

**TENANT INCENTIVES AVAILABLE!
+UP TO \$10,000 VISA GIFT CARD**



FOR LEASE

**3075 DEVONSHIRE AVENUE
HALIFAX, NS**

UP TO 3,225 SF

**GROUND FLOOR
COMMERCIAL SPACE**

200-1741 Lower Water Street
Halifax, NS B3J 0J2
Main +1 902 425 1444
cwatlantic.com

FOR LEASE

The Junction | 3075 Devonshire Avenue
Halifax, Nova Scotia



**High Traffic Location
With Excellent Exposure**

UP TO 3,225 SF COMMERCIAL | LEASE RATE: PLEASE CONTACT

PROPERTY HIGHLIGHTS

Property Type

Ground floor commercial space within a 9-storey luxury apartment community.

Location

Situated on the corner of Devonshire Avenue and Barrington Street in Halifax's North End.

Property Features

This property offers potential tenants with a blank slate space, allowing for a great level of customization based on tenants needs/wants. Floor to ceiling windows offers ample natural light, and great exposure/frontage onto a high traffic arterial route.

Available Space

Ground Floor: Up to 3,225 sf
Additional Rent: \$9.00 psf (est)

Contact

ALEC CRANSTON
Senior Associate
+1 902 789 2477
acranston@cwatlantic.com



**OPEN CONCEPT
COMMERCIAL SPACE**



**CONVENIENTLY
LOCATED PROPERTY
ON THE HALIFAX
PENINSULA**



**CLOSE PROXIMITY
TO DOWNTOWN
HALIFAX**



**CUSTOMIZABLE SPACE
BASED ON TENANT
REQUIREMENTS**



**STOREFRONT WINDOWS
OFFER AMPLE NATURAL
LIGHT**



**QUICK ACCESS TO
BOTH BRIDGES**

Tenant Incentive

- \$5,000 - \$10,000 Visa gift cards available to eligible tenants
- Contact Alec Cranston for more information



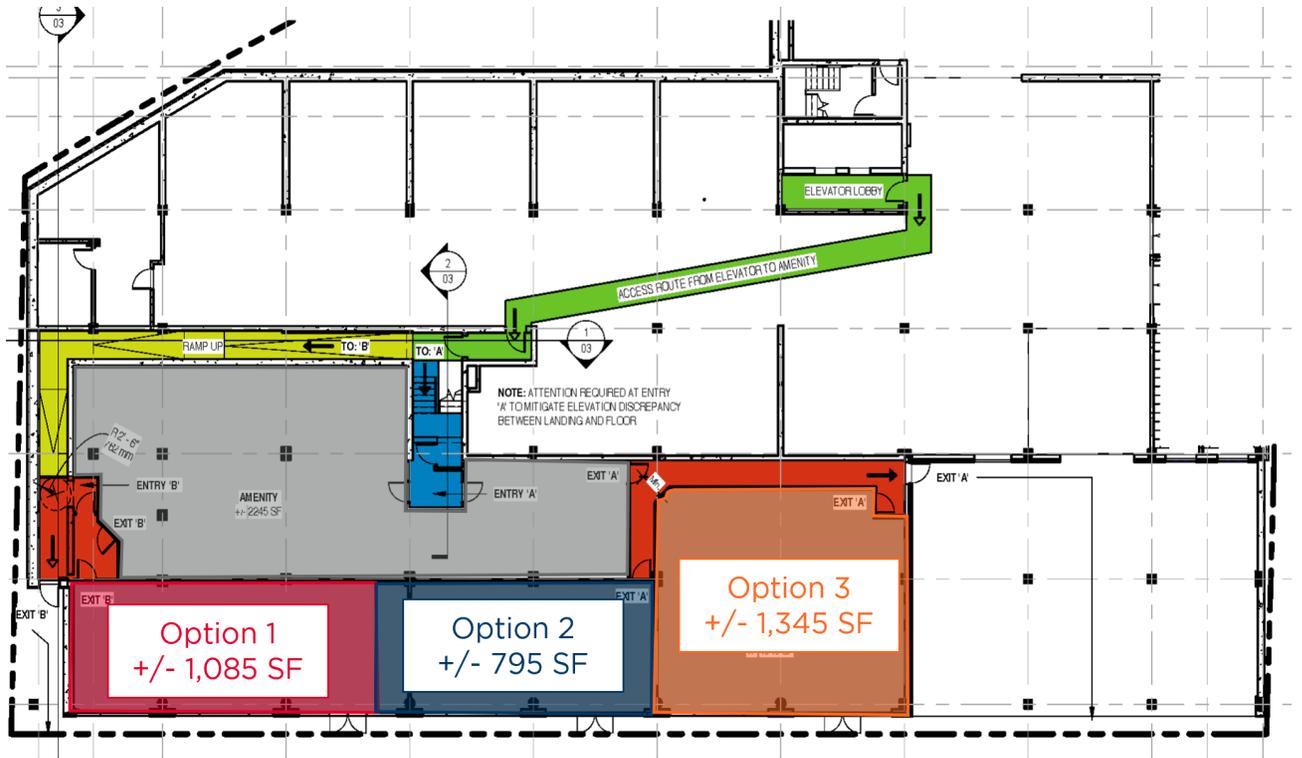
Location Information

Ideally situated on the corner of Devonshire Avenue and Barrington Street, a significant arterial route allowing direct access to Mainland Halifax, and Downtown Halifax, while Devonshire Avenue, provides a quick route to the North End of Halifax, including the historic Hydrostone Market district, along with the amazing selection of amenities nearby. Strategically positioned with great accessibility to both the McDonald and McKay Bridges, providing short travel times by car or public transit to Dartmouth and surrounding communities, including the commercial node of Dartmouth Crossing.

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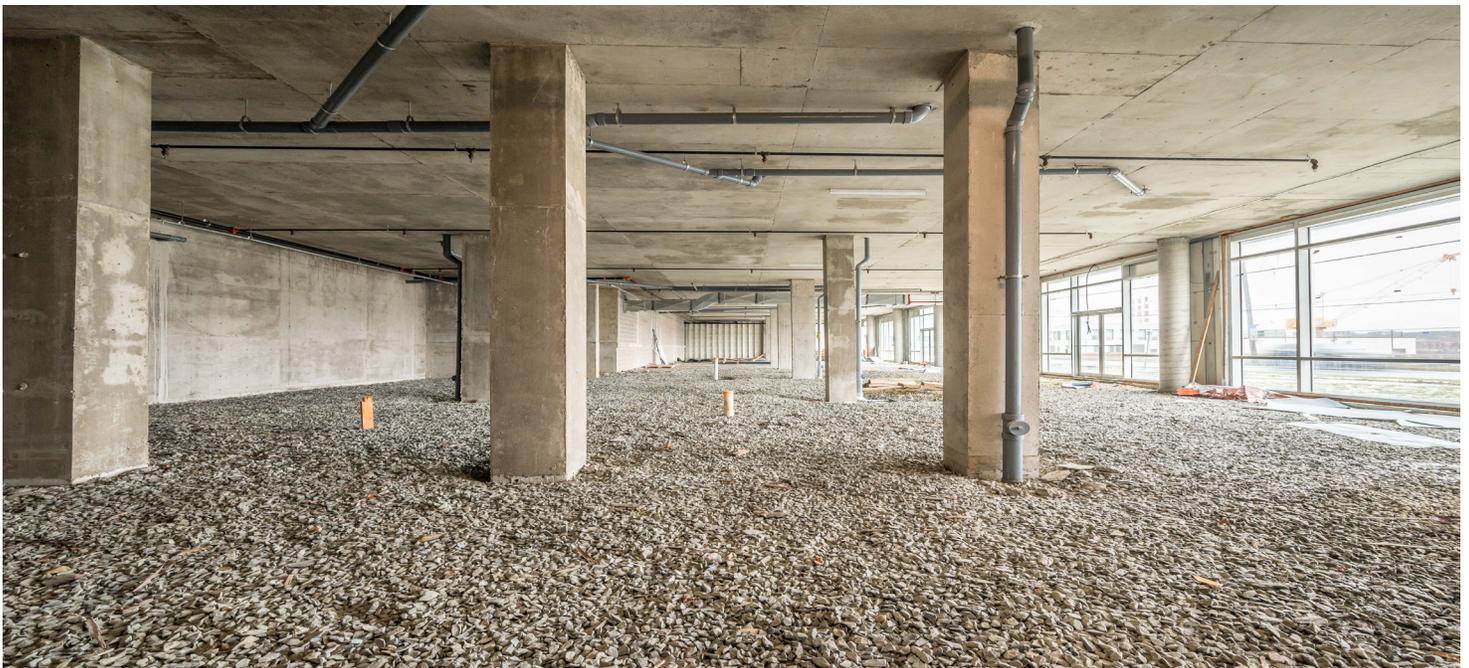
Illustrative Floor Plan & Leasing Options



- All options can be combined to offer up to 6,000 sf of fully customizable space.
- Option 1A = Option 1 + 2,000 sf behind
- Option 2A = Option 2 + 750 sf behind

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