AVISON YOUNG

Office building for lease

209 Aerotech Drive
Halifax , NS B2T 1K3

Cost-effective office space in a central location

Property Description

Well-located property, minutes from the Halifax Stanfield International Airport, 25 minutes from downtown Halifax and 15 minutes from Elmsdale.
This office building offers tenants a low-cost option in a central location with easy highway access being directly off highway 102.

Get more information

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

Office building for lease

209 Aerotech Drive

Property Highlights

- **Ample free parking**
- **Onsite generator**
- **International zoning for tax benefits**
- **Quiet, clean, low-traffic building**

Offering Summary

Lease Rate:	$8.50 SF/yr (NNN)
CAM:	$5.75 SF/yr
Available SF:	1,346 - 5,430 SF
Building Size:	15,000 SF

AVISON YOUNG

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

© 2024. Avison Young - Halifax. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Halifax does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office building for lease

209 Aerotech Drive

Available Spaces

Suite	Tenant	Size (sf)	Lease rate	Video
Unit 5B	Available	1,368 SF	$8.50 SF/yr	-
Unit 6A	Available	1,346 SF	$8.50 SF/yr	-
Unit 6B	Available	1,368 SF	$8.50 SF/yr	-
Unit 12A	Available	1,348 SF	$8.50 SF/yr	-

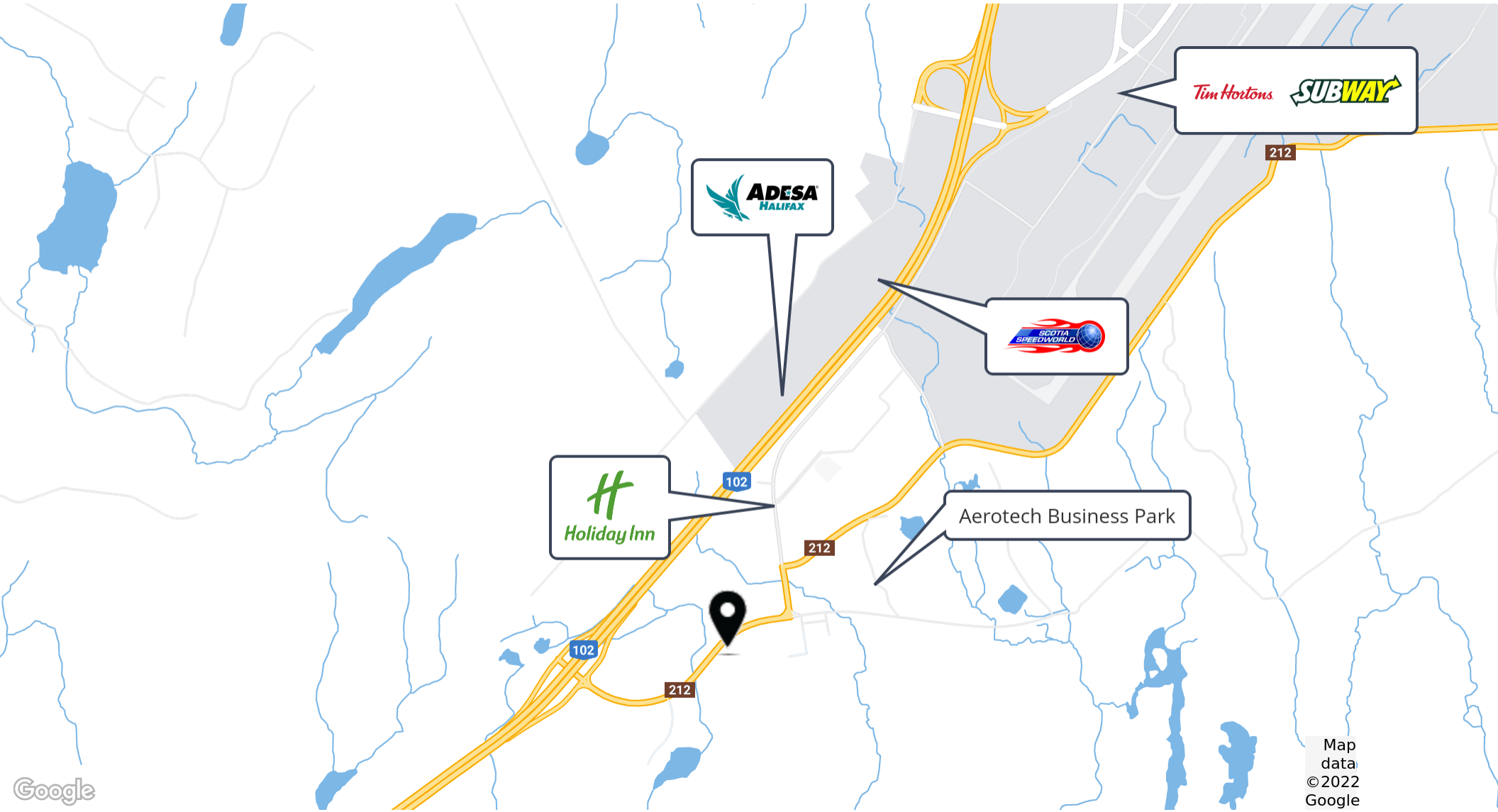
AVISON YOUNG

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

© 2024. Avison Young - Halifax. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Halifax does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



AVISON YOUNG

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

© 2024. Avison Young - Halifax. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Halifax does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office building for lease

209 Aerotech Drive

AVISON YOUNG

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

© 2024. Avison Young - Halifax. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Halifax does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

AVISON YOUNG

Demographics

89,524
Area Population

43.2
Median Age of Population

$45,200
Median Total Income (2021)

2.6
Average Household Size