



OFFICE SPACE FOR LEASE IN MODERN BUILDING

172 Wentworth Drive

Halifax, Nova Scotia

**AVISON
YOUNG**

The offering

Avison Young is pleased to offer 172 Wentworth Drive, a 1,000 sf ground floor office unit, now available to lease.

Located within the modern 172NORTH development in the community of Rockingham in suburban Halifax, this unit offers a contemporary workspace in a mixed-use building.

Built in 2021, the building features a sleek design with high-quality finishes and stunning views of the Bedford Basin.

The unit includes heat pump air conditioning and a dedicated entrance, while the building offers electric car charging stations, building-wide Wi-Fi, and 24-hour security.

Located in close proximity to a variety of amenities, major roadways and with access to public transit, 172 Wentworth Drive is suitable for a number of tenants searching for a small, well-maintained office space.

OVERVIEW

Unit type	Office
Available space	1,000 sf
Parking	Street parking, paid outdoor stalls and underground available case by case
Utilities	Water included
Lease term	5 years
Availability	Immediately

\$30.00

SEMI-GROSS ASKING RENT (psf)



Location

Located in the thriving Rockingham neighbourhood of suburban Halifax, 172 Wentworth Drive offers a highly accessible and convenient setting for businesses. Just minutes from the Bedford Highway and Highway 102, the location provides direct routes to downtown Halifax, Burnside Business Park, and Halifax Stanfield International Airport, making it ideal for professionals and clients on the move.

The area is surrounded by a growing residential population, including young professionals, families, and retirees, creating a diverse and stable client base.

Nearby amenities such as grocery stores, gas stations, restaurants and cafés, professional services and more ensure convenience for both tenants and visitors. Public transit is easily accessible, with a variety of on-site parking options available

The continued development of the area makes 172 Wentworth Drive an excellent choice for businesses seeking a modern, suburban office space with strong connectivity and local appeal.

ROCKINGHAM

55,492

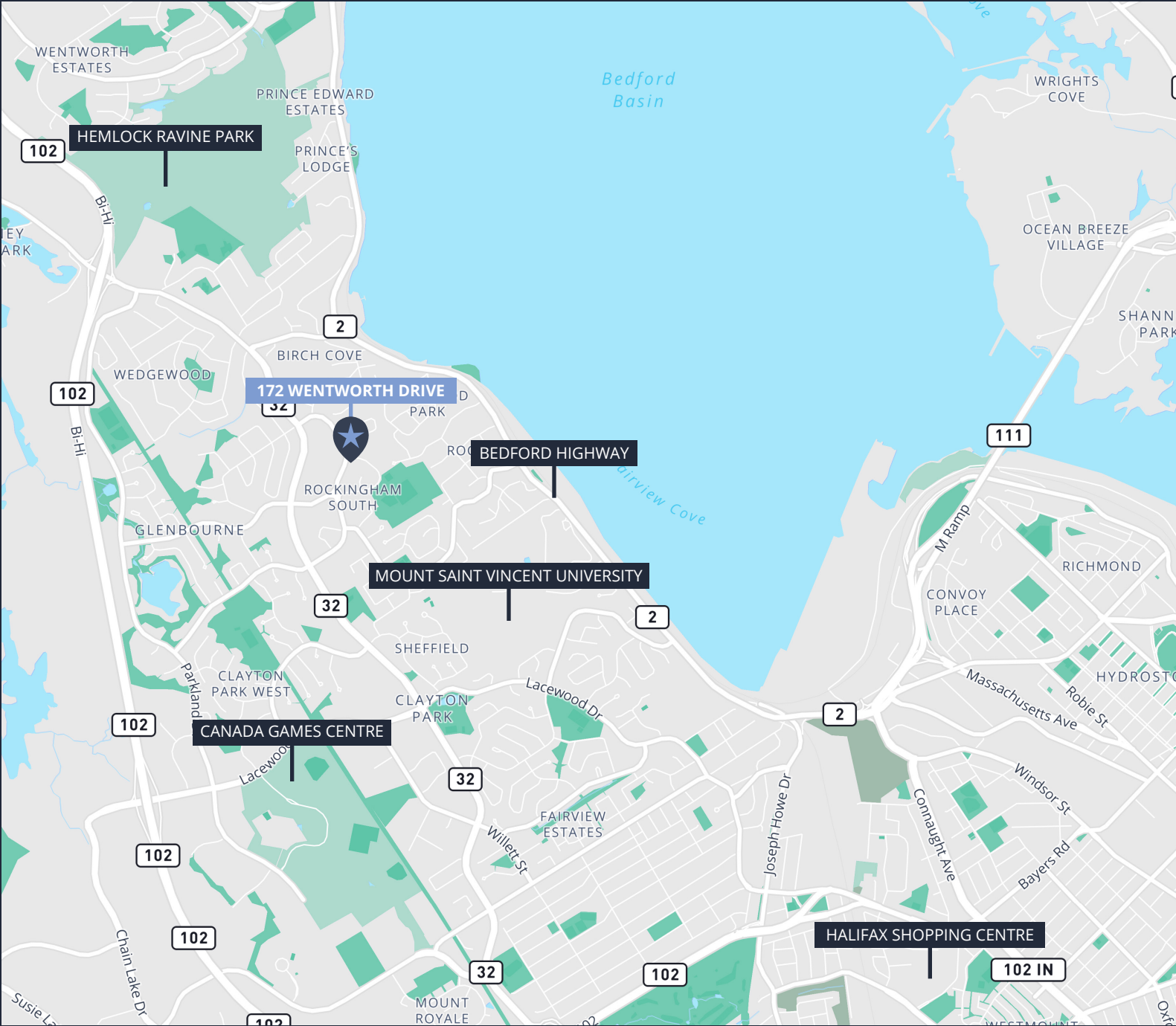
POPULATION (WITHIN 3KM)

\$86,419

AVERAGE HOUSEHOLD INCOME

39

MEDIAN AGE





Get in touch

For detailed information on this offering, please contact:

Caleb Ryder
Sales Associate
902 802 8025
caleb.ryder@avisonyoung.com

Visit us online
avisonyoung.com