

## Office building for lease

Dartmouth Professional Centre  
277 Pleasant Street  
Dartmouth, NS B2Y 4B7



## Two floors of office space available in centrally-located Dartmouth building

### Property Description

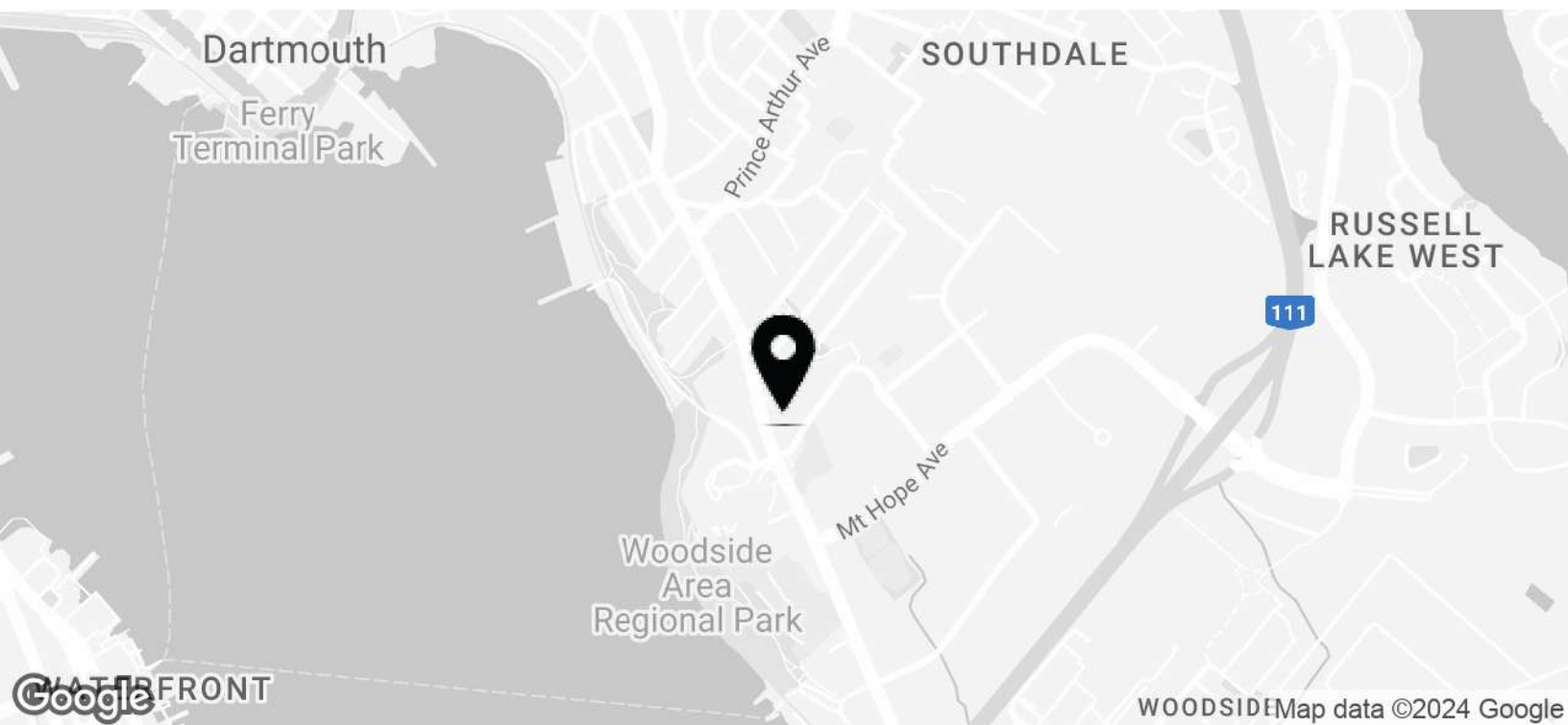
Two expansive floors of office space for lease in the Dartmouth Professional Centre at 277 Pleasant Street. A total of 18,736 sf is available on the third and fourth floors, each suite offering a mix of private offices, open office space and a number of common areas.

The 77,815 sf professional office building is currently 89% leased and anchored by the Province of Nova Scotia through various court services and judicial departments. The building itself has seen a comprehensive maintenance and renovation program in recent years with over \$2.7 million in capital upgrades completed since 2018 and an additional \$2.8 million committed for enhancements to tenant areas.

### Get more information

#### Caleb Ryder

Sales Associate  
D 902 802 8025  
[caleb.ryder@avisonyoung.com](mailto:caleb.ryder@avisonyoung.com)



Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	2
Available SF:	8,300 - 10,436 SF
Lot Size:	2.15 Acres
Building Size:	77,815 SF

Location Description

The Dartmouth Professional Centre at 277 Pleasant Street is conveniently located on a 2.51-acre corner site with prominent frontage on Pleasant Street and Acadia Street, within a well-established commercial, civic and residential node that is within a 15-minute drive of Downtown Halifax.

The location benefits from significant residential and commercial growth in the immediate area, including the \$150-million expansion and renovation of Dartmouth General Hospital and the continued densification of NSCC’s Ivany Campus, which includes a new student housing complex slated for completion in 2025.



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,300 - 10,436 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 277 Pleasant Street Third Floor	Available	8,300 SF	NNN	\$14.00 SF/yr
■ 277 Pleasant Street Fourth Floor	Available	10,436 SF	NNN	\$14.00 SF/yr



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YOUNG**

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Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

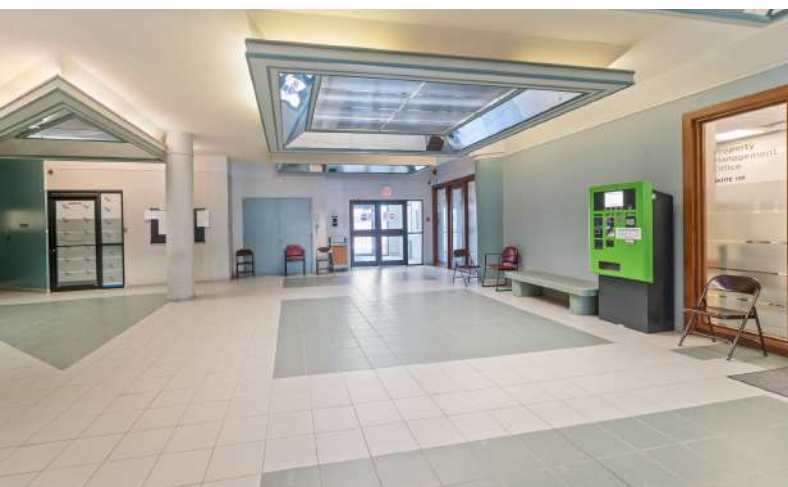
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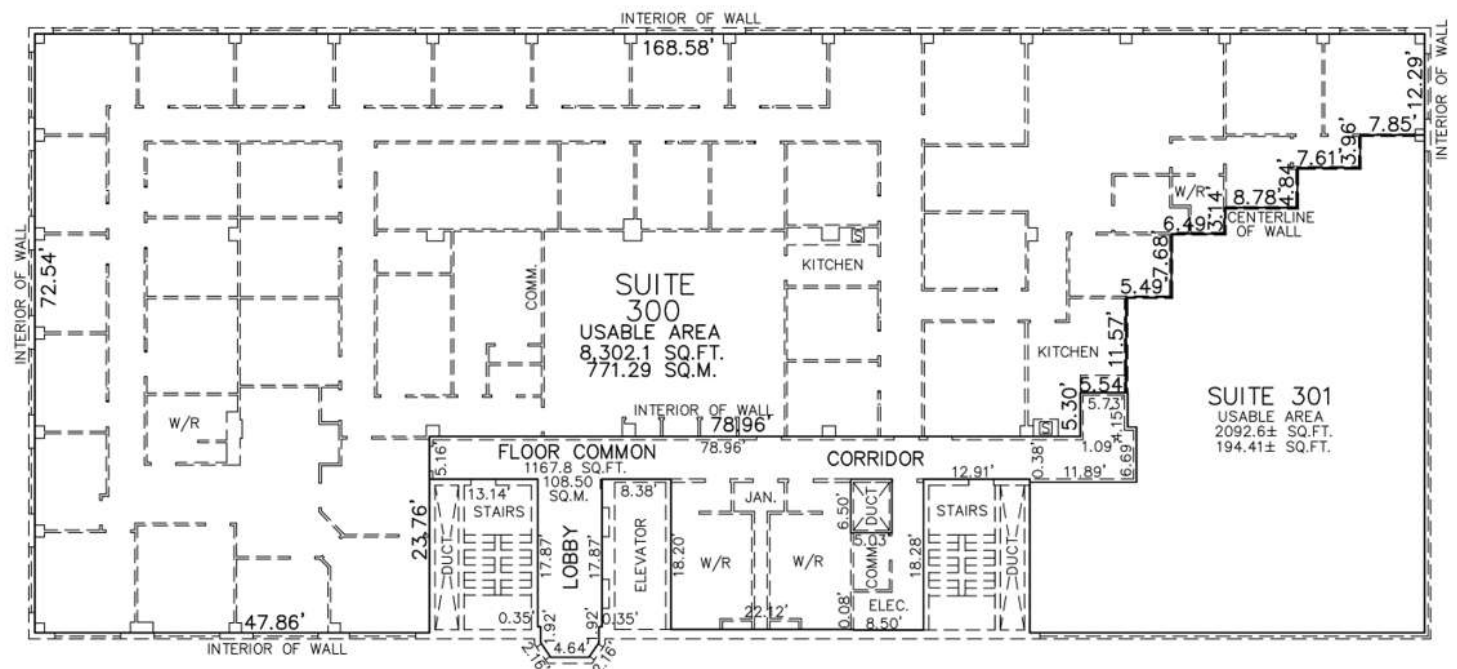
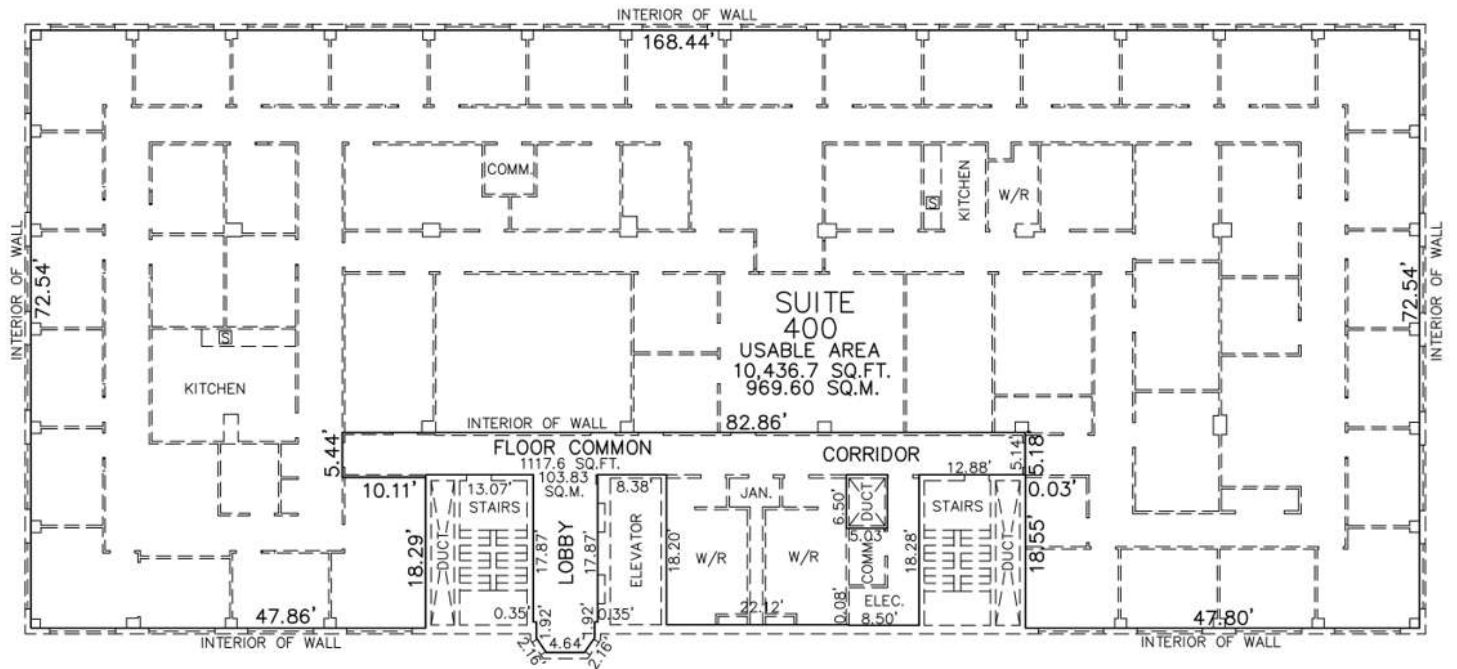
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