



Colliers

Flexible  
Demising  
Options

102 Chain Lake Drive | Halifax, NS

# Flexible office space for lease

Create your productive work environment at 102 Chain Lake Drive. Second floor open plan office space with an industrial feel gives you endless possibilities with flexible space options.

- Spacious industrial feel, ideal for IT co-working space, pilates/yoga studio
- An abundance of amenities in the immediate area, many within easy walking distance
- Quick access to major traffic routes resulting in easier commutes
- Free on-site parking

## Key Highlights



Dedicated  
entrance



Abundant  
parking

### Matthew Graham

Senior Sales and Leasing Representative  
+1 902 210 5096  
Matthew.Graham@colliers.com

### Zach Taylor

Sales and Leasing Representative  
+1 902 240 8120  
Z.Taylor@colliers.com



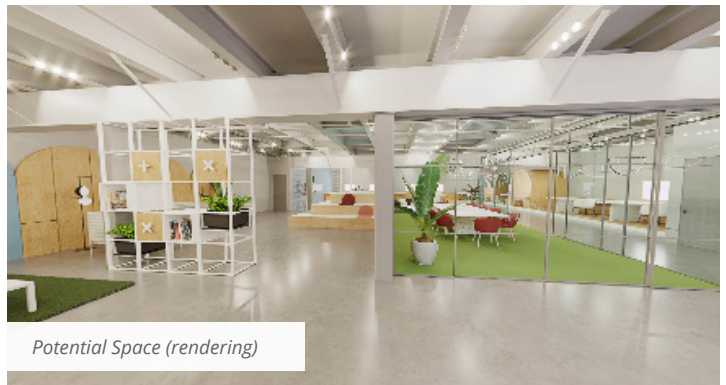
Existing Space



Existing Space



Potential Space (rendering)



Potential Space (rendering)

## Features

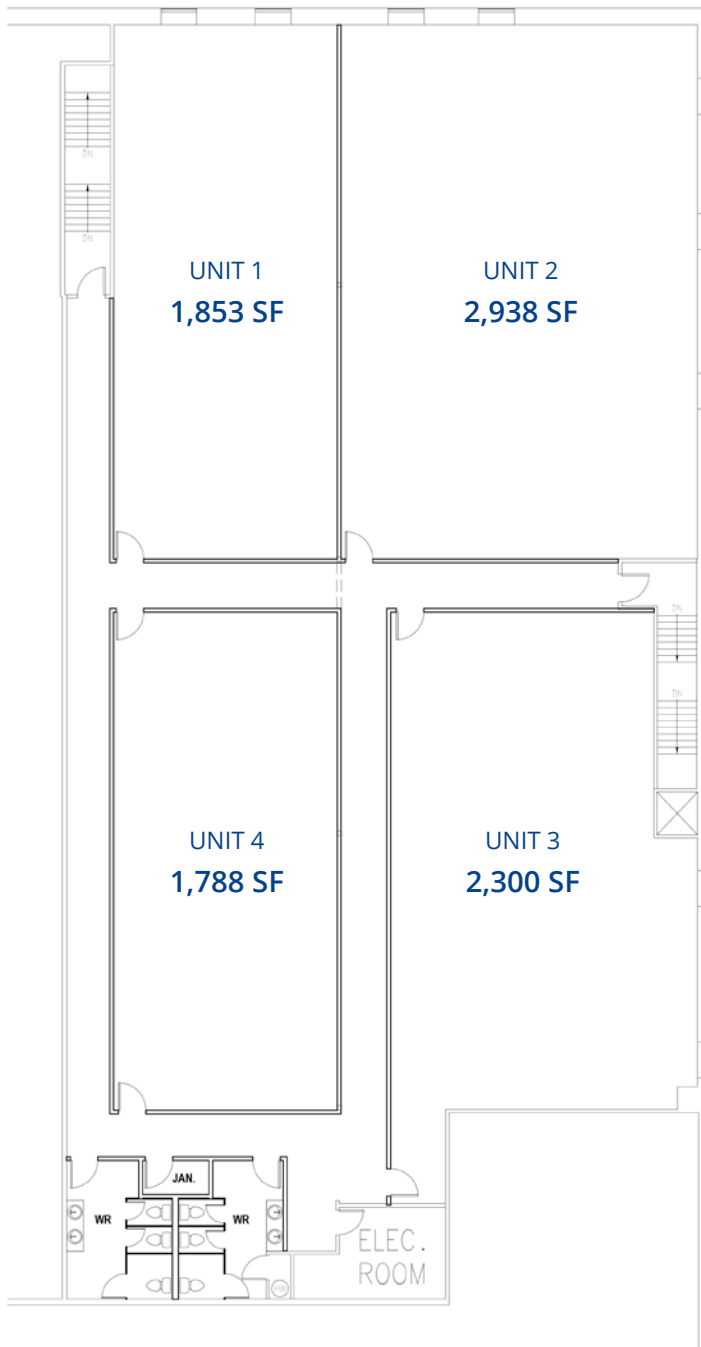
- Spacious industrial feel with an open plan layout
- An abundance of amenities in the immediate area, easy walking distance to Tim Horton's, Starbucks, Wendy's
- Ample free on-site parking
- Close to public transit stops
- Minutes from Bayers Lake retail area
- **Net Rent - Contact Listing Agents**  
**CAM & Taxes - \$10.56 (PSF) 2026 est.**



8,879 SF  
available

\*possible demising options

# Demisable Space Options



## Space Details

- Open plan layout, flexible for multiple office designs
- New, expansive windows create a bright, open atmosphere
- Units 1 & 2 can be combined for 4,791 SF

## Fully customizable space!

An open plan layout offers a flexible space, perfect for numerous uses:

### Health & Wellness Services

Pilates/Yoga Studio, Massage Therapy, Spa

### Professional Services

Insurance, Legal Services, IT Co-Working Space, Marketing Agency, Real Estate Office



## Demographics (10 km radius)



Current  
Population  
**258,949**



10 Year Projected  
Population  
**300,806(+3.0%)**



Average  
Age  
**39.5**



Average  
HH Income  
**\$98,745**



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