



For lease

30 Damascus Road, Bedford
Ground floor office/ retail space located
in the high-traffic Bedford Commons

**AVISON
YOUNG**

The offering

Positioned within a well-established commercial property in Bedford, Unit 101 at 30 Damascus Road offers approximately 4,059 square feet of ground-floor space ideally suited for retail, office, or service-oriented users seeking high visibility and convenient access.

The unit benefits from direct, at-grade access, providing excellent exposure and ease of entry for customers and clients. Designed for functionality and flexibility, the space can accommodate a range of uses including professional services, medical or wellness operators, retail concepts, or destination-based businesses looking to capitalize on strong accessibility and surrounding commercial activity.

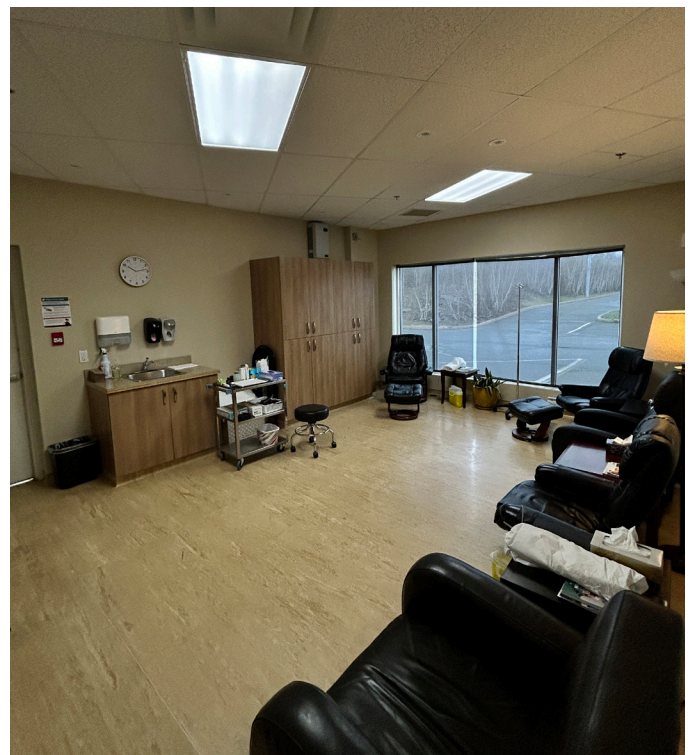
Situated within a large, professionally maintained building totaling approximately 84,000 square feet on a 4.65-acre site, the property offers ample free surface parking and prominent building signage opportunities, enhancing both customer convenience and tenant visibility.

The space is available at an asking net rent of \$24.00 per square foot, with additional rent of approximately \$8.20 per square foot, with tenants responsible for utilities.

With its ground-floor positioning, strong accessibility, and adaptable layout, Unit 101 at 30 Damascus Road presents an excellent opportunity for businesses seeking a well-located and highly functional commercial space in Bedford.

LEASING OVERVIEW

Unit type	Ground floor office/ retail
Size	4,059 sf
Lease rate	\$24.00 psf Net
Additional rent	\$8.20+ utilities
Availability	August 1st
Parking	Free surface parking on-site
Signage	Building



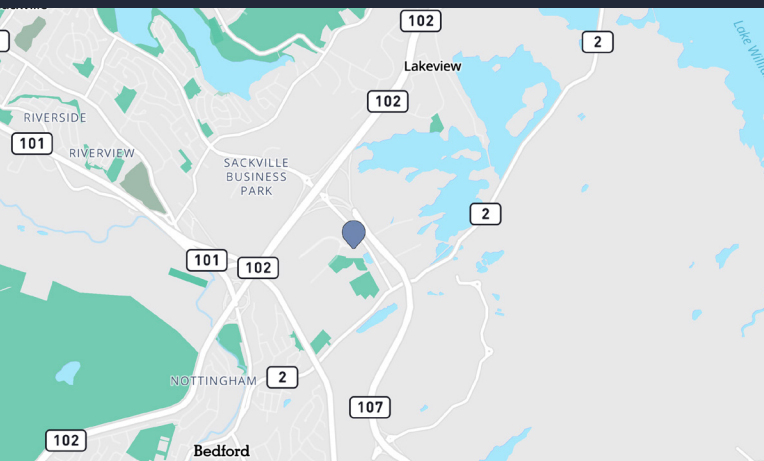
Location

30 Damascus Road is strategically located in Bedford, one of HRM's most established and rapidly growing suburban communities. The property benefits from strong connectivity to major transportation routes, including the Bedford Highway and Highway 102, providing efficient access to downtown Halifax, Dartmouth, and Halifax Stanfield International Airport.

The surrounding area is characterized by a diverse mix of retail, office, and service-based businesses, creating a steady flow of daytime traffic and a built-in customer base. Bedford's continued residential growth and strong household demographics further support commercial activity in the area, making it an attractive location for businesses seeking both visibility and stability.

The site itself offers excellent accessibility with convenient surface parking and easy ingress and egress, supporting both employees and customers. Its ground-floor presence within a prominent commercial building enhances exposure and accessibility, key factors for retail and service-oriented tenants.

With its combination of accessibility, surrounding amenities, and strong local demographics, 30 Damascus Road provides tenants with the opportunity to establish or expand their presence within a thriving Bedford commercial node.





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Get in touch

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