



11 Glendale Avenue | Lower Sackville, Nova Scotia

# Office/ Retail space available **for lease**

Versatile commercial space in a high-visibility plaza at the busy Cobequid Road & Glendale Avenue intersection.

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Accelerating success.



# Property Overview



**Located in a growing neighbourhood**



**Versatile space for office or retail**



**High profile corner location**



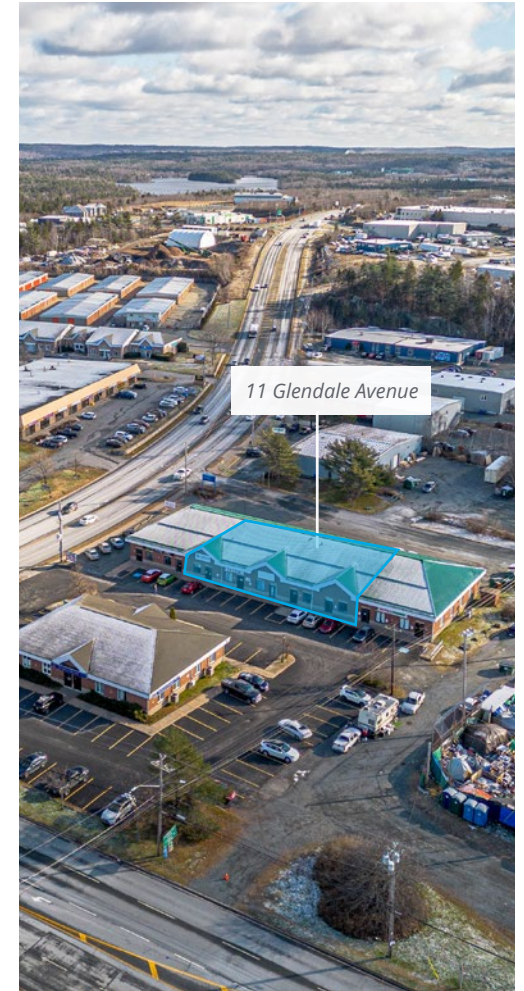
**Complimentary adjacent tenant uses**



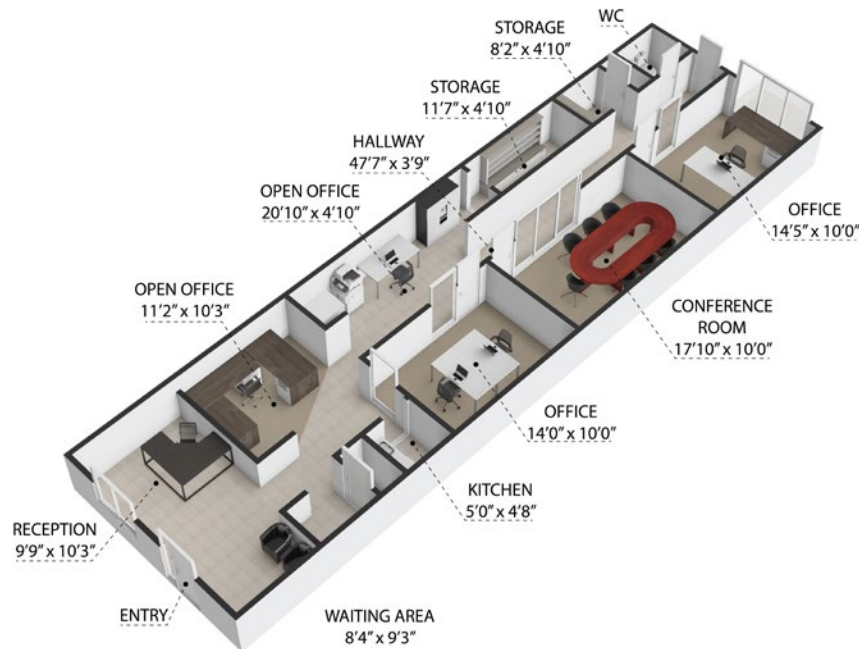
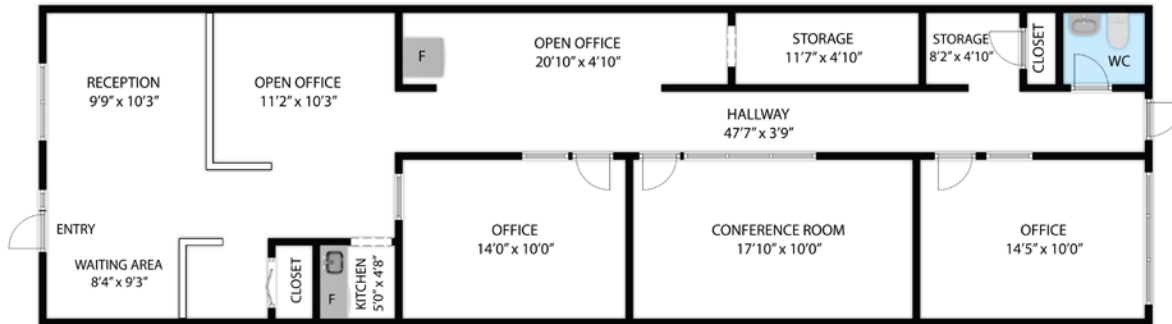
**Ample surface parking**

This flex commercial space is situated in a single-storey multi-tenant office/ retail plaza. The property offers ample surface parking and benefits from its prominent corner position, ensuring high visibility and easy accessibility.

<b>Civic Address</b>	Unit 3, 4, & 5 - 11 Glendale Avenue
<b>Location</b>	Lower Sackville
<b>Zoning</b>	BP (Business Park) Zone
<b>Area for Lease</b>	1,382 SF (Unit 3)
	2,116 SF (Unit 4)
	2,600 SF (Unit 5)
	6,098 SF (combined)
<b>Unit Layout</b>	Unit 3: Private offices, kitchenette, boardroom, & 1 washroom
	Unit 4: Private offices with open area
	Unit 5: Private offices, kitchenette, boardroom, & 2 washrooms
<b>Availability</b>	June 1, 2025
<b>Net Rent</b>	\$14.00 - \$15.00 PSF
<b>Additional Rent</b>	\$10.50 PSF (2025 estimate)



# Floor Plan

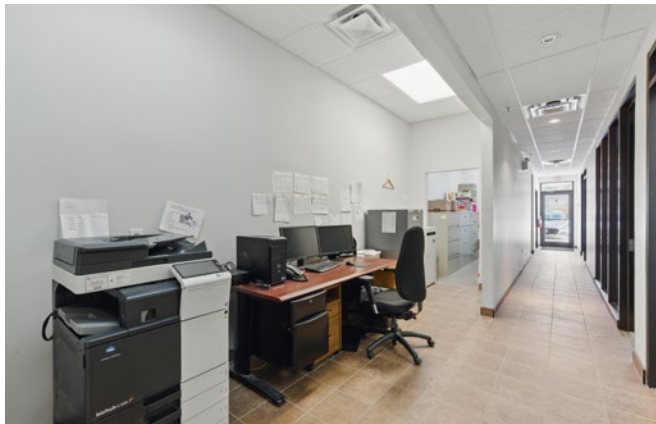


## Unit 3

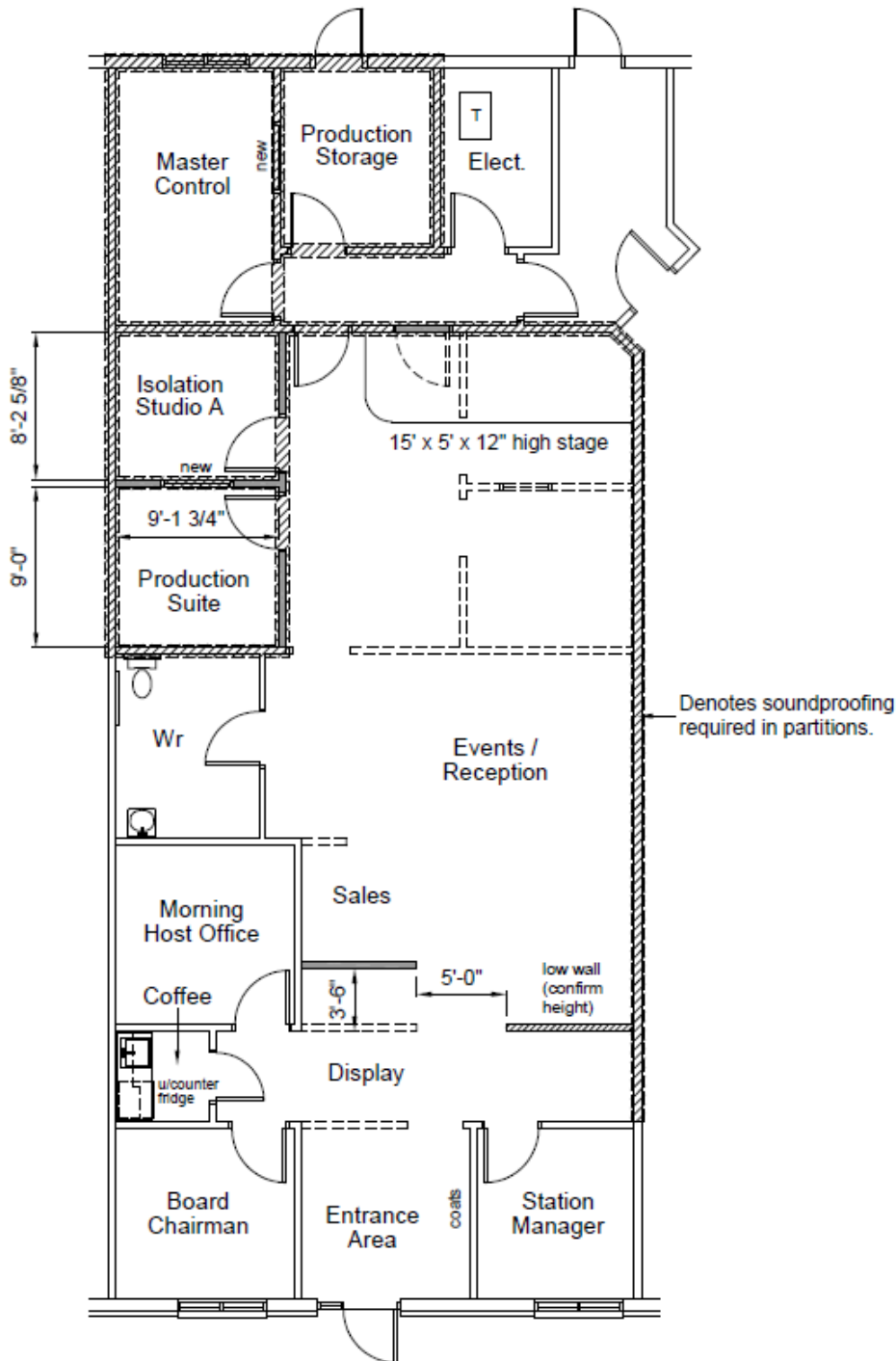
- Dedicated entrance
- Reception and waiting area
- 2 private offices with open area
- Boardroom
- Kitchenette
- Storage
- 1 washroom
- Can be combined with Unit 4 & 5 for 6,098 SF
- Available June 1, 2025

1,382  
SF available





# Floor Plan

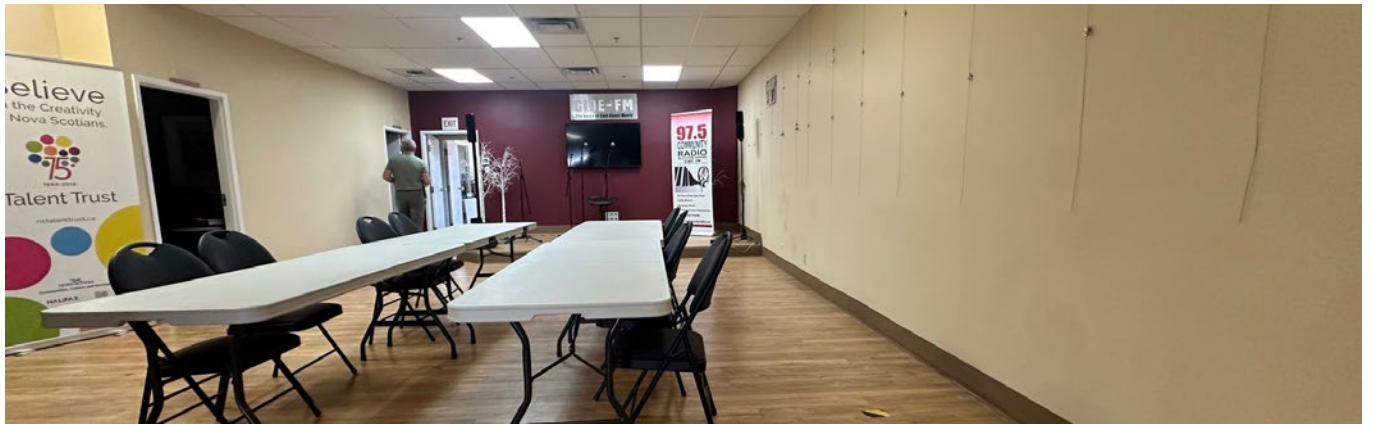
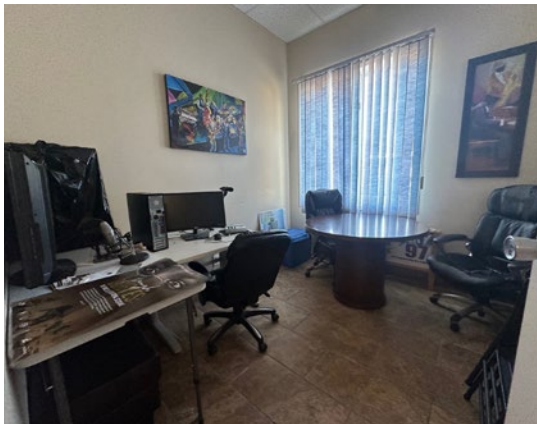
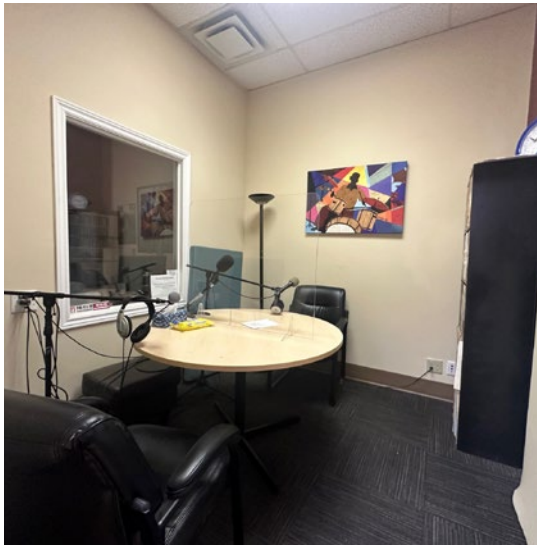


## Unit 4

- Dedicated entrance
- 3 private offices
- Reception area
- Private washroom
- Open area with a stage
- Sound proofed rooms specialized for radio/ music production
- Can be combined with Unit 5 & 6 for 6,098 SF
- Available June 1, 2025

2,116  
SF available





# Floor Plan

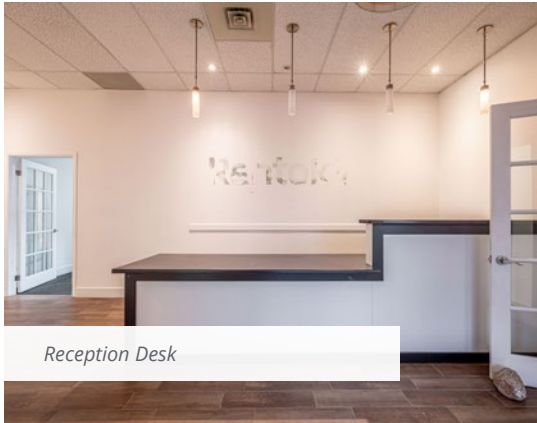


## Unit 5

- Dedicated entrance
- 9 private offices
- Reception area
- Two private washroom
- Kitchenette/ staff room
- Boardroom
- Two storage rooms
- Can be combined with Unit 4 & 5 for 6,098 SF
- Available June 1, 2025

2,600  
SF available

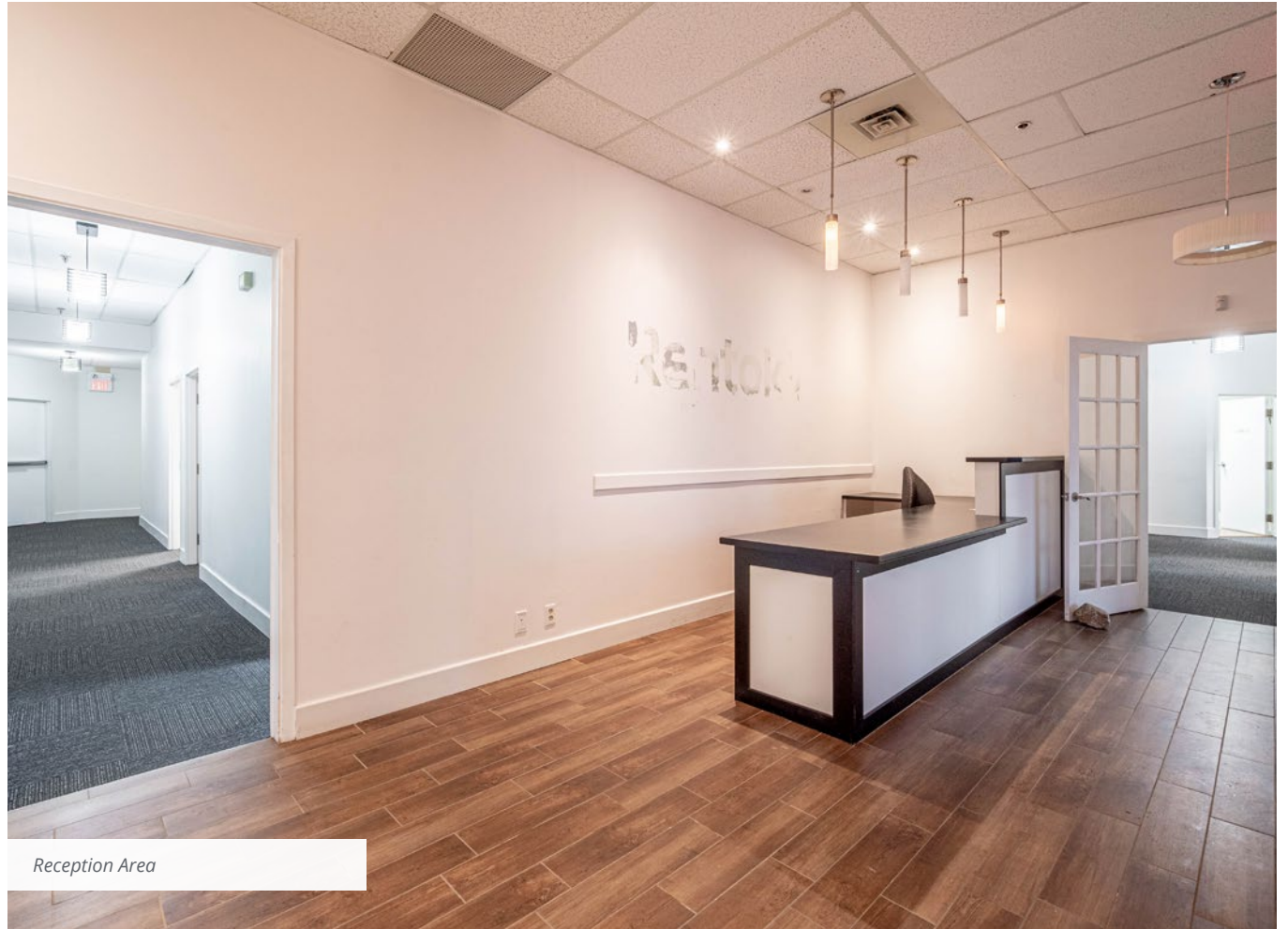




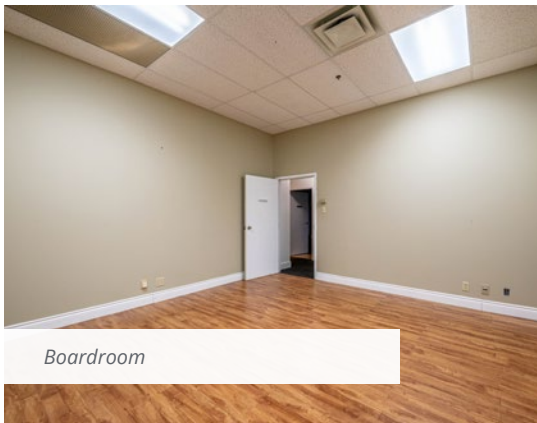
*Reception Desk*



*Private Office*



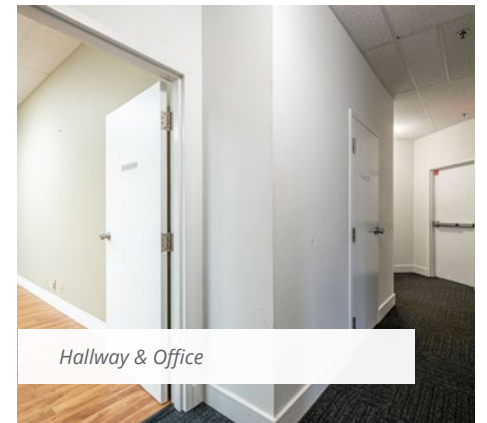
*Reception Area*



*Boardroom*



*Kitchenette/ Break Room*



*Hallway & Office*



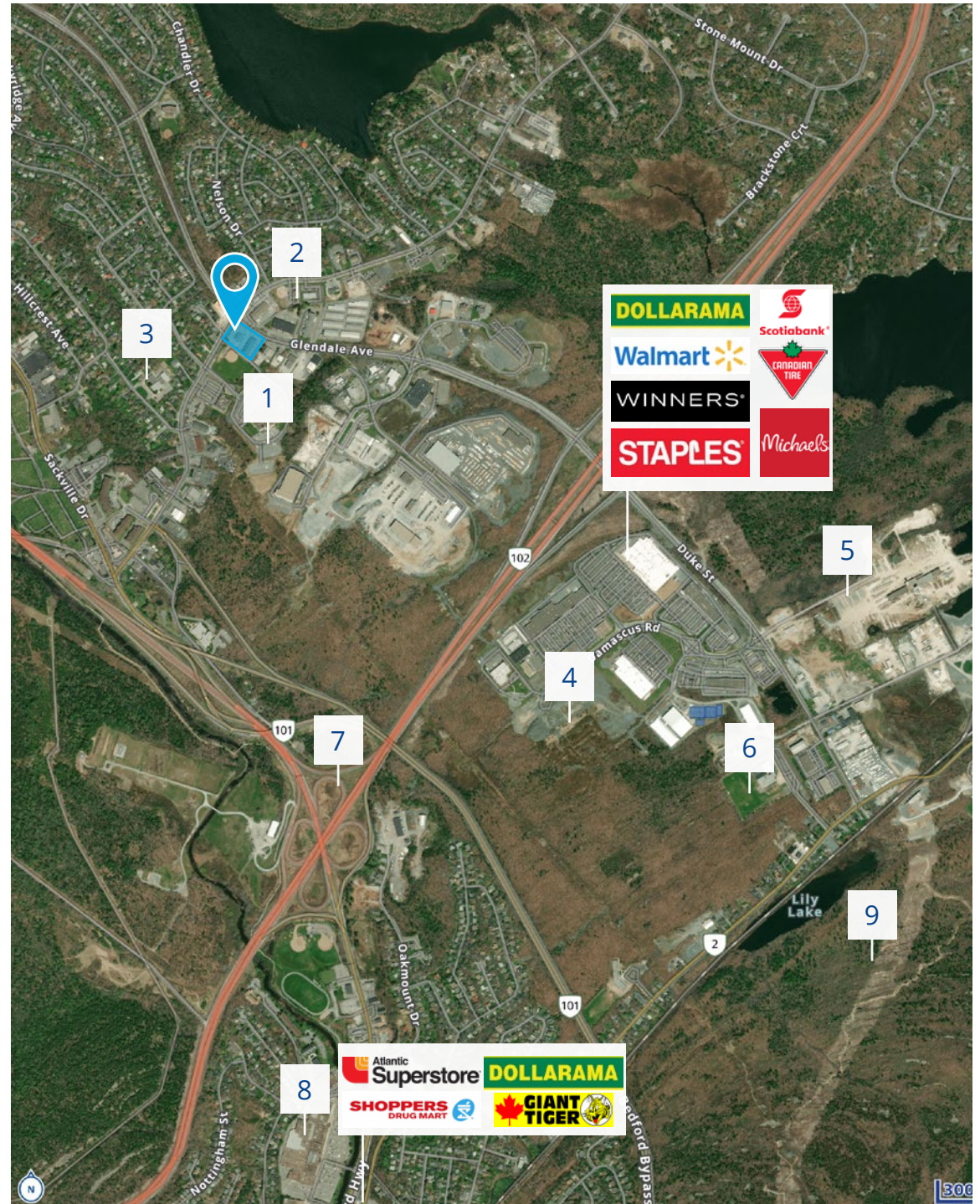
# Location Overview

## Lower Sackville, Nova Scotia

This property is very well located in a busy commercial node. It is ideally situated on the corner of Cobequid Road and Glendale Avenue with excellent access via driveways off of both Cobequid Road and Glendale Avenue. It is a short distance to a range of amenities including Bedford Commons shopping area, restaurants, Cobequid Community Health Centre, and public nature trails. The soon-to-be completed Burnside Expressway (an extension of Highway 107 connecting Burnside with Sackville and Bedford) is less than 3 kms away, further enhancing the ease of access to the property.

## Nearby Amenities

-  11 Glendale Avenue
- 1 Cobequid Community Health Centre
- 2 Tim Horton's restaurant
- 3 Hillside Park Elementary School
- 4 Bedford Commons
- 5 Bedford Industrial Park
- 6 Rocky Lake Junior High
- 7 Intersection of Hwy 101 & Hwy 102
- 8 Bedford Place Mall
- 9 New Burnside Expressway







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