

# FOR LEASE

## 36 BROOKSHIRE COURT | BEDFORD, NS OFFICE / COMMERCIAL

**kw** COMMERCIAL  
ADVISORS  
A DIVISION OF KELLER WILLIAMS SELECT REALTY



### LOCATION OVERVIEW

The subject property is located on Brookshire Court, with full exposure on the Hammonds Plains Road and easy access to Highway 102 via the Bicentennial Highway. Highway 102 leads to Downtown Halifax and intersects with other major highways leading to the South Shore, the Annapolis Valley, the Halifax Airport and New Brunswick via Truro.

### PROPERTY FEATURES

- Professional Class B office space
- Attractive central lobby with 2nd floor interior corridor
- Ground floor and second level options. Second level has at Grade entrance
- Free ample parking
- Professional tenant mix in a clean, well maintained building
- Excellent exposure with quick access to Highway 102

**SPACE AVAILABLE:** Unit 1: 2,747 SF  
Unit 12: 1,800 SF  
Unit 21: 900 SF

**LEASE RATE:** Lower: \$15.00 Net PSF  
Upper: \$12.00 Net PSF



**Ally Connors**  
Real Estate Advisor  
902.717.4824  
allythibodeau@kwcommercial.com

**KELLER WILLIAMS SELECT REALTY**  
6080 Young Street, Suite 308  
Halifax, NS B3K 5L2  
www.kwcommercialhalifax.com



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**EXTERIOR PHOTOS**



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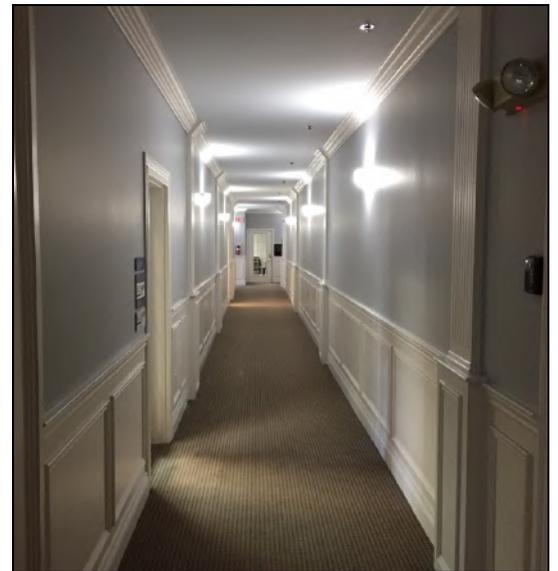
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**UNIT 1 – 2,747 SF | MAIN LEVEL – OPEN CONCEPT | FORMER VET CLINIC**



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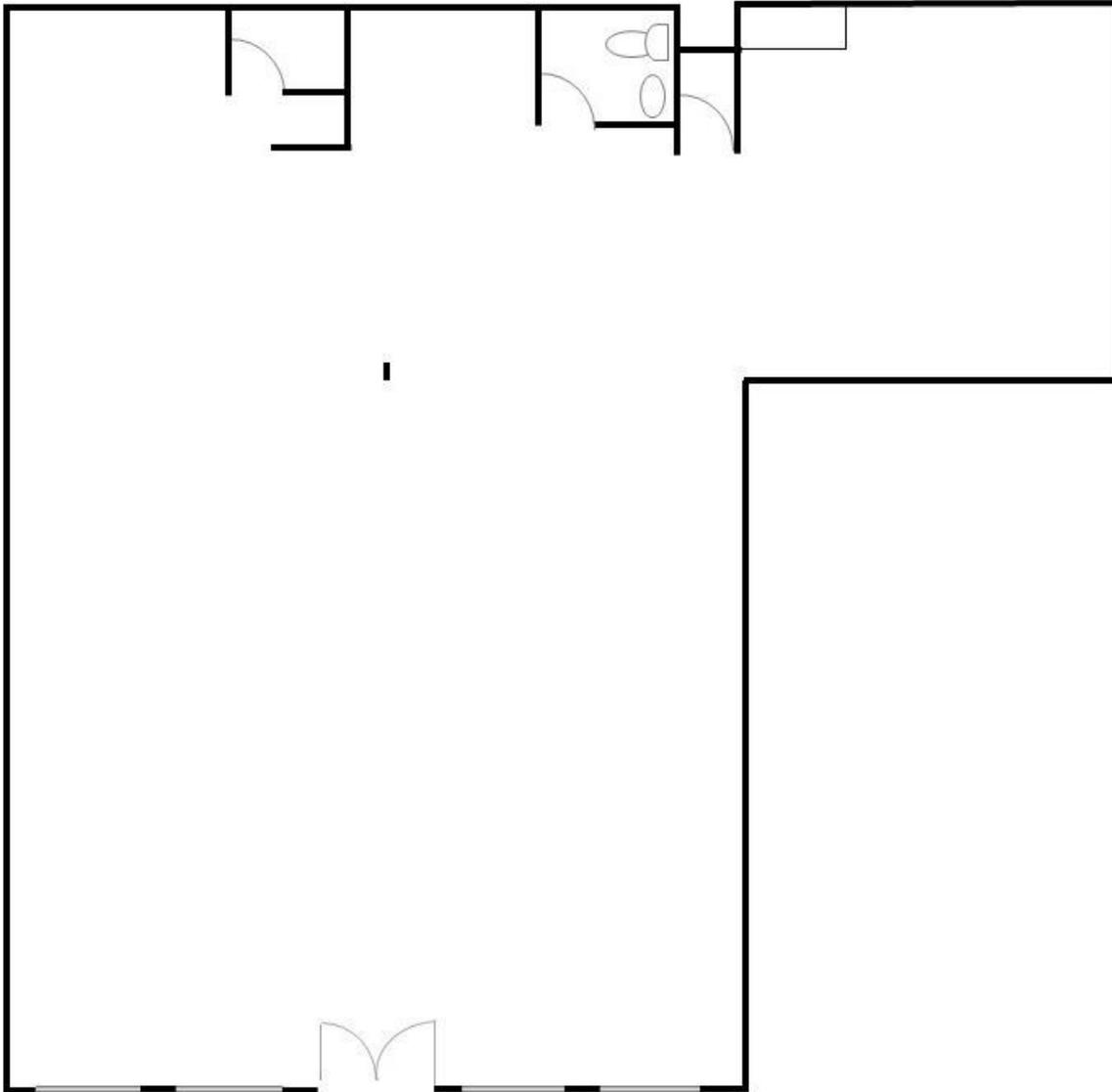


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UNIT 1 – 2,747 SF



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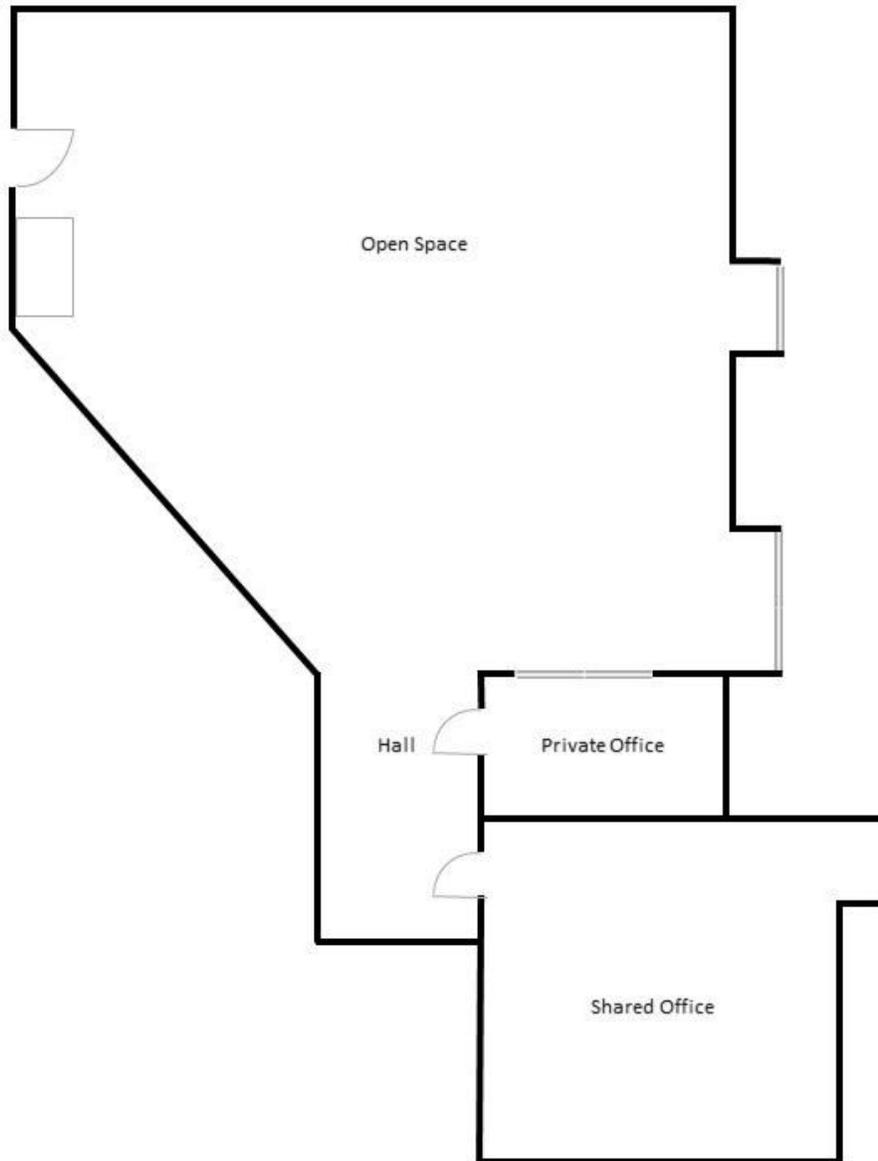


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**UNIT 12 – 1,800 SF | 2ND LEVEL OFFICE**



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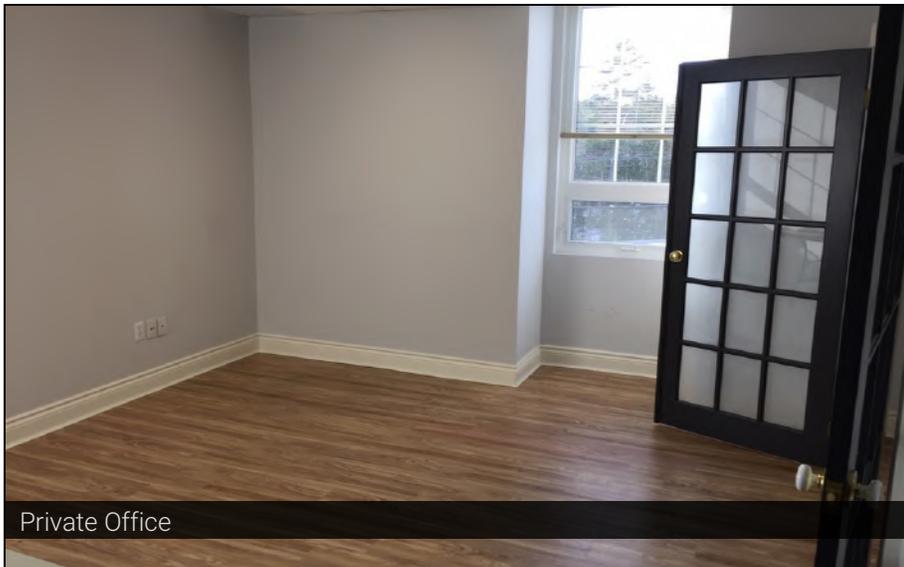
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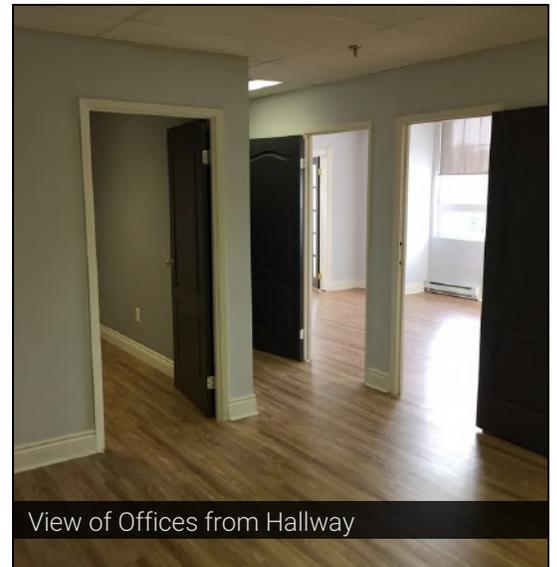
**UNIT 21 – 900 SF | 2ND LEVEL OFFICE**



View of Hallway from Private Office



Private Office



View of Offices from Hallway

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UNIT 21 – 900 SF

