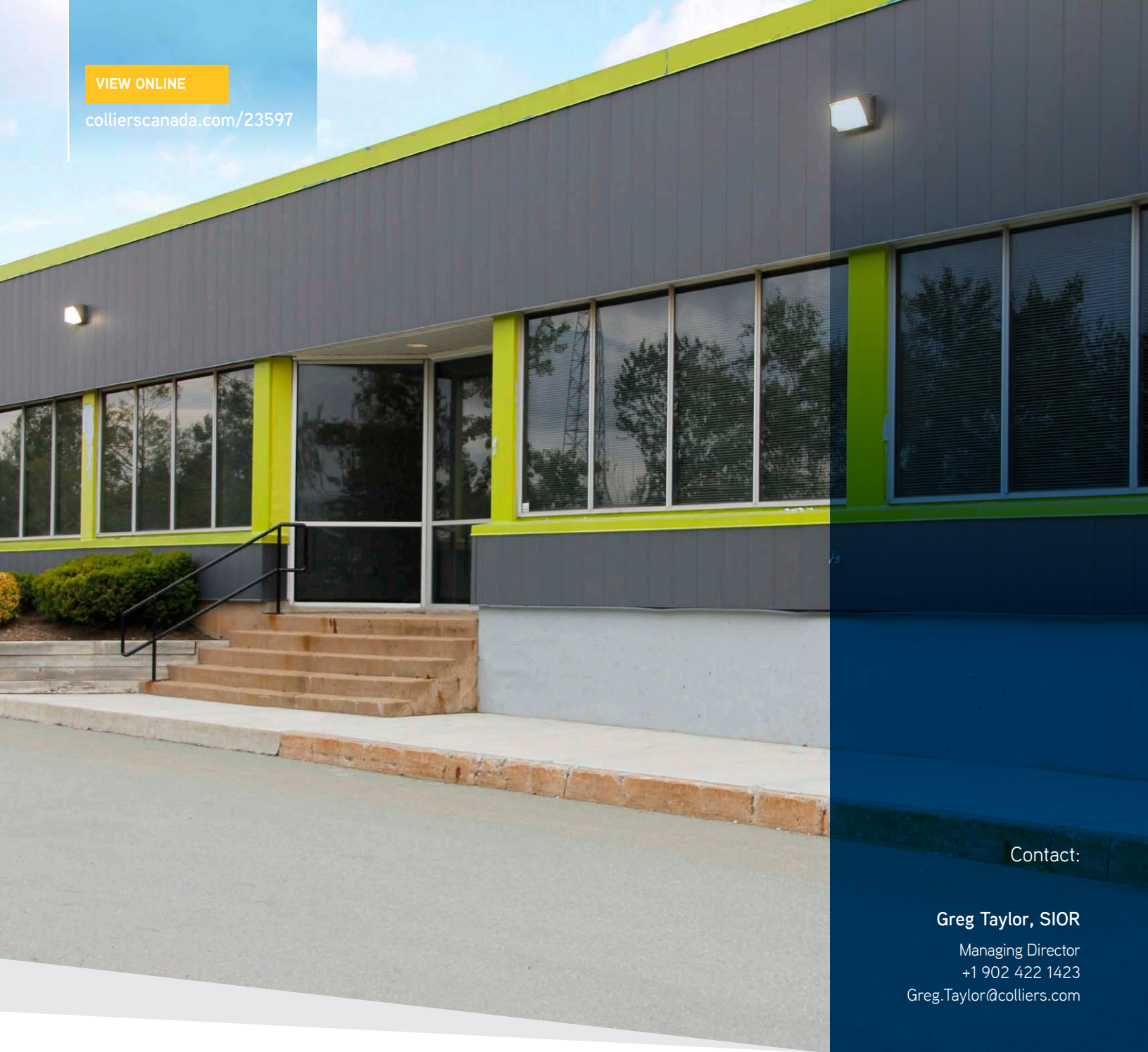


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Contact:

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Greg.Taylor@colliers.com

FOR LEASE | 200 Bluewater Road, Bedford | NS

Bright, Ground Level Office

Conveniently located in Atlantic Acres Business Park, Bluewater Park offers 7,085 square feet of bright, clean office space with existing leaseholds for the value conscious tenant. This spacious unit provides several private offices, reception area, boardroom, large open workspace area, kitchen and lunchroom, storage, two entrances, and washroom facilities. Large windows provide an abundance of natural light. There is ample on-site parking for staff and guests.

 **Manulife Real Estate**

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Dartmouth, NS | B3B 1T5
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FOR LEASE | 200 BLUEWATER ROAD, BEDFORD | NS

Atlantic Acres Business Park is 3km from Highway 102, offering easy access to the Downtown Halifax Business District, port facilities, and the Halifax Stanfield International Airport. Nearby amenities include overnight accommodations, restaurants, grocery, banking, postal outlet, emergency services and childcare.



Over 220
Parking Spaces



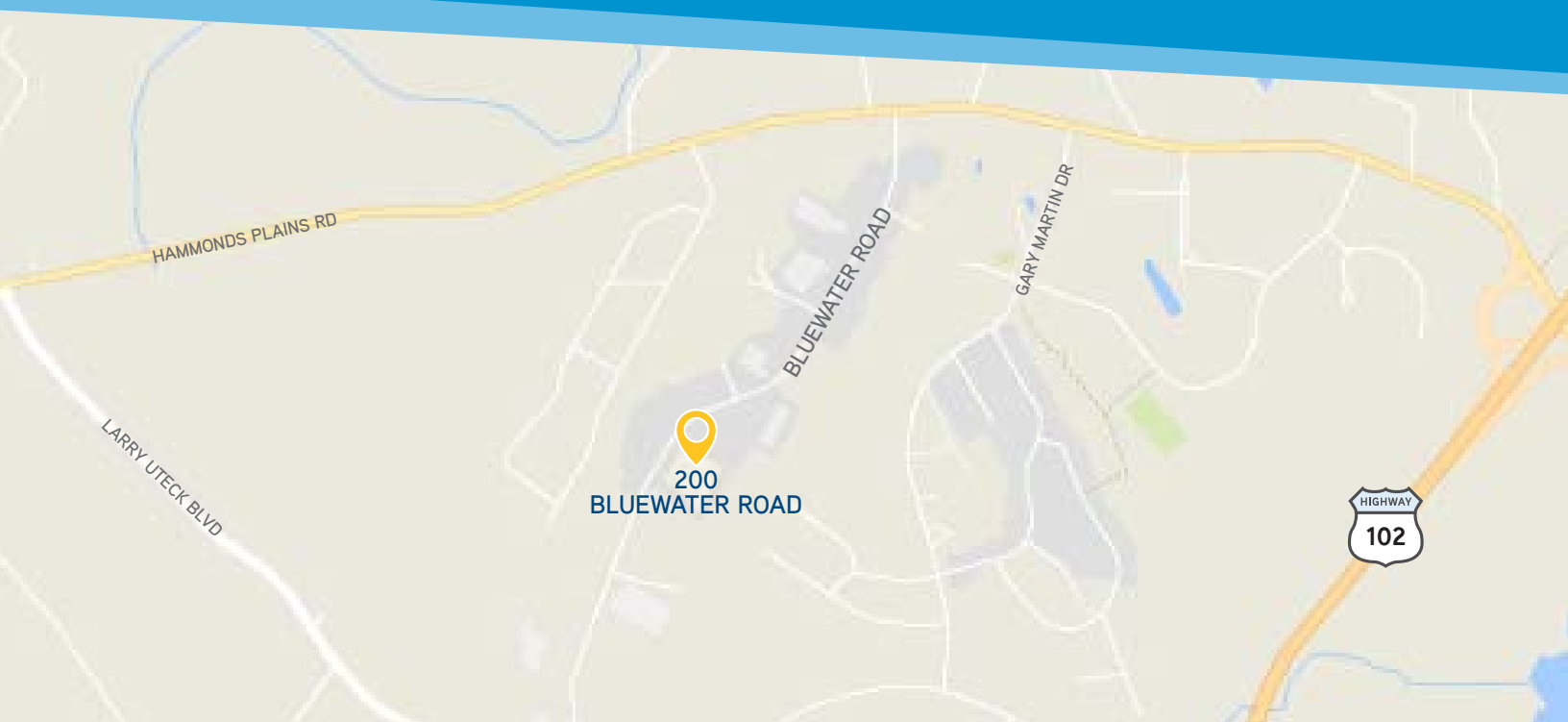
Public Transit
Bus



Hwy. 102 &
Hammonds Plains Rd

Office Space > Ground Floor

- > **7,085 SF office**
- > Existing leasehold improvements
- > Abundant natural light
- > Free parking on-site
- > Stand alone HVAC system
- > Centrally located with easy commutes
- > Asking net rent \$10.00 PSF
- > 2021 CAM & taxes (est) \$5.17 PSF





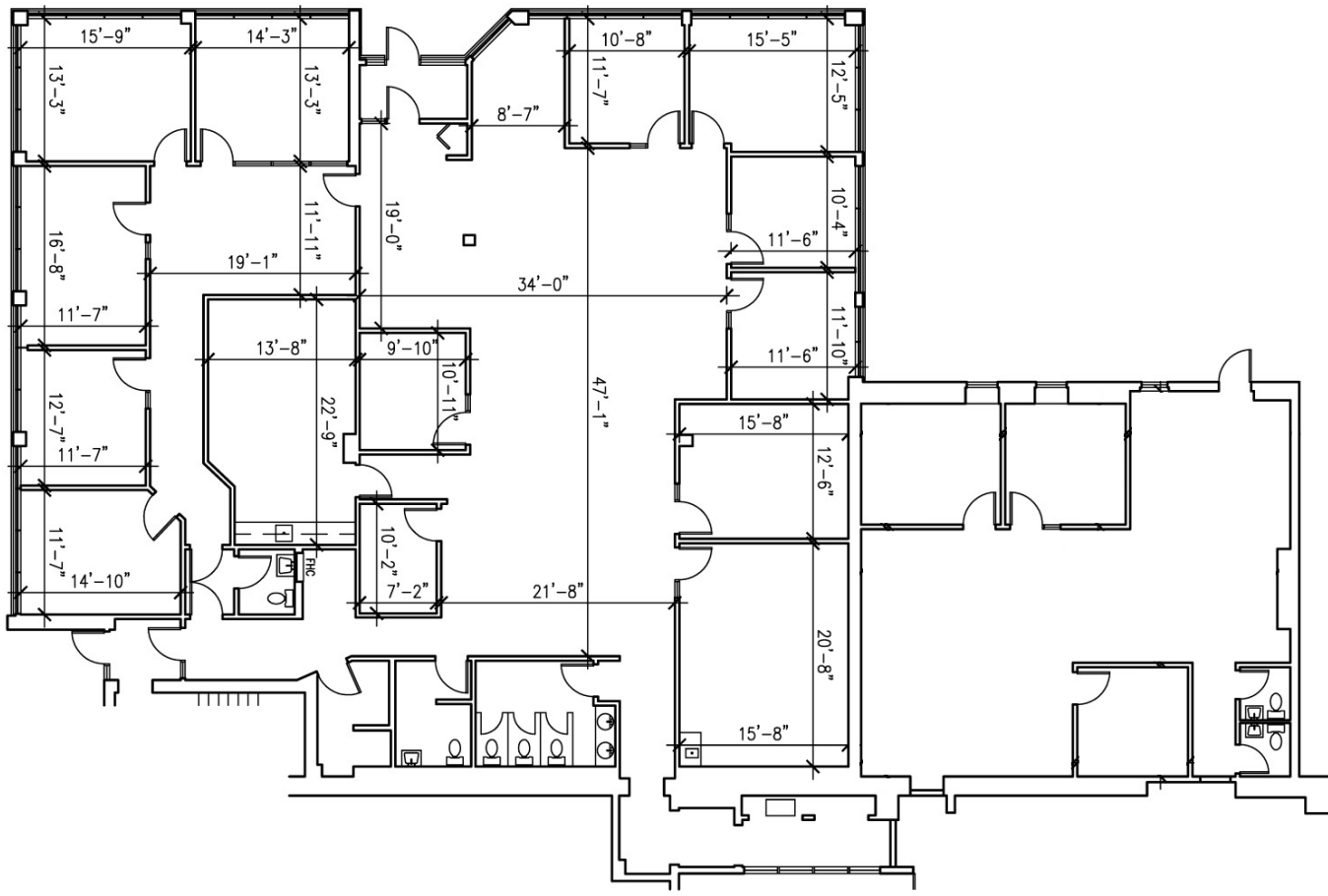
Gallery

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Available Space & Costs

Ground Floor Office	7,085 SF
Net Rent	\$10.00 PSF
Additional Rent (est 2021)	\$5.17 PSF



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