



11 Akerley Boulevard, Dartmouth, NS

3,051 SF of versatile office space in Burnside Business Park **for lease**

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Property Overview

This ideally located office space is situated on Akerley Boulevard, one of Burnside's primary arteries. The current layout of the space offers several private offices along the perimeter, open work area in the centre, boardroom, reception area, large bright windows, one private washroom, and a dedicated entrance.

Civic Address	11 Akerley Blvd., Dartmouth, NS
Suite	150
Location	Burnside Industrial Park
Zoning	CI (Commercial Industrial) Zone
Area	3,051 SF
Parking	Ample surface parking
Available	Immediately
Net Rent	\$13.00 PSF
Additional Rent	\$12.51 PSF (2024)



Easy access
to highways



Ample free
surface parking

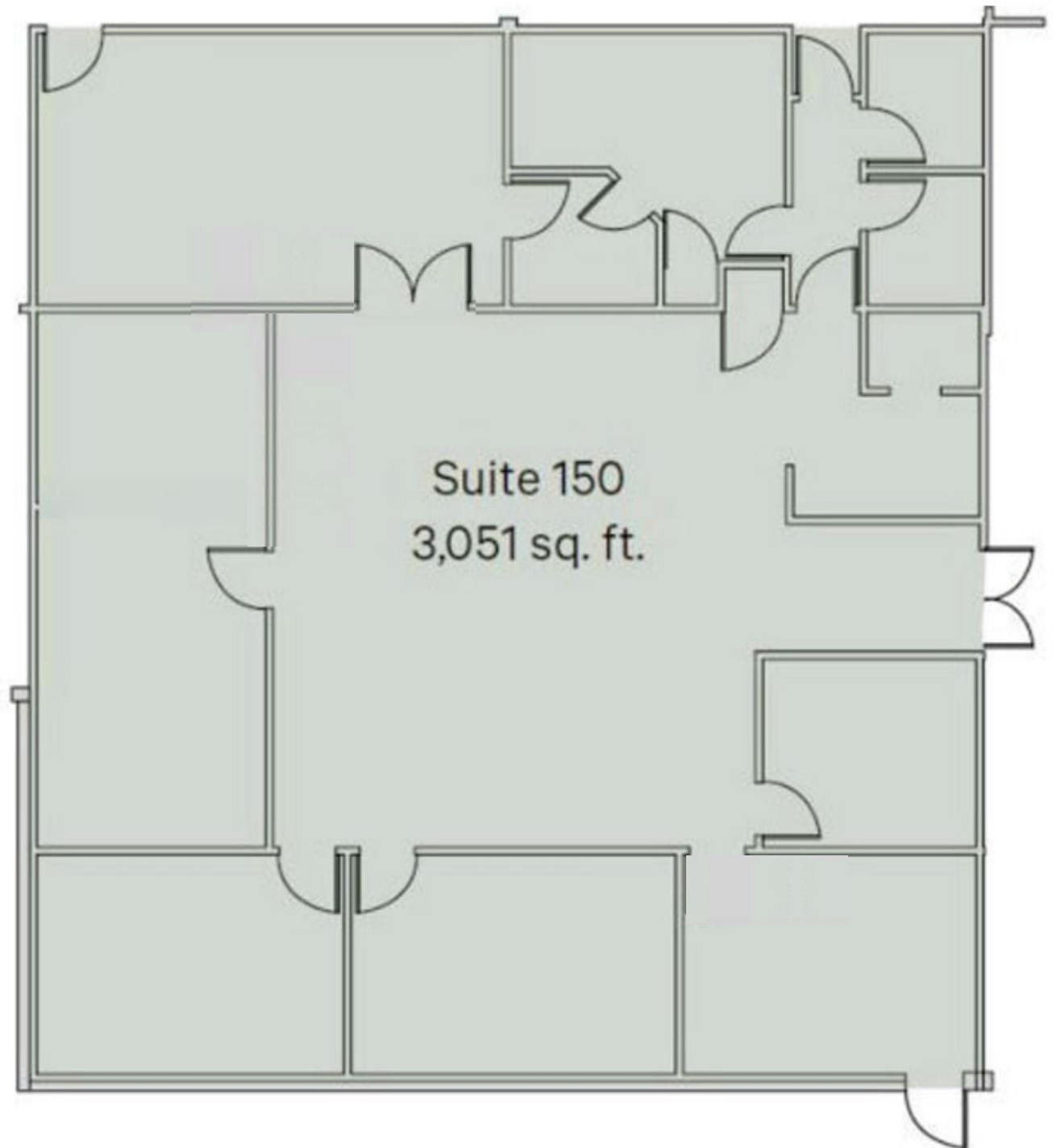


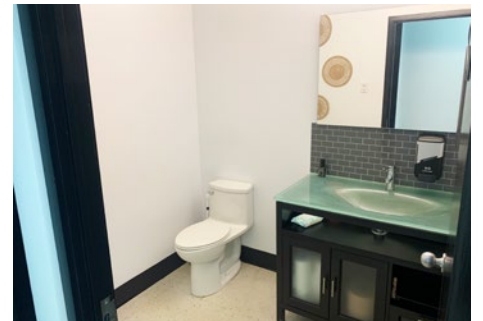
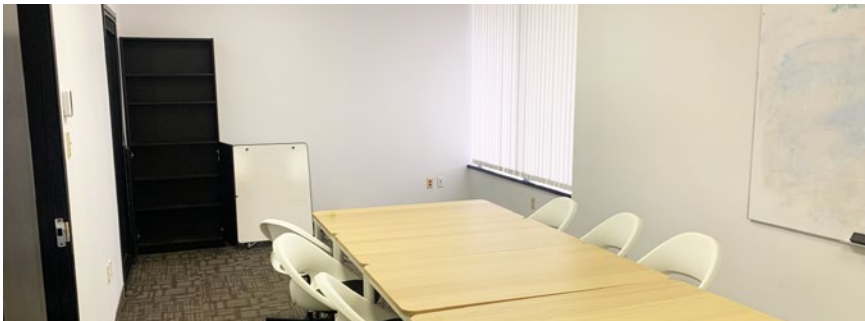
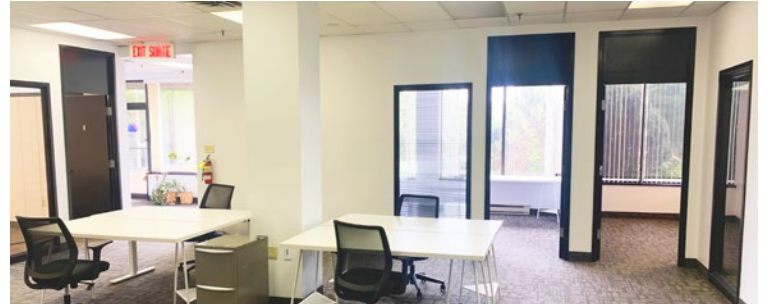
3,051 SF of
office space



Leaseholds in
place

Floor Plan





Location Overview

The property is located in Burnside Business Park, the regions largest industrial park with nearly 2,000 businesses, employing approximately 30,000 people. A multitude of amenities are nearby throughout the park and in the adjacent major retail node, Dartmouth Crossing. The MacKay Bridge to Halifax is less than 4 kilometers away and the soon-to-be completed Burnside Connector (an extension of Highway 107 connecting Burnside with Sackville and Bedford) is less than 1 km away.

- Burnside is directly accessible from Highways 111 and 118
- 10 km from downtown Halifax
- 1 km from Dartmouth Crossing
- 12 km from Bayers Lake Business Park



**Highway 111
& 118**
5 & 10 minutes



**International
Airport**
20 minutes



**Port of Halifax
Container Terminals**
15 minutes





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