



**Tenant
Incentive
Available**
3 months of
Net Rent **FREE**

33 Alderney Drive, Dartmouth, NS

Modern and bright turn-key office space **for sublease**

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Property Overview

Property Name	Belmont House
Property Address	Suite 820 33 Alderney Drive
Available Area	2,427 SF (demised from current space) 3,347 SF (demised from current space) 5,774 SF Full Suite (current configuration)
Office Layout	Several private offices, boardroom, kitchenette, and large reception area
Parking	Monthly paid parking in adjacent parkade 14 parking stalls (6 upper level and 8 lower level spaces)
Public Transit	Directly adjacent to Alderney Ferry & Bus Terminal (5 bus route connections)
Tenant Incentive	3 months FREE Net Rent
Net Rent	Contact listing agent for rates
Additional Rent	\$15.10 PSF (2025 est.)
Available	Available immediately
Existing Lease Term	Current lease expiry - July 31, 2027 *Longer term available if desired

Key Highlights



Steps from bus/
ferry services



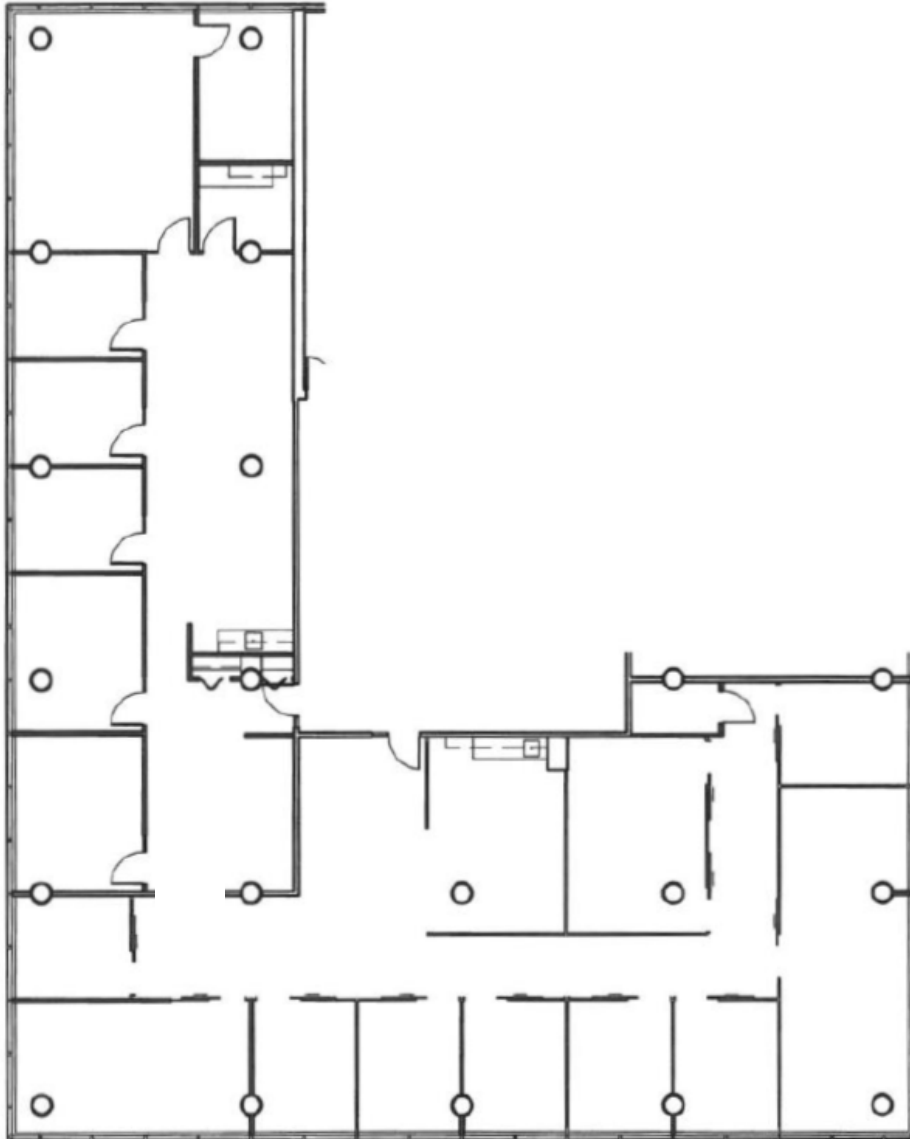
On-site
amenities



Views of Halifax
Harbour



Floor Plan - Option 1

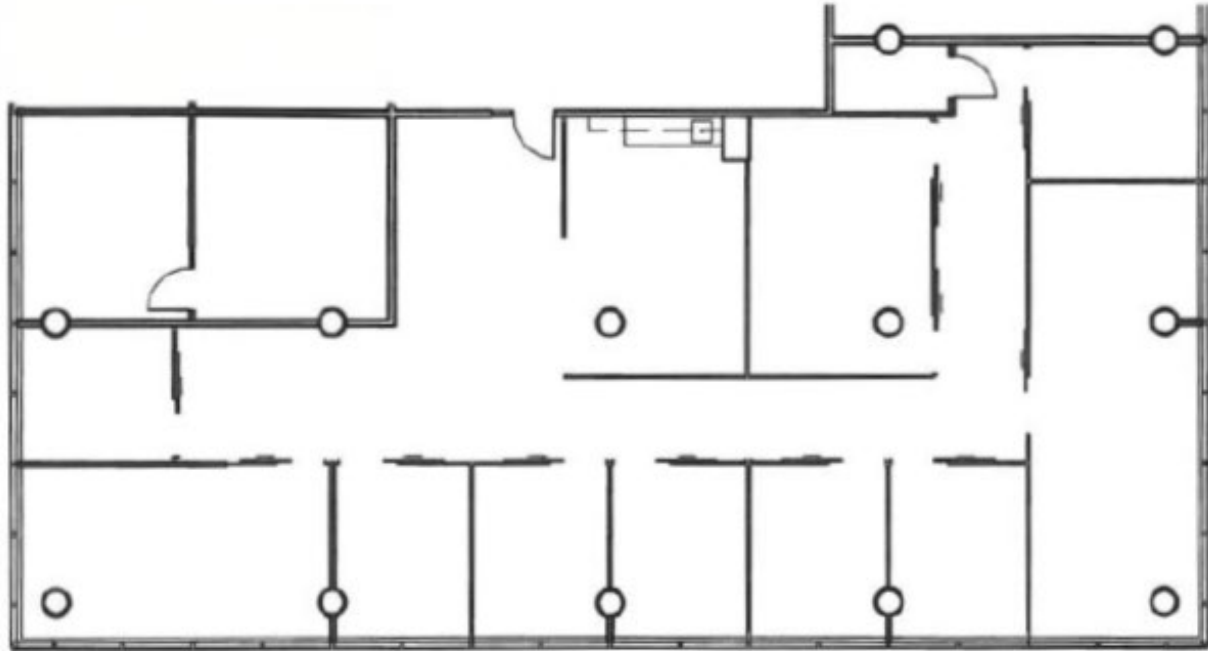


Space Details

Suite 820 | 5,774 SF

- Fully built-out office space
- Modular glass walls allowing ample natural light throughout
- Multiple private offices
- Meeting room
- Kitchen/staff area

Floor Plan - Option 2

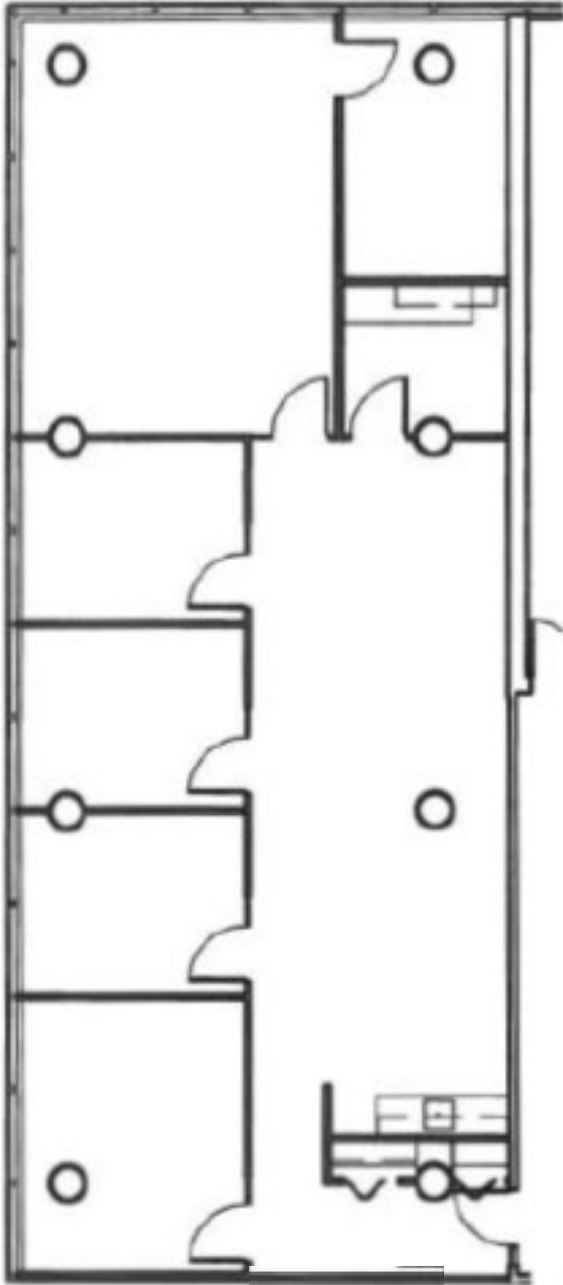


Space Details

Suite 820 - Demised Option 1 | 3,347 SF

- Fully built-out office space
- Modular glass walls allowing ample natural light throughout
- Multiple private offices
- Meeting room

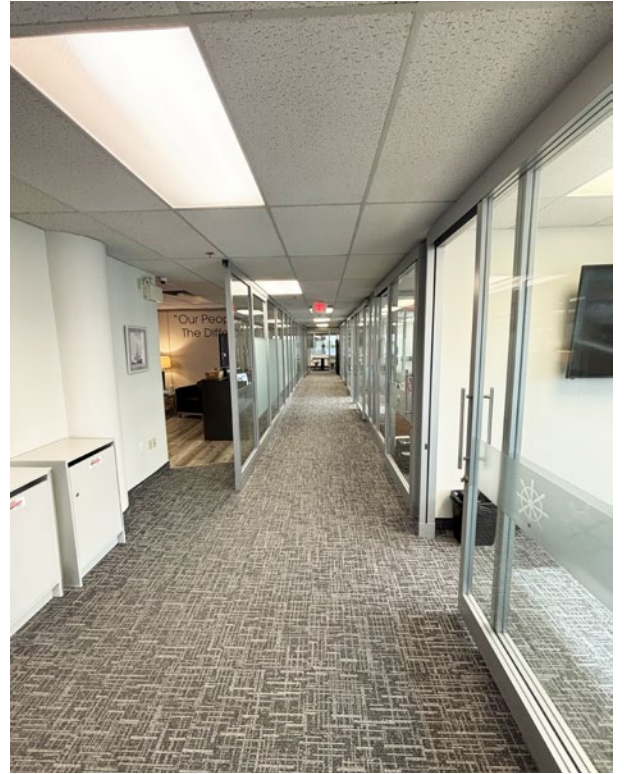
Floor Plan - Option 3

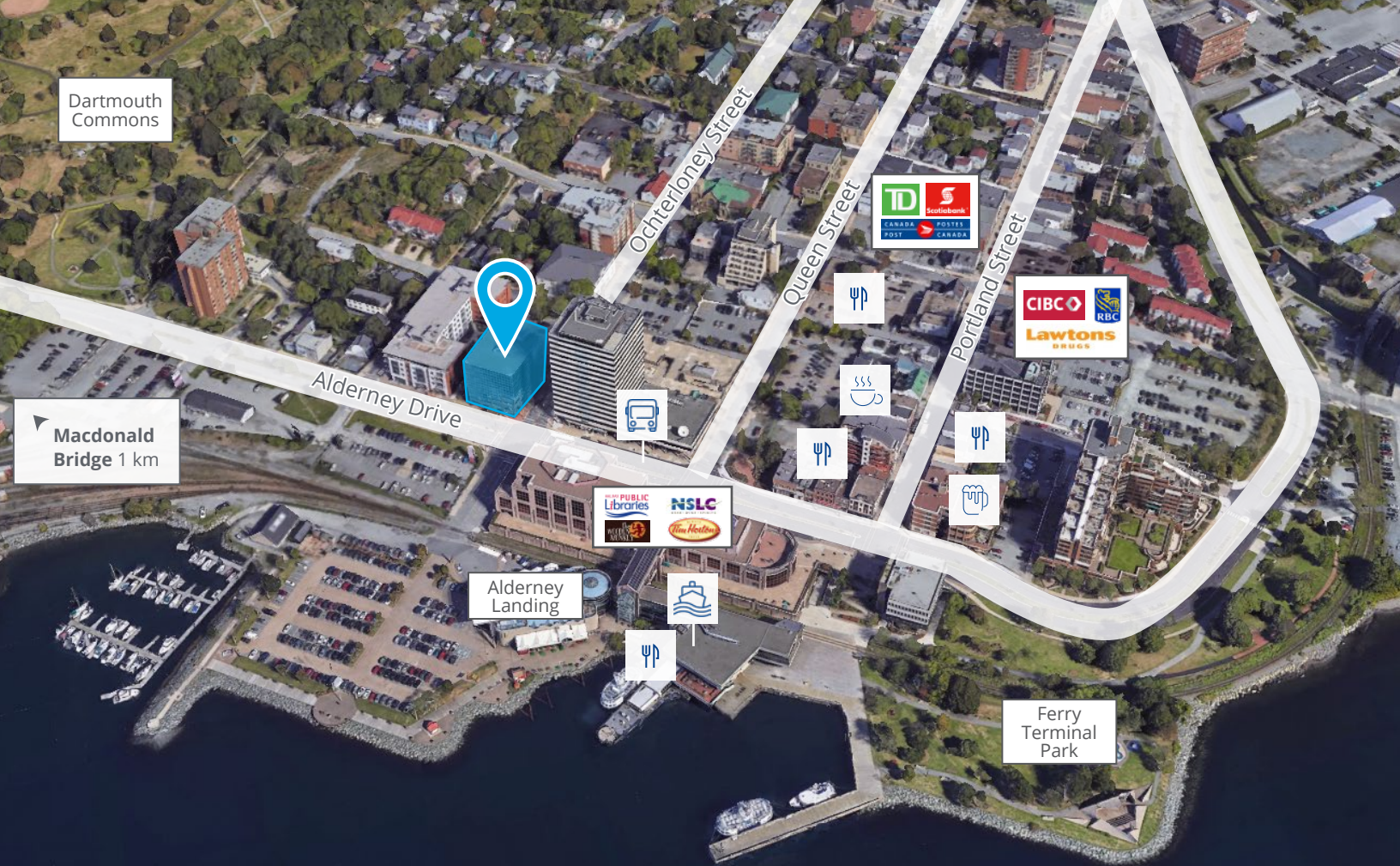


Space Details

Suite 820 - Demised Option 3 | 2,427 SF

- Fully built-out office space
- Modular glass walls allowing ample natural light throughout
- Multiple private offices
- Kitchen/staff area
- Meeting room





Property & Location Features

- Directly adjacent to Alderney Ferry & Bus Terminal (5 bus route connections)
- 2 minutes from Macdonald Bridge (1 km)
- Located on Alderney Drive, the main traffic route through downtown Dartmouth
- Steps away from countless amenities; restaurants, pubs, micro breweries, cafes, banking, shopping pharmacy, aesthetic services, post office, fitness facilities, walking trails
- Timely commutes to major areas of HRM:
Downtown Halifax - 13 minutes (11 km); Bedford - 12 minutes (9 km); Lower Sackville - 14 minutes (12 km)



Bike
Score

67



Walk
Score

95



Transit
Score

67



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