



CLASS A OFFICE SPACE

FOR LEASE

# 168 Hobson Lake Drive

*Halifax, NS*

## GREAT COMMUNITY | 168 Hobsons Lake Drive

is ideally located in Bayers Lake, one of Halifax's most prominent commercial nodes. This area is home to more than 300 businesses including many national retailers and brands, grocers, gas stations and restaurants; all of which benefit from the growing multi-residential communities nearby.



New 3 storey  
office building



Ample on-site  
free parking



Up to ±95,000 sf  
available



Available  
Immediately



# Location Overview

Ideally located in the rapidly developing area of Bayers Lake, one of Halifax's most prominent commercial nodes. This class A office development located at 168 Hobsons Lake Drive is easily accessible from major highways and benefits from its proximity to the new QEII Hospital and surrounding amenities.



Located in one of Halifax's most prominent commercial nodes



Easily accessed from major highways



Minutes to Downtown, dense residential nodes and the Port



Proximal to major retailers, restaurants and the new hospital

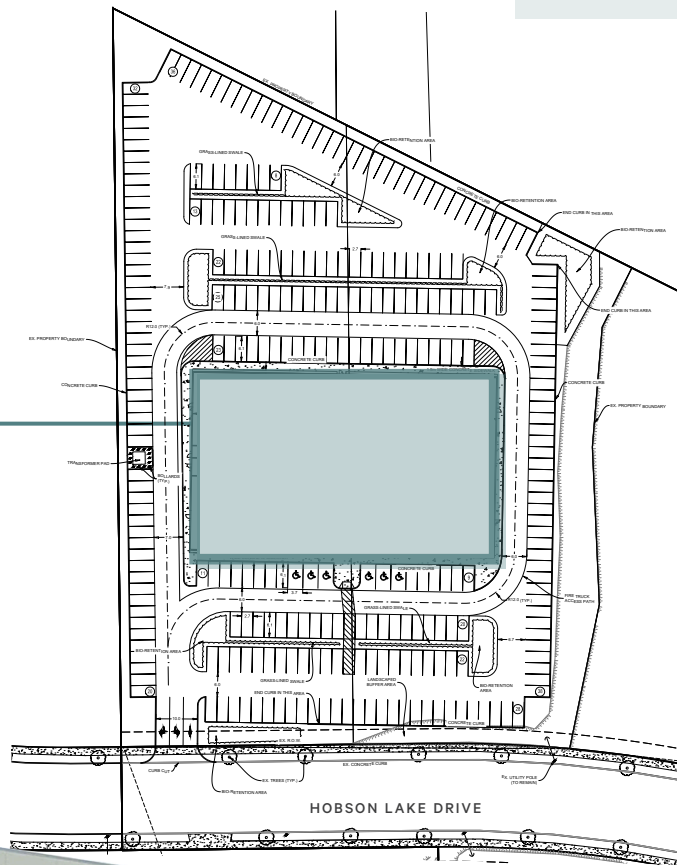


# Property Overview

This highly efficient building offers the largest contiguous floor plates in the suburban office market and features exceptional natural light which floods in from all sides. Situated on a ±85,800 sq. ft. lot, your staff and clients will benefit from ample free on site parking.

## Site Plan

3 STOREY  
OFFICE BUILDING  
100,000 SQ. FT.



**Civic Address**

168 Hobson Lake Drive, Halifax

**Rent**

Please contact

**Property Type**

3 Storey Office Building

**Parking**

Free on-site parking

**Floorplate Size**

Ground Floor - 29,000 SF

Second Floor - 33,000 SF

Third Floor - 33,000 SF

**Total - ±95,000 SF**

**Available**

Immediately



Large Contiguous Floor Plates



On-site Café



Building Signage Available



On-site Fitness Facility



Ground Floor Retail Options

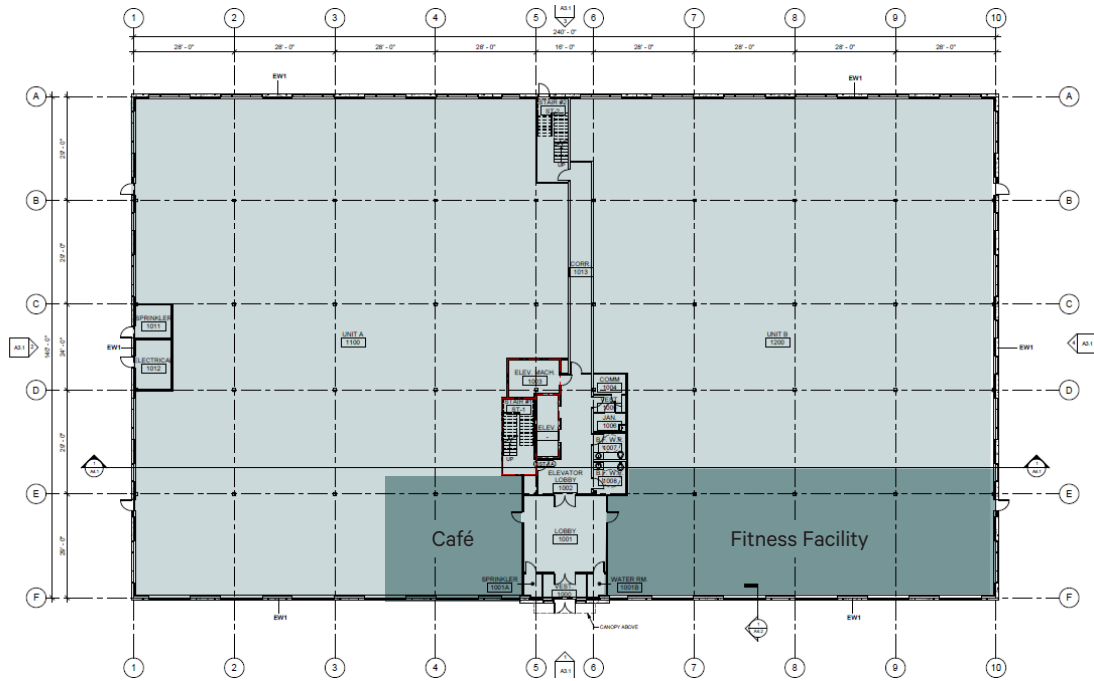


Free On-site Parking

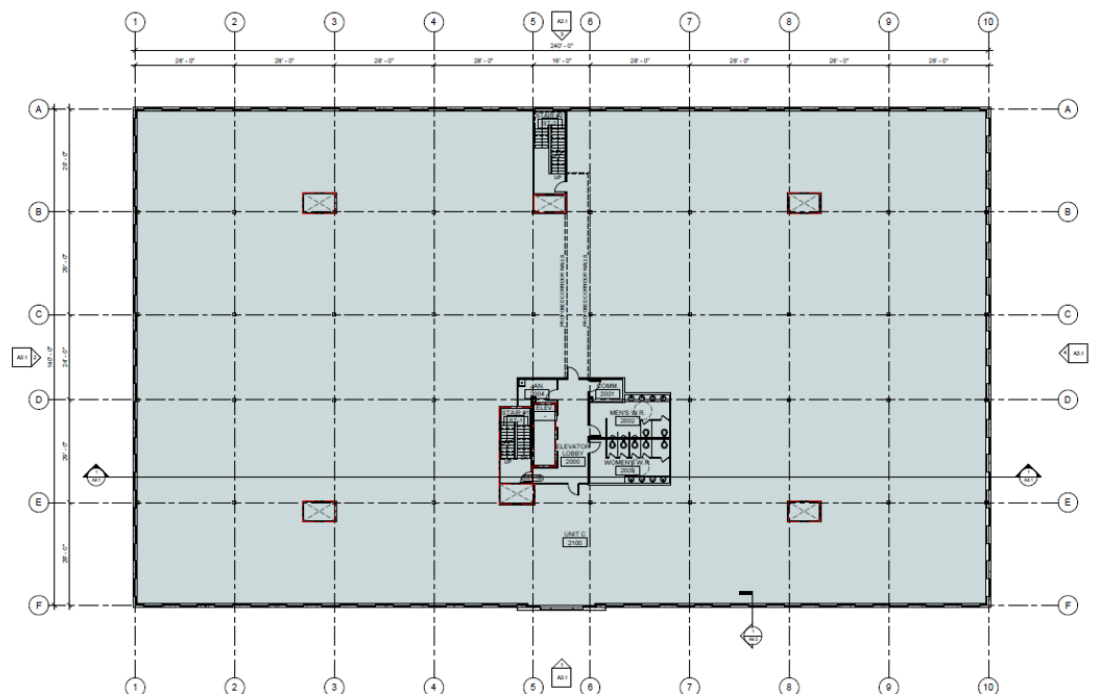


# Floor Plans

## GROUND FLOOR – 29,000 SF



## SECOND & THIRD FLOOR – 33,000 SF FLOORPLATES





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*For more information, please contact:*

**MAT HOUSTON**

Associate Vice President  
T 902 492 2074  
mathew.houston@cbre.com

**DONALD TABOR**

Sales Representative  
T 902 492 2061  
donald.tabor@cbre.com

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