

FOR LEASE - OFFICE

SUNNYSIDE MALL

BEDFORD HOUSE

1595 BEDFORD HIGHWAY
BEDFORD, NOVA SCOTIA
B4A 3Y4

RBC BUILDING

1597 BEDFORD HIGHWAY
BEDFORD, NOVA SCOTIA
B4A 1E7



OFFICE SPACE FOR LEASE

DESCRIPTION

Sunnyside Mall is a 311,000 square foot shopping centre with 2 ancillary office buildings: Bedford House and the RBC Building.

- + Free Surface and underground parking for tenants and visitors
- + Conveniently located with quick access to major highways;
- + Units are enhanced with a great deal of natural light;
- + Mall amenities include Pete's Fine Foods, Marketside Food Court, Crystal Wine Merchants, RBC, Finbar's Irish Pub, Il Mercato, Second Cup



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CBRE

FOR LEASE - OFFICE SUNNYSIDE MALL

1595 & 1597
BEDFORD HIGHWAY
Bedford, Nova Scotia



BUILDING DETAILS

BEDFORD HOUSE

308	1,872 sq. ft.
409	1,575 sq.ft.
503	3,650 sq.ft.
603	5,124 sq.ft.
Base Rent	\$12.00 per sq.ft. per year
Taxes	\$5.23 per sq.ft. per year (2016)
CAM	\$8.70 per sq.ft. per year (2016)

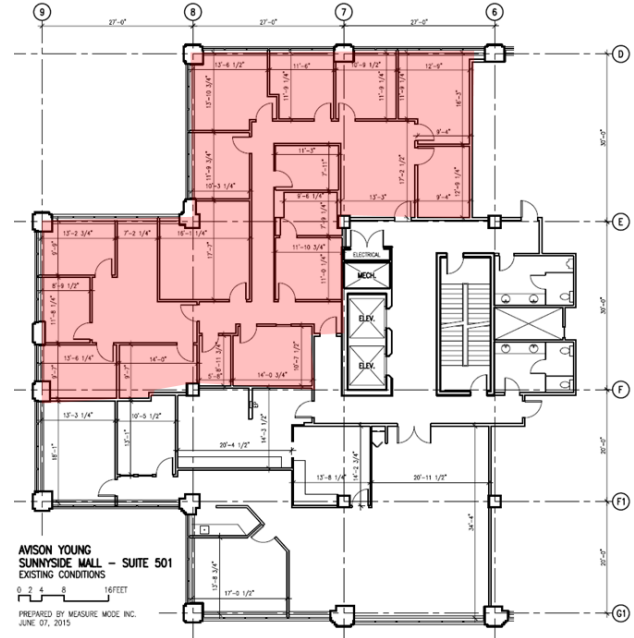
RBC BUILDING

301	2,450 sq. ft.
Base Rent	\$12.00 per sq.ft. per year
Taxes	\$5.41 per sq.ft. per year (2016)
CAM	\$8.70 per sq.ft. per year (2016)

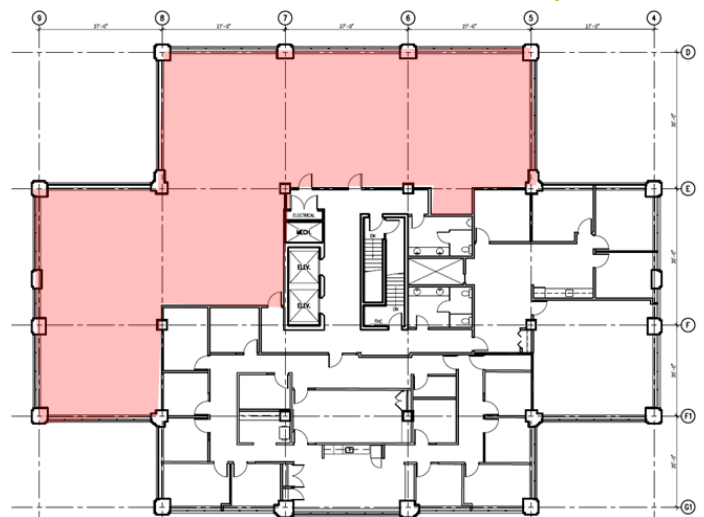
SUNNYSIDE MEZZANINE LEVEL

M100	30,000 sq. ft. (Undeveloped)
200	1,445 sq. ft.
232	1,873 sq. ft.
236	3,532 sq. ft.
233	1,613 sq. ft.
Base Rent	\$12.00 per sq.ft. per year
Taxes	\$5.23 per sq.ft. per year (2016)
CAM	\$8.70 per sq.ft. per year (2016)
Janitorial (all spaces)	\$1.34 per sq. ft. (At Tenant's Option)

BEDFORD HOUSE – SUITE 503 – 3,650 sq. ft.



BEDFORD HOUSE – SUITE 603 – 5,124 sq. ft.



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