

PRIME OFFICE SPACE FOR LEASE

CBRE

ICON BAY

50 Bedford Highway, Halifax, NS



4,000 SQ. FT.
ON GROUND FLOOR



WATERFRONT
VIEWS



AMPLE ON-SITE
PARKING



LEASEHOLDS
IN PLACE



Location

This rare 4,000 sq. ft. office opportunity is conveniently located in the Icon Bay, a luxury mixed use development overlooking the Bedford Basin. Icon Bay is a all-glass, state-of-the-art high-rise that offers luxury suites with city and water views. The development features a variety of amenities, including a fitness room, common area, and rooftop terrace.

Located on the highly visible and easily accessible Bedford Highway, this ground-floor office space offers an exceptional location for businesses seeking convenience, exposure, and connectivity. Positioned between downtown Halifax and Bedford, the property benefits from high daily traffic volume and excellent accessibility by car, bus, and active transportation routes.

Key Location Highlights:

- **High Visibility & Exposure:** Situated on one of Halifax's busiest thoroughfares, offering prime signage opportunities.
- **Convenient Accessibility:** Quick access to Highway 102, downtown Halifax, Bedford, and surrounding areas.
- **Public Transit Friendly:** Well-served by Halifax Transit, ensuring easy commutes for employees and clients.
- **Nearby Amenities:** Close to retail, restaurants, fitness centers, and essential services, enhancing workplace convenience.
- **Growing Business Hub:** Ideal for professional offices, medical services, or retail-oriented businesses looking to capitalize on a strategic location.

This is a rare opportunity to secure a well-positioned office space in a thriving business corridor.

MARKET SNAPSHOT



POPULATION (3 KM)

75,941



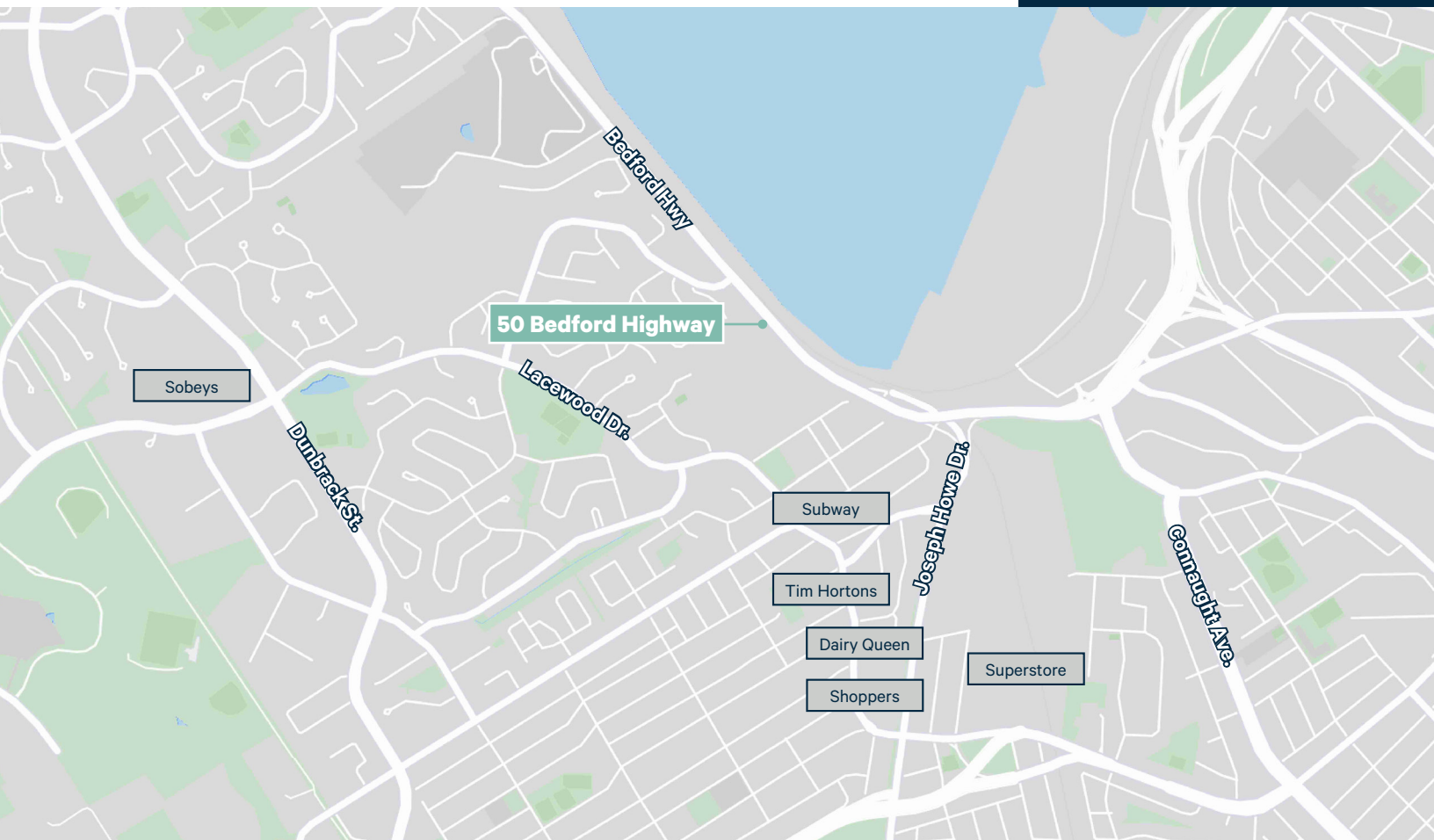
MEDIAN AGE (3KM)

36



AVERAGE HOUSEHOLD INCOME (3KM)

\$93,794



The Opportunity

LOCATION

50 Bedford Highway, Halifax, NS

PROPERTY TYPE

Ground floor office space within mixed-use luxury apartment complex

SIZE

4,000 sq. ft.

RENT

Please contact

AVAILABLE

30 days notice

PARKING

Free on-site

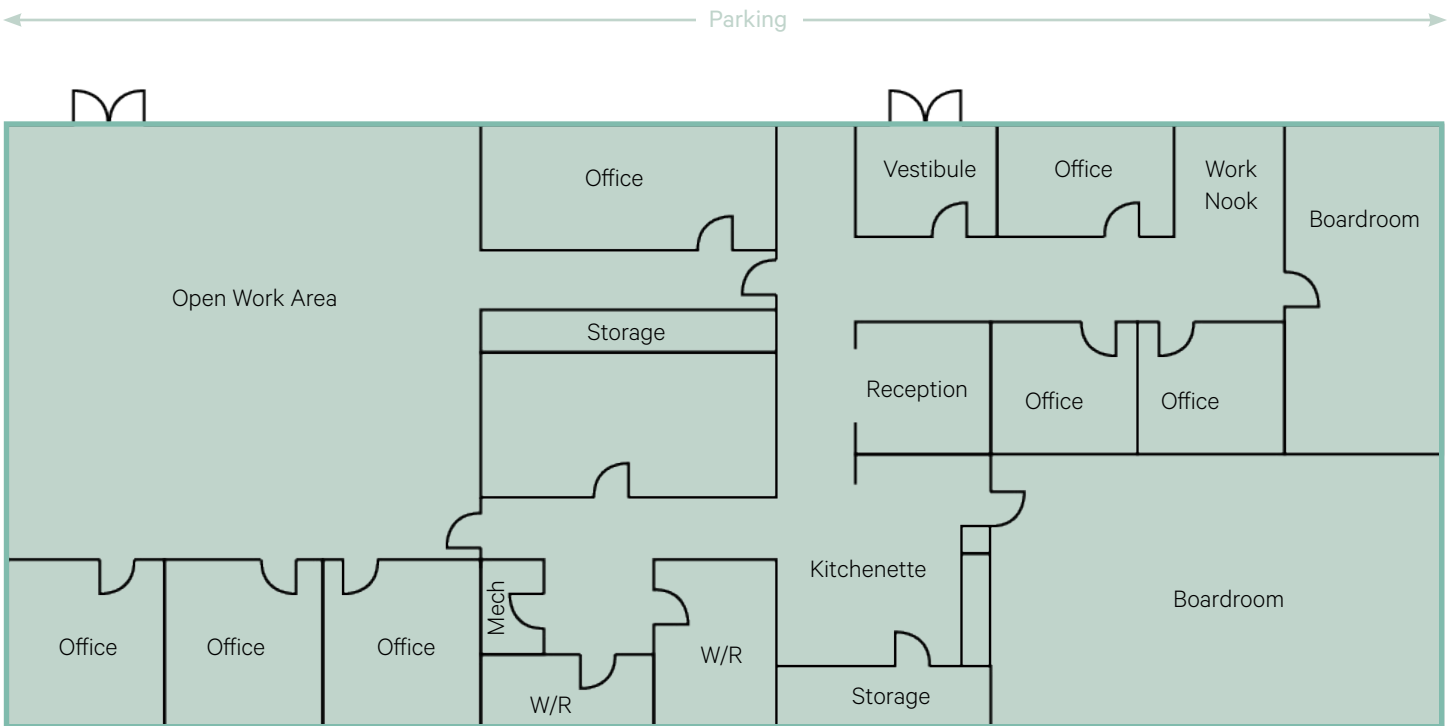
ACCESSIBILITY

Wheel chair accessible

LEASEHOLDS

Modern leaseholds in place

Ground Floor: 4,000 sq. ft.

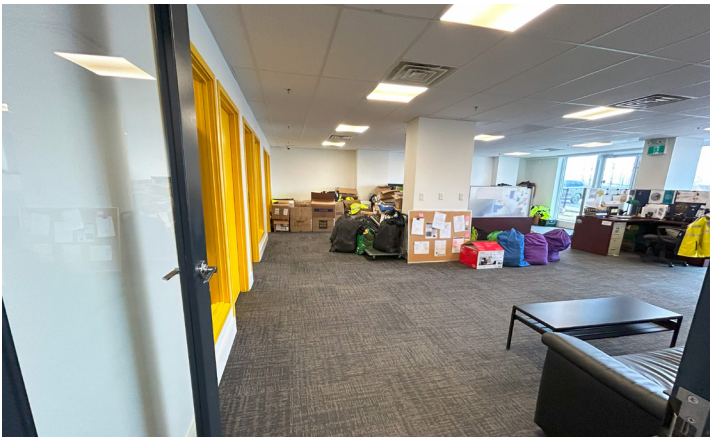


*Floor plans are approximate

Photo Gallery

HIGHLIGHTS:

- 4,000 sq. ft. available
- Ground floor office space
- Modern leaseholds in place
- Ample on-site parking
- Signage opportunities
- Reception
- Open work area
- Kitchenette
- 2 washrooms
- 7 private offices
- 2 boardrooms





For more information, please contact:

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CBRE

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