



380 Kings Road, Sydney, NS

# 15,300 SF office space available **for lease**

Excellent opportunity to lease substantial ground floor office space with extensive leaseholds in place and ample surface parking, situated just outside of downtown Sydney.

**Connie Amero**

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# Property Overview



**15,300 SF is demisable into smaller units**



**Significant leaseholds in place**



**5 minutes drive to downtown Sydney**



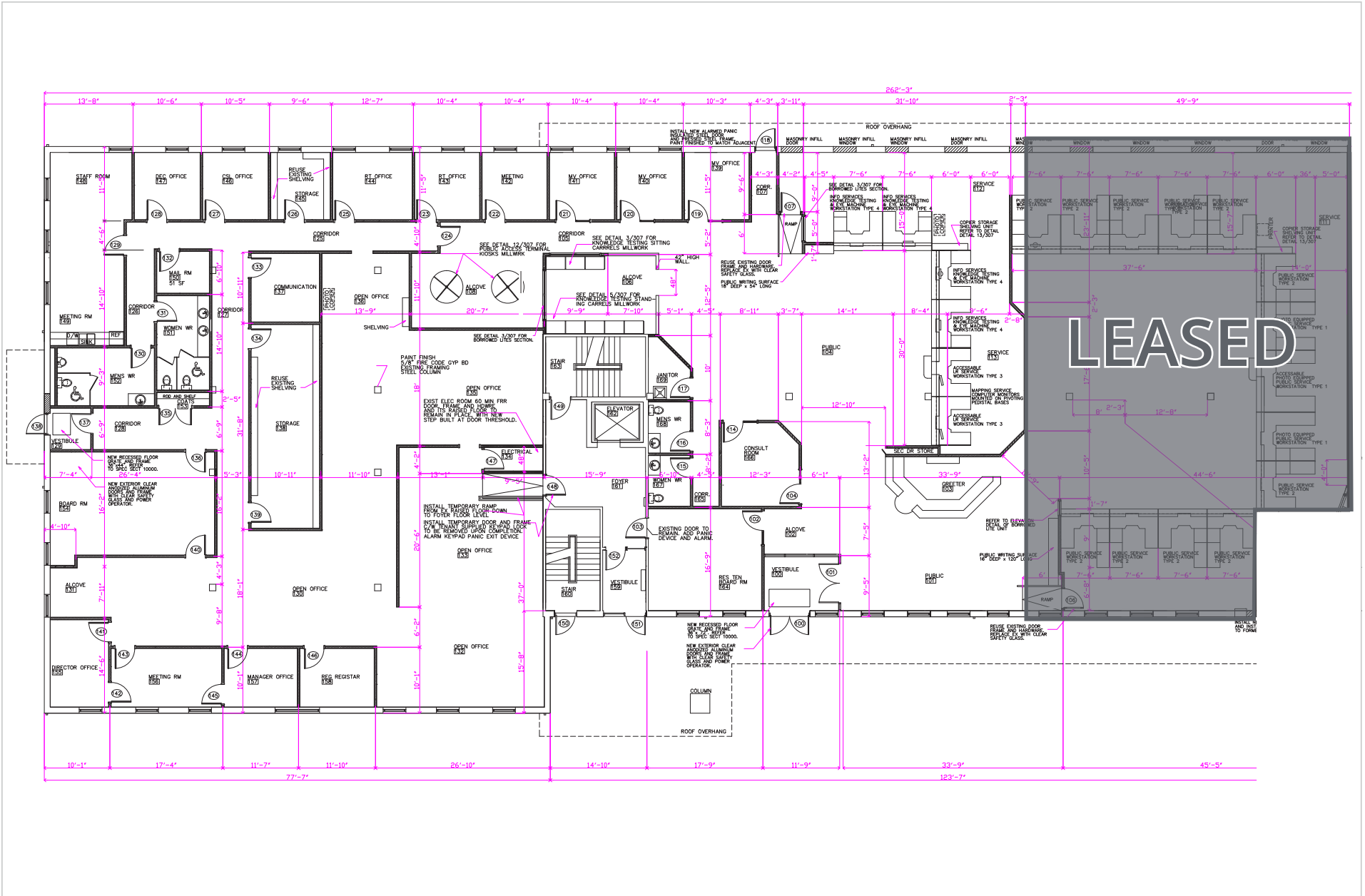
**Ample surface parking**

Conveniently located within a 5 minutes drive from downtown Sydney on Kings Road, this easily accessible office space is move in ready or can be demised to suit a smaller requirement. The current layout offers several private offices along half of the perimeter as well as multiple meeting rooms, four washrooms, a reception area, and plenty of open work space.

Kings Road is a primary commercial artery in Sydney that traverses the downtown and connects with Highway 125. There are several amenities within a short distance of the property including multiple hotels, pharmacies, restaurants, shopping, and Cape Breton Regional Hospital.

<b>Civic Address</b>	380 Kings Road, Sydney, NS
<b>Location</b>	Peripheral of downtown Sydney
<b>Year Built</b>	1999
<b>Lease Area</b>	15,300 SF
<b>Demisable</b>	Yes
<b>Parking</b>	Ample surface parking
<b>Available</b>	July 2025
<b>Net Rent</b>	Contact listing agent for information
<b>Additional Rent</b>	Contact listing agent for information





Floor Plan





Amenities Map



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