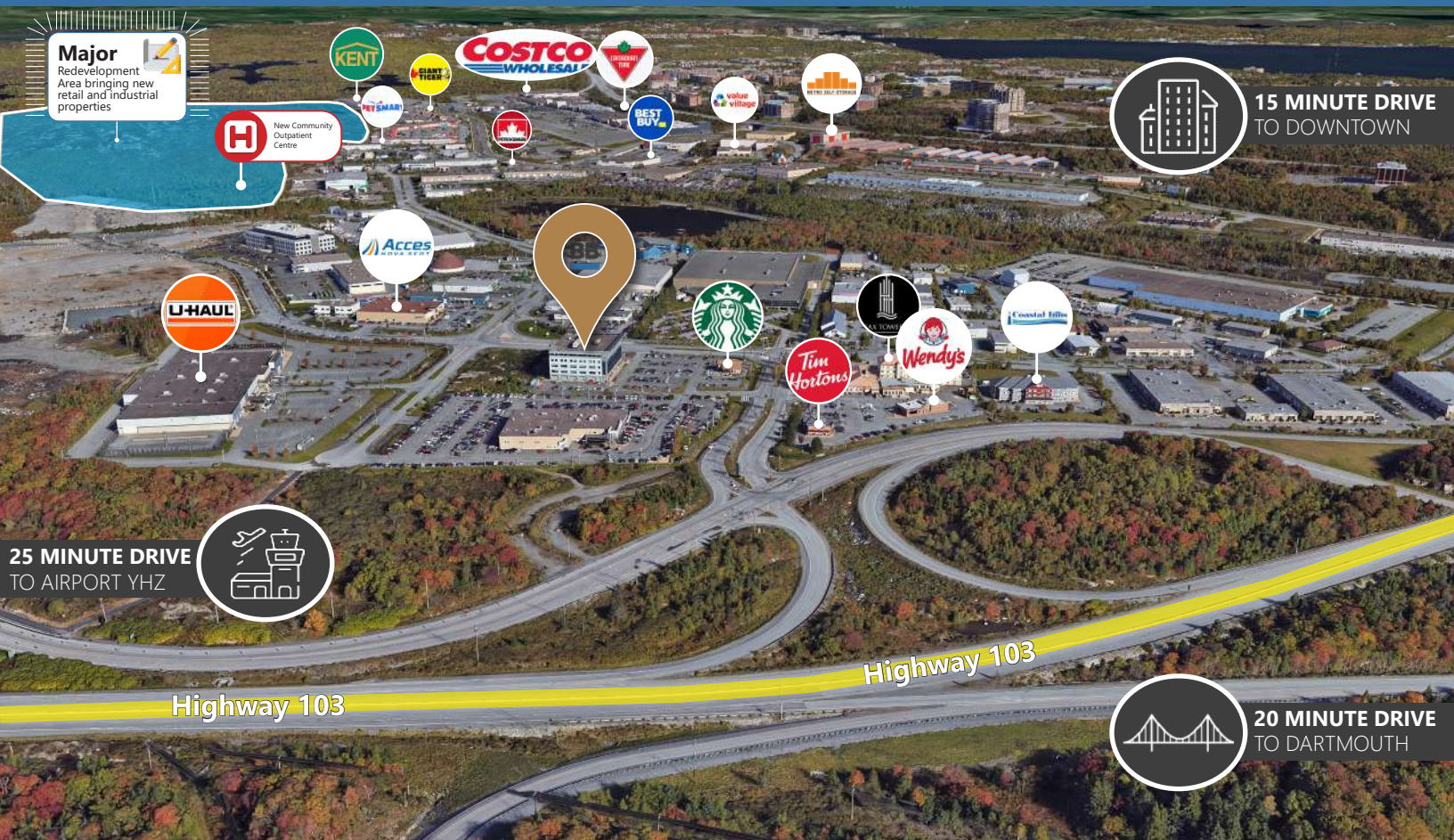
10km from Downtown Halifax



35km from Halifax International Airport



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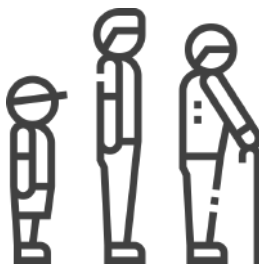
## Halifax



**480,582**  
Population of HRM  
2022



**4.5%**  
Population Growth  
2021-2022

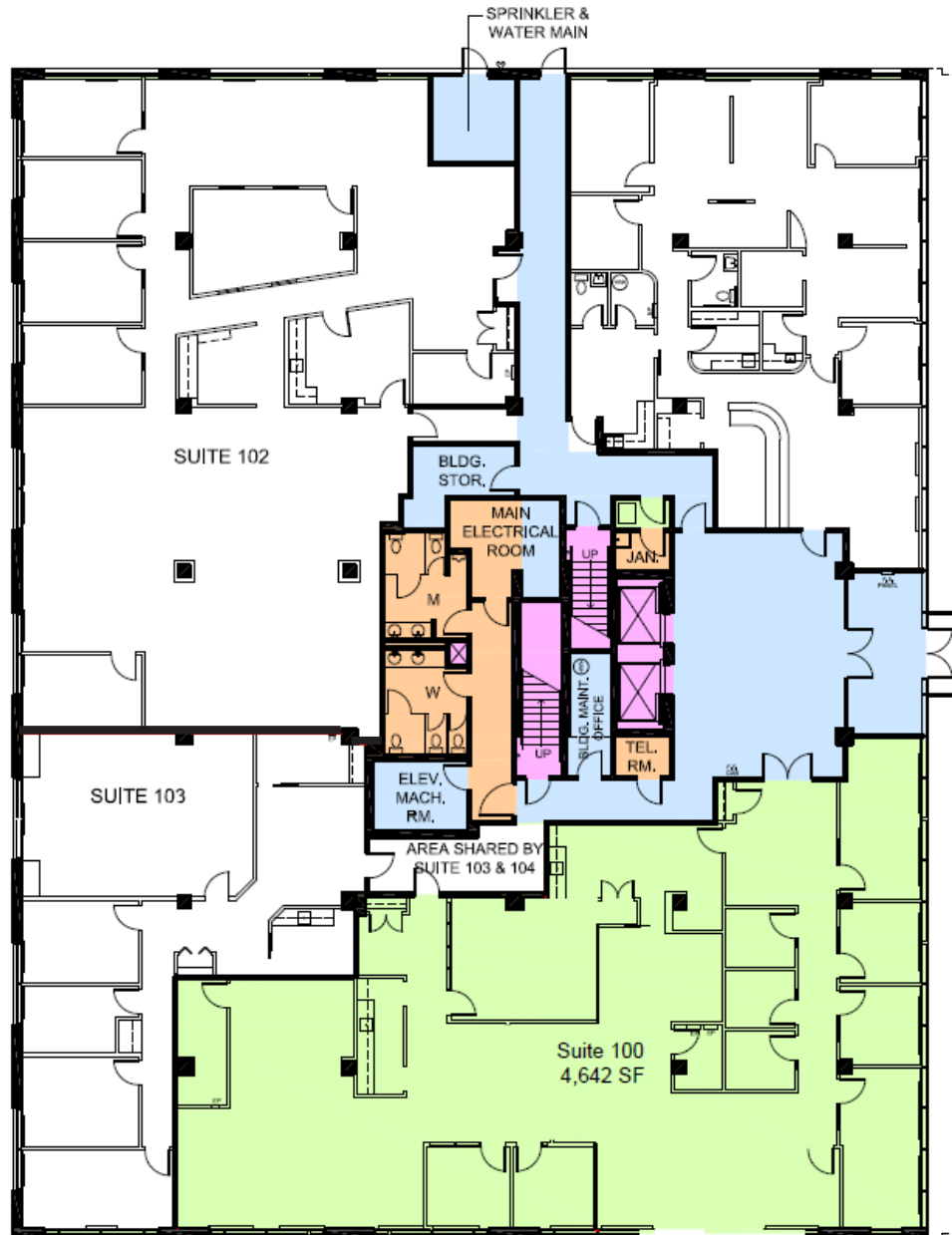


**40**  
Median Age

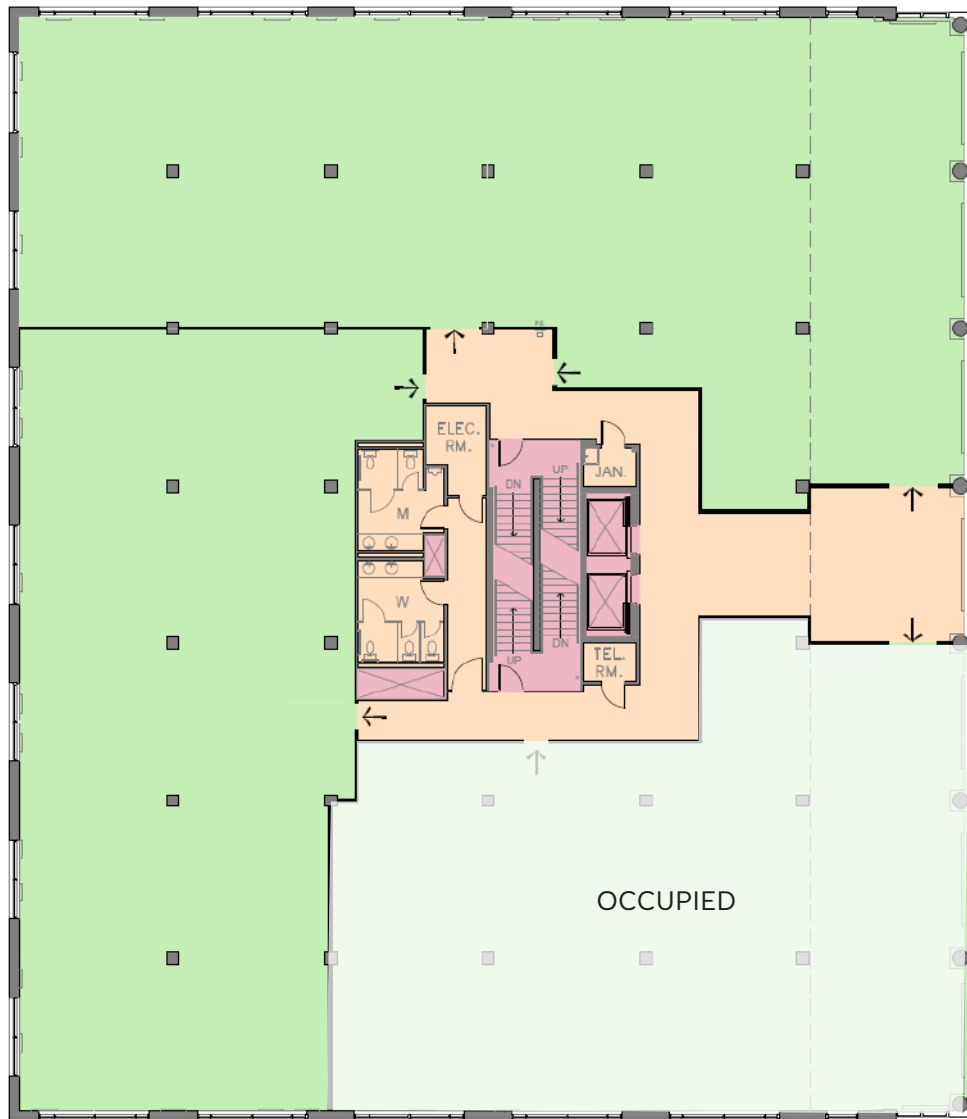


**\$86,753**  
Average Household  
Income

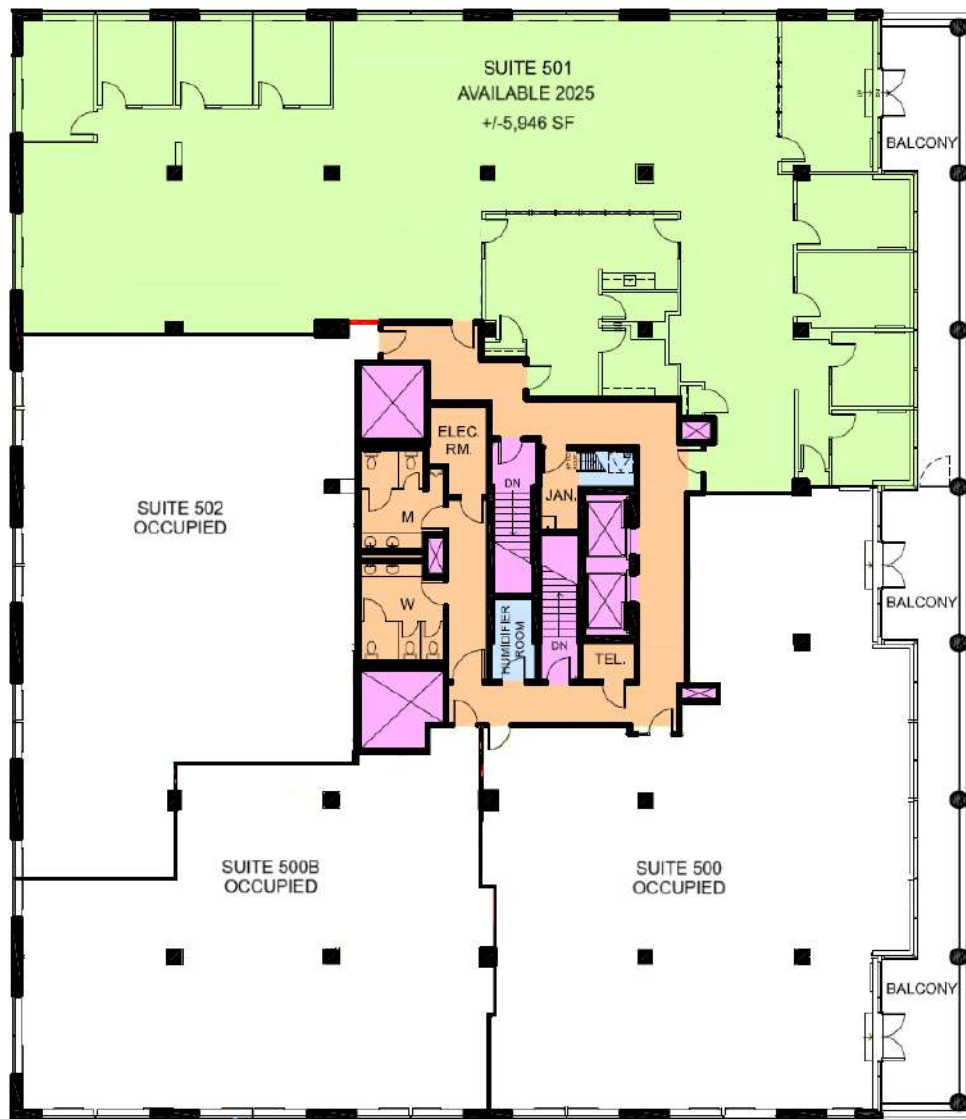
## Ground Floor 4,642 SF



## Second Floor 2,000 - 8,000 sf



## Fifth Floor +/- 5,946 SF





# Property Photos

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