



33 Ochterloney Street, Dartmouth, NS

# Downtown Dartmouth Office Space **for Lease**

**Linda Harrie**

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# Property Overview



**Walkable from  
Alderney Ferry  
Terminal**



**Office  
leaseholds in  
place**



**Excellent  
Downtown  
Dartmouth  
location**



**Complimentary  
surrounding  
uses**



**Underground  
parking included  
(at market rates)**

Prime office spaces available on the 1st and 2nd floors of a well-positioned, three-story office building - minutes away from the Dartmouth waterfront.

Downtown Dartmouth offers convenient ferry and bridge connections to Halifax and a walkable, community-focused vibe. The area is rejuvenated with trendy cafés, local businesses, and waterfront views.

Available Space	Suite	Size
	140	1,571 SF
	200	945 SF
	210	1,049 SF
	215	816 SF
*Suites 200, 210 & 215 can be combined		
<b>Location</b>	Downtown Dartmouth	
<b>Parking</b>	Underground parking (market rates) Ample paid street parking	
<b>Available</b>	Immediately	
<b>Net Rent</b>	Contact listing agent for rates	
<b>Additional Rent</b>	\$9.91 (est 2025)	



**Bike  
Score**

71



**Walk  
Score**

95

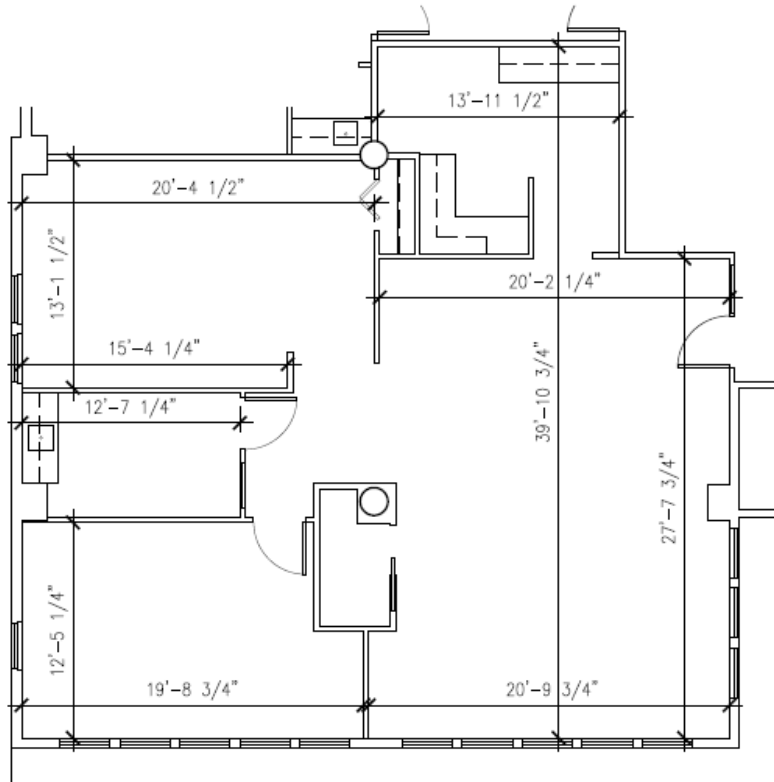


**Transit  
Score**

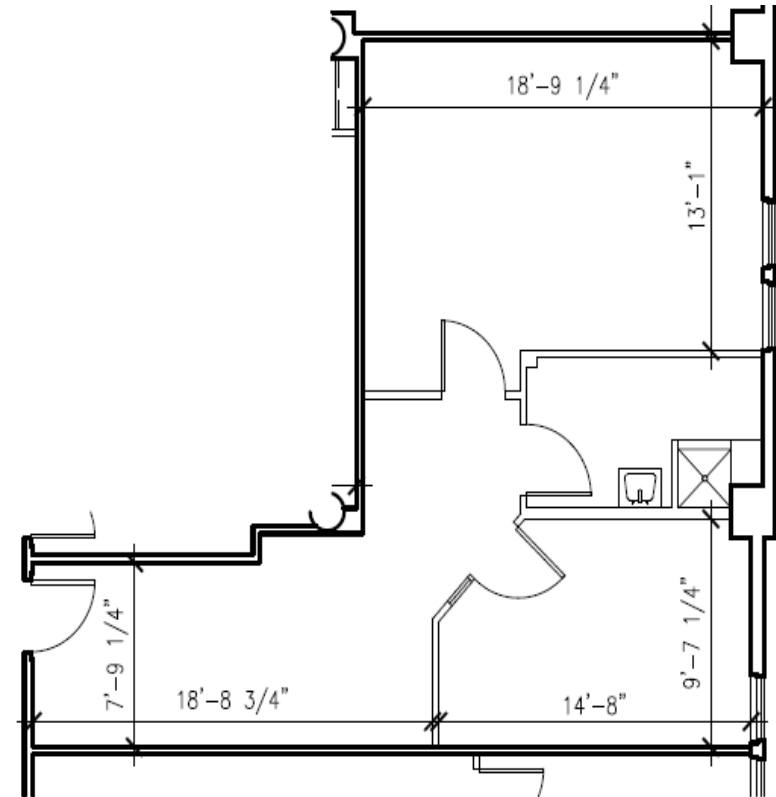
67

\* Rated out of 100

# Floor Plans



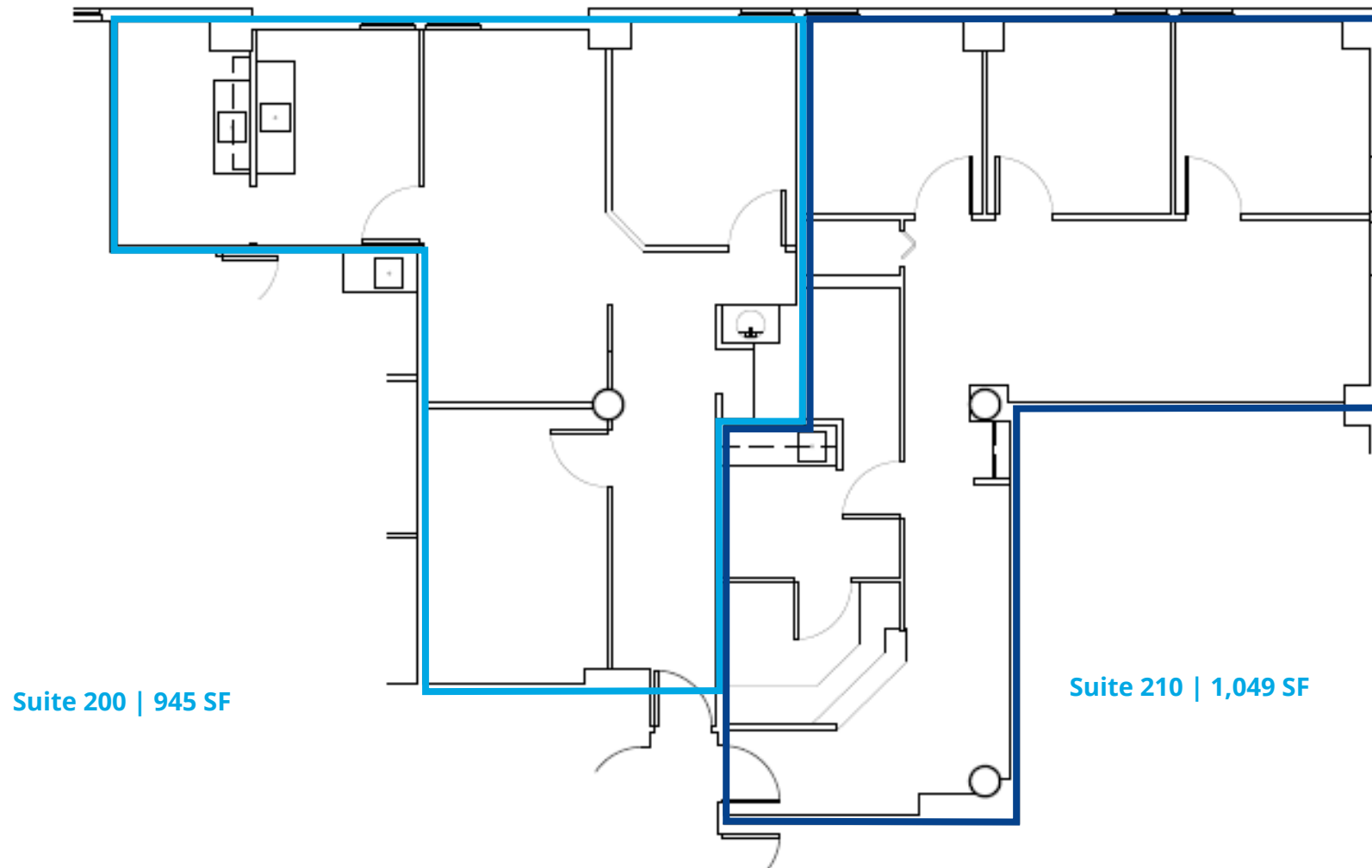
Suite 140 | 1,571 SF



Suite 215 | 816 SF

# Floor Plans

Suites 200, 210 & 215 can be combined





# Location Overview

The property is located in Downtown Dartmouth, a flourishing and spirited community with more than 200 businesses serving a growing population. The neighbourhood has undergone a metamorphosis in recent years into a hip and vibrant space with further growth on the horizon.

Within walking distance of the property are restaurants & bars, multiple parks, the public library, Dartmouth Commons walking trails, Sullivan's Pond, Lake Banook, and the Alderney Ferry Terminal. A short commute away is the Zatzman Sportsplex, Mic Mac Mall, Burnside Business Park, and Dartmouth Crossing.

## Demographics: 10 km Radius



**Current  
Population  
2023**

**295,180**



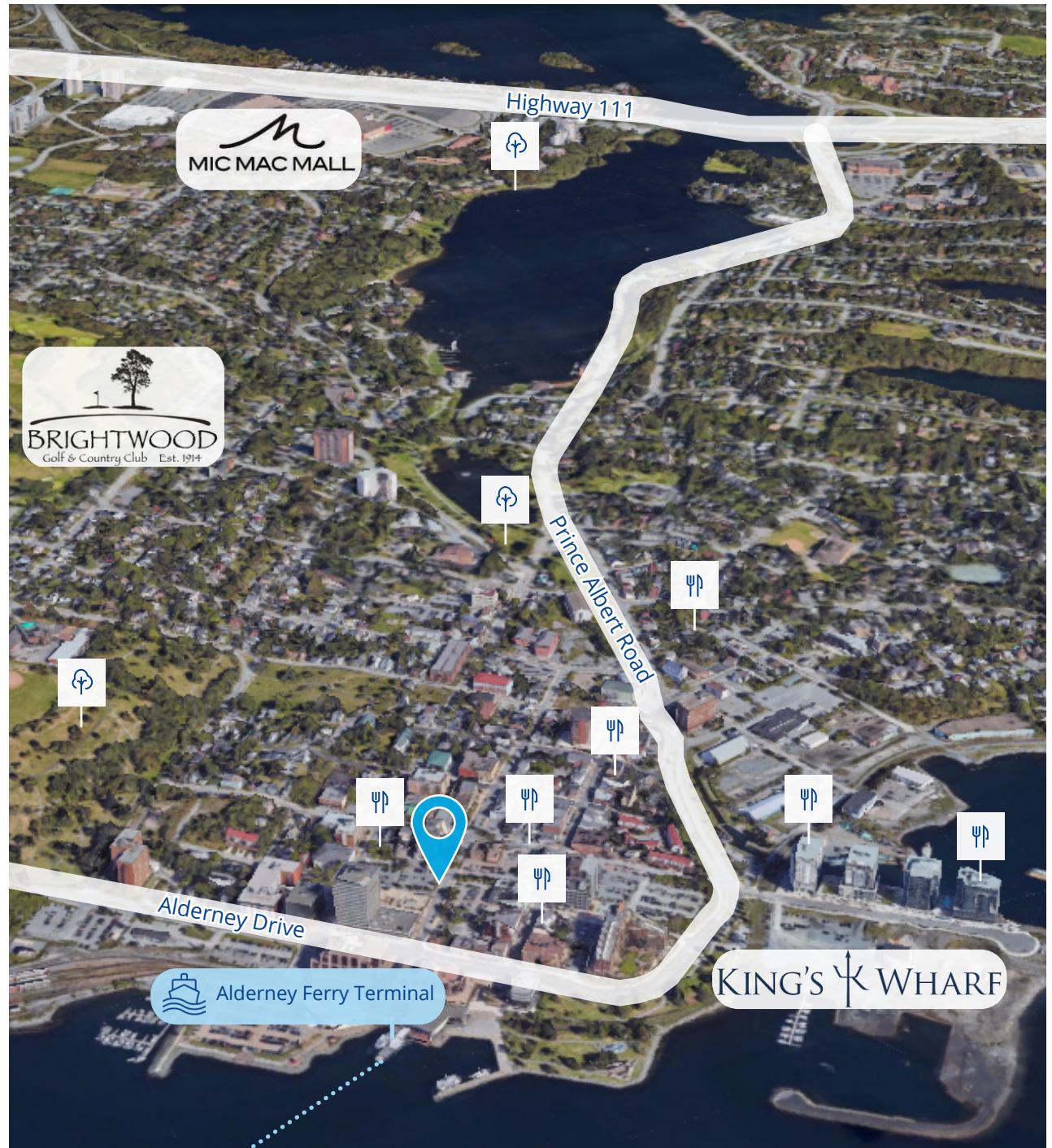
**Projected  
Population  
2033**

**345,879**



**Average  
Household  
Income 2023**

**\$97,000**







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