

# Finished, Ground Level Office Space in Bayers Lake

**OFFICE FOR LEASE** | 300 Horseshoe Lake Drive, Halifax, NS

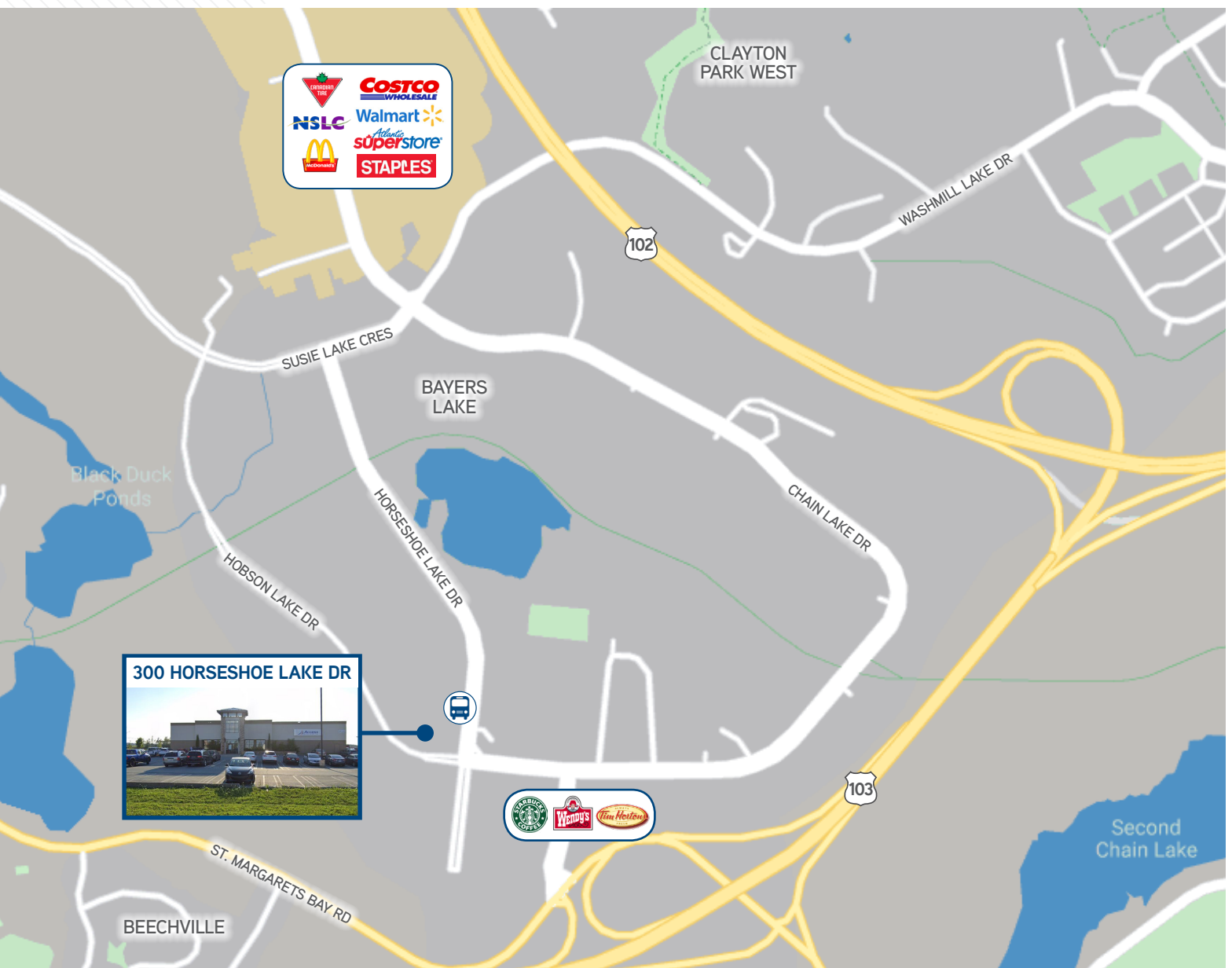
Up to 7,432 square feet of finished ground level office space in Bayers Lake Business Park. Ideally situated on Horseshoe Lake Drive, this corner property boasts excellent visibility in a high traffic location, exterior signage opportunities, and ample on-site parking. Minutes from shopping, dining, banking, fitness facilities, and directly located on a public transit route.

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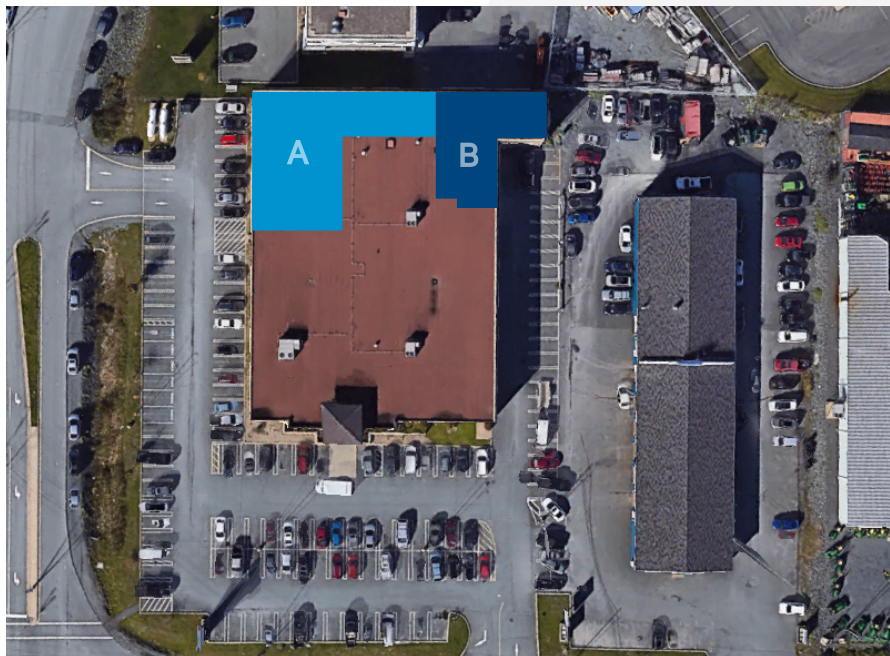
**Bayers Lake** | With over 300 businesses, Bayers Lake Business Park is one of the major concentrations of retail and commercial in Greater Halifax.

Located at the junction of Highways 102 and 103, Bayers Lake provides easy commutes to downtown Halifax, port facilities and outlying areas.



## PROPERTY FEATURES

-  Single storey commercial building
-  Well maintained building
-  Public transit stop next to property
-  Free on-site paved parking
-  Pylon and building signage opportunities
-  Amenity rich area



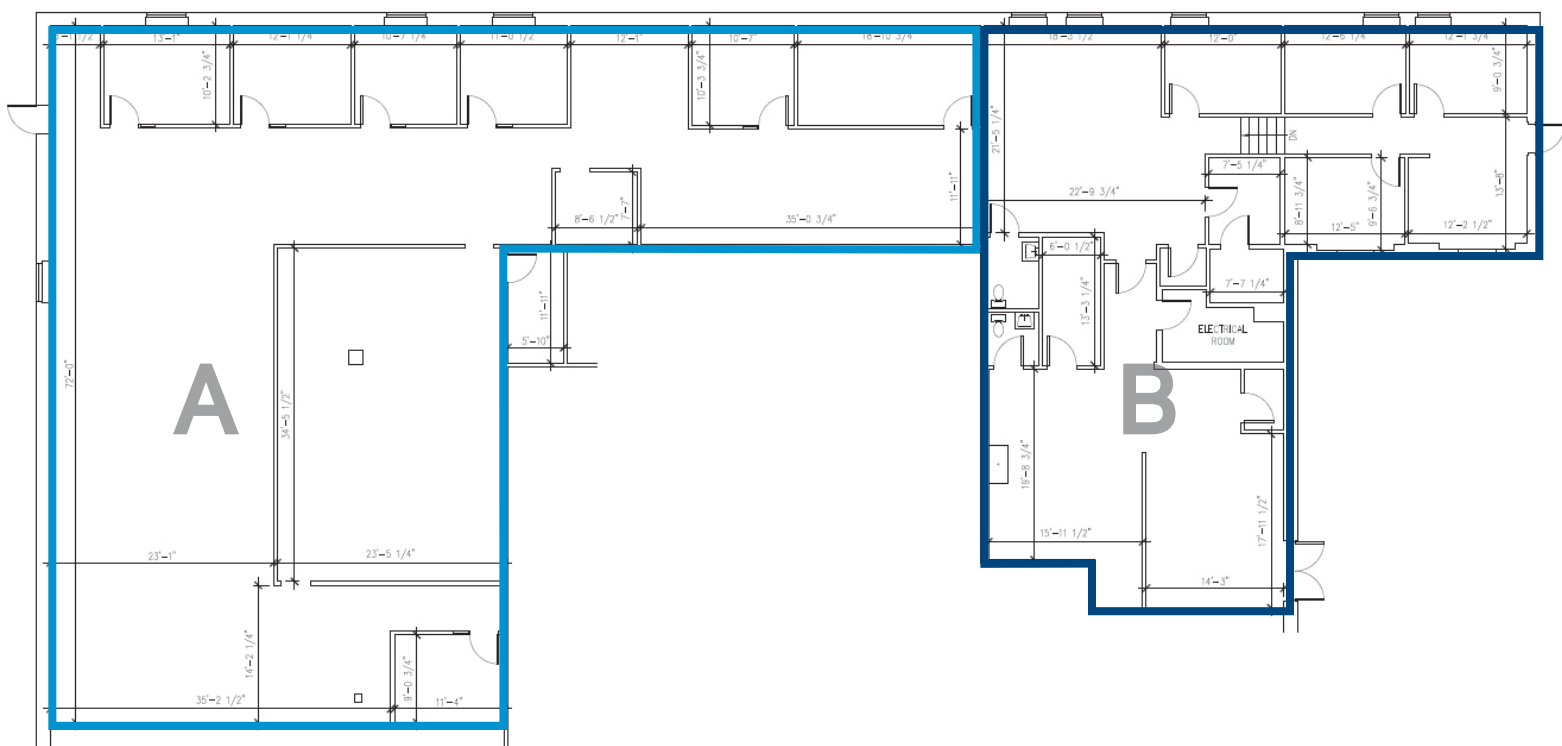
### SPACE A

- 4,838 SF finished office
- 6 private offices, reception, file storage, open work space area
- Dedicated exterior entrance
- Available immediately
- Asking net rent \$12.00 PSF
- CAM & taxes (2020 est) \$12.20 PSF

### SPACE B

- 2,594 SF finished office
- 4 private offices, reception, open work space area
- Storage area with double man doors
- Dedicated exterior entrance
- Available with 60 notice
- Asking net rent \$12.00 PSF
- CAM & taxes (2020 est) \$12.20 PSF

\*Spaces can be combined for a total of 7,432 SF







## CONTACT US

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