

# BRUNSWICK

---

BROKERS

**Office & Retail Space in the Heart of the  
Burnside Industrial Park**

FOR LEASE  
**111 ILSLEY AVENUE**

Dartmouth | NS

**Steve Morrison**



111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison



## Property Highlights

BASE RENT  
Negotiable

111 Ilsley Avenue is located in Burnside Industrial Park with excellent frontage on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from busy retail park Dartmouth Crossing, 111 Ilsley is near a host of amenities including hotels, restaurants, athletic facilities and shopping.

This property features excellent tenant exposure with 30,000 plus vehicles passing by per day. With easy access to the building ground floor suite #100 is currently available for lease. With building and pylon signage available and on-site and parking, this location checks many boxes.



**KEY CARD  
ACCESS**



**SECURE  
BUILDING**



**ELEVATOR  
ACCESS**



**ON-SITE  
PARKING**



**TRANSIT  
ACCESSIBLE**

**BRUNSWICK**  
BROKERS

100 Main Street, Suite 2033  
Dartmouth, NS  
B2X 1R5

**Steve Morrison**  
(902) 450-5767  
smorrison@bbrokers.ca  
www.bbrokers.ca

111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison

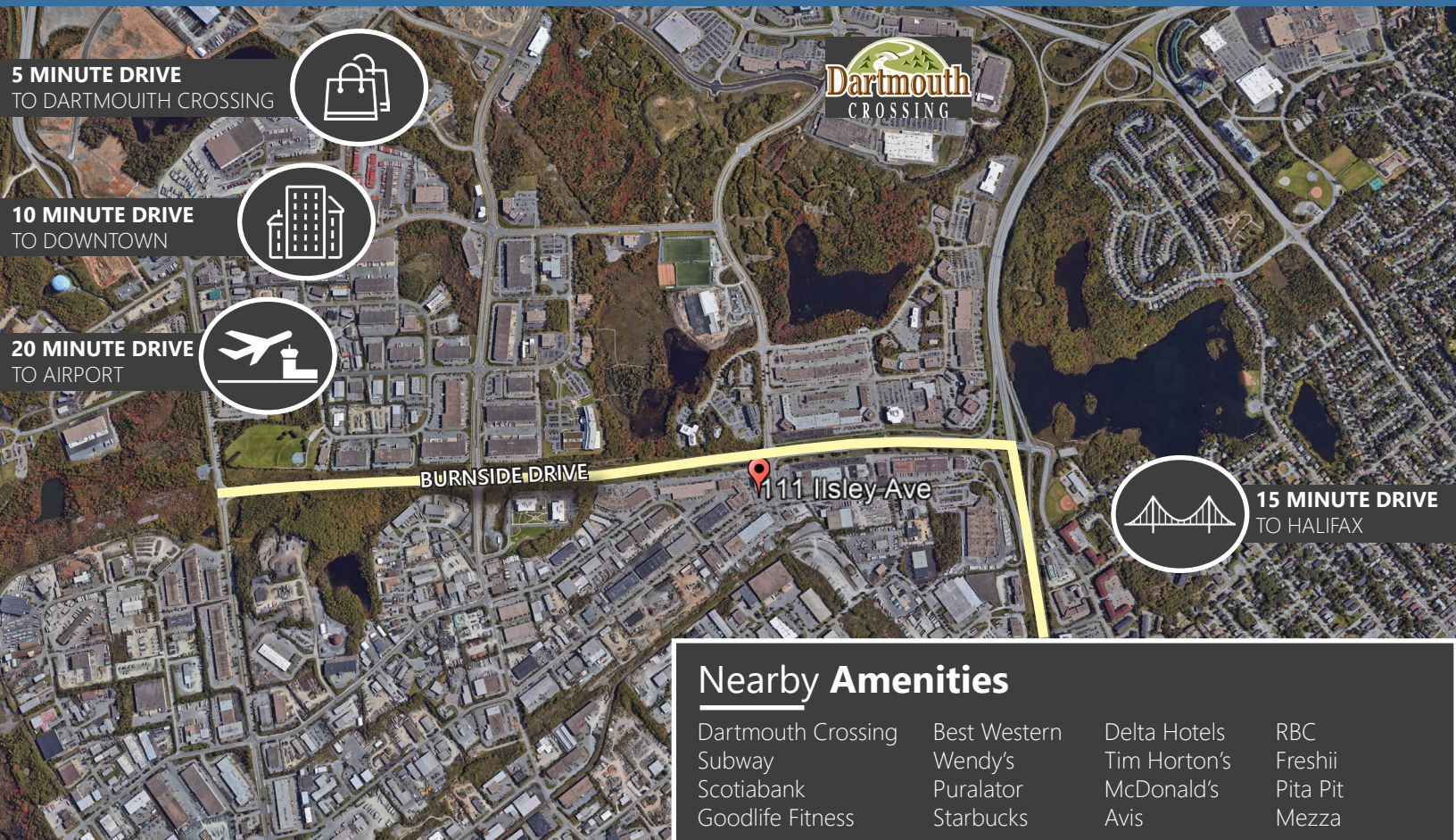


## Property Details

AVAILABLE  
IMMEDIATELY

|                         |                          |
|-------------------------|--------------------------|
| <b>LOCATION</b>         | Burnside Industrial Park |
| <b>BUILDING SIZE</b>    | 30,000 sf                |
| <b>YEAR RENOVATED</b>   | 2018                     |
| <b>NUMBER OF FLOORS</b> | 3                        |
| <b>BASE RENT</b>        | Negotiable               |
| <b>ADDITIONAL RENT</b>  | \$16.28 psf (CAM + OpEx) |
| <b>SUITES AVAILABLE</b> | Suite 100 - 3,879 sf     |
| <b>PARKING</b>          | 125 surface spaces       |
| <b>SPRINKLERS</b>       | Sprinklered throughout   |

111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison



### Nearby Amenities

- Dartmouth Crossing
- Subway
- Scotiabank
- Goodlife Fitness
- Best Western
- Wendy's
- Puralator
- Starbucks
- Delta Hotels
- Tim Horton's
- McDonald's
- Avis
- RBC
- Freshii
- Pita Pit
- Mezza

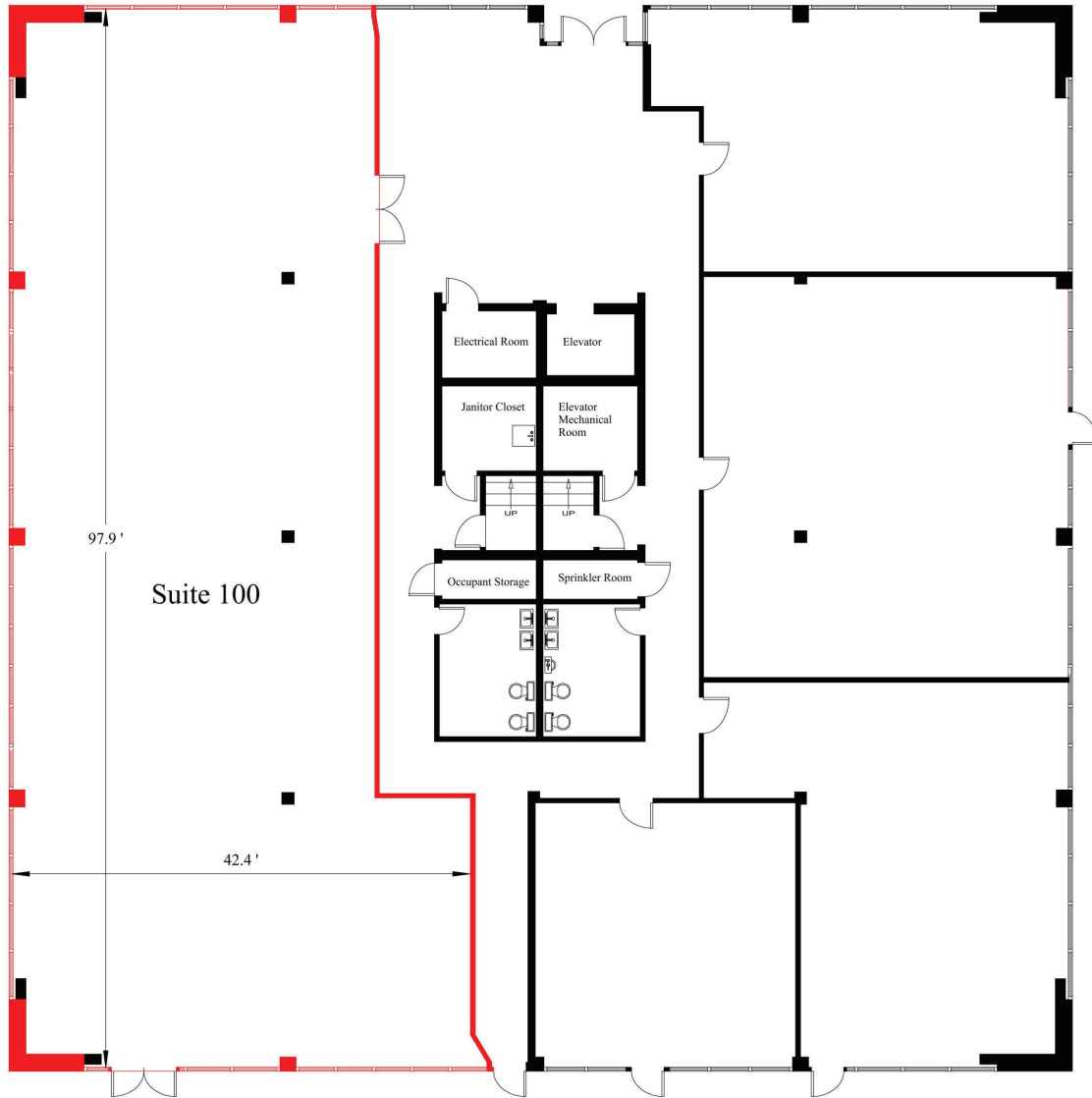
## Halifax

|  |                 |
|--|-----------------|
| <b>2021 POPULATION</b>                 | 439,819 persons |
| <b>POPULATION CHANGE (2016 - 2021)</b> | 9.1%            |
| <b>MEDIAN AGE</b>                      | 40.4 years old  |
| <b>AVERAGE HOUSEHOLD INCOME</b>        | \$86,753        |

# Floor Plan

111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison

## Suite 100



## Suite 100



# Property Photos

111 Ilsley Avenue | Dartmouth, NS  
Steve Morrison





111 Ilsley Avenue | Dartmouth, NS

**Steve Morrison**

(902) 450-5767

smorrison@bbrokers.ca

100 Main Street, Suite 2033

Dartmouth, NS

B2X 1R5

**bbrokers.ca**

**BRUNSWICK**  
BROKERS

*Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.*