

CBRE

West Bedford Centre

8 GARY MARTIN DRIVE | BEDFORD, NOVA SCOTIA



Pre-Leasing Now | Retail & Office Space



9,000 SQ. FT. OF GROUND
FLOOR COMMERCIAL SPACE



9,000 SQ. FT. OF SECOND
FLOOR OFFICE SPACE



EASILY ACCESSIBLE AND
HIGHLY VISIBLE LOCATION



AMPLE ON-SITE
PARKING

Location

Overview

Ideally located in the rapidly growing West Bedford area on the high visibility corner of Hammonds Plains Road and Gary Martin Drive, this future development is positioned at a main entry point into the growing Stonington Park Subdivision and the Parks of West Bedford. This sought after community consists of new home construction, executive apartments and expansive parks and trails.

Neighboring the development site is a new Irving Gas Station and A&W, as well the newly constructed BMO Centre. This multi-purpose athletics centre is a hub for the sport community in the HRM and a major traffic driver for the local area.

Easily accessible from HWY 102, 103, the proposed HWY 113 and the Bedford Highway, this site is easy to navigate to and from when traveling within the HRM.



POPULATION

41,000

5km radius



POPULATION GROWTH

17%

From 2014 - 2019



AVG HOUSEHOLD INCOME

\$124K

3km Radius

Property

LOCATION

Intersection of Gary Martin Drive & Hammonds Plains Road

PROPERTY TYPE

Mixed-use office and retail building

SPACE

Ground floor commercial and 2nd floor office space

AVAILABLE

Ground floor: 2,400 – 9,000 sq. ft.
2nd floor office space: Up to 9,000 sq. ft.

NET RENT

Please contact

CAM / TAXES

\$9.00 (2020 estimate)

Ideally located in the rapidly growing West Bedford area on the high visibility corner of Hammonds Plains Road and Gary Martin Drive.



EASILY ACCESSIBLE



LOCATED IN THE FASTEST GROWING AREA IN THE HRM



FREE ON-SITE PARKING



SIGNAGE AVAILABLE



HIGHLY VISIBLE CORNER LOCATION



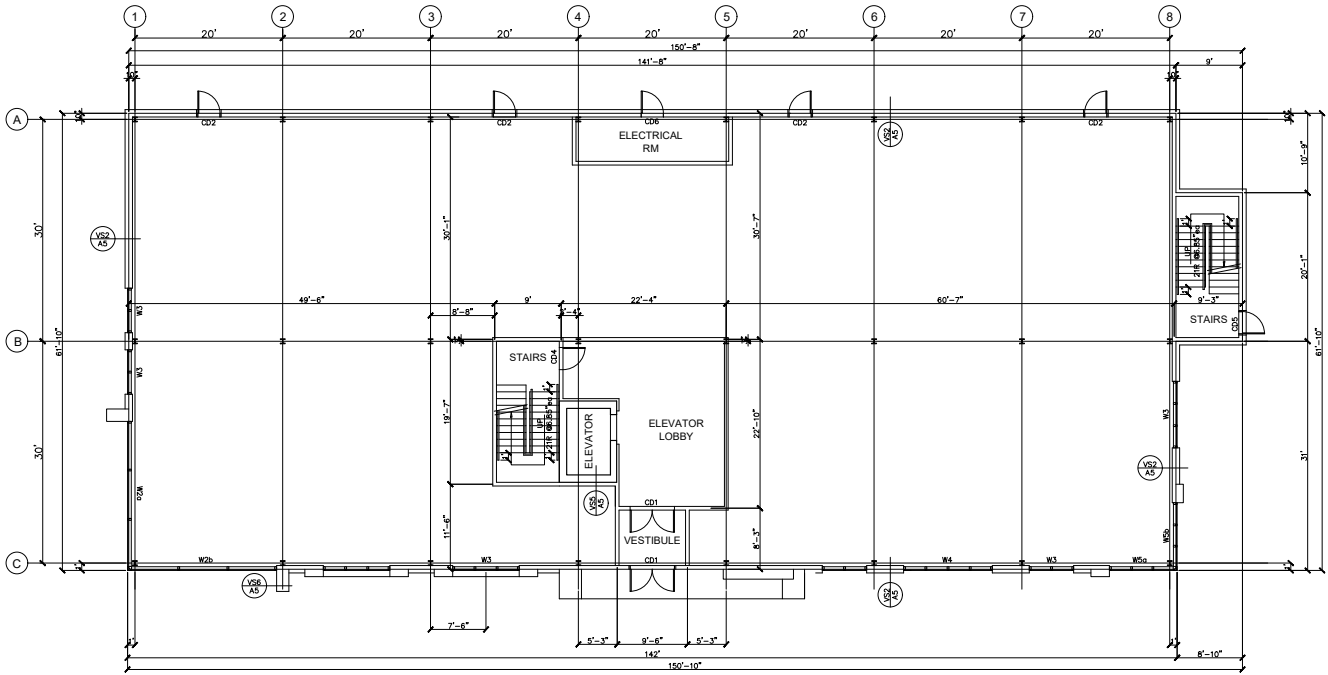
NEW CONSTRUCTION WITH OPEN, FLEXIBLE FLOOR PLATES



Floor Plans

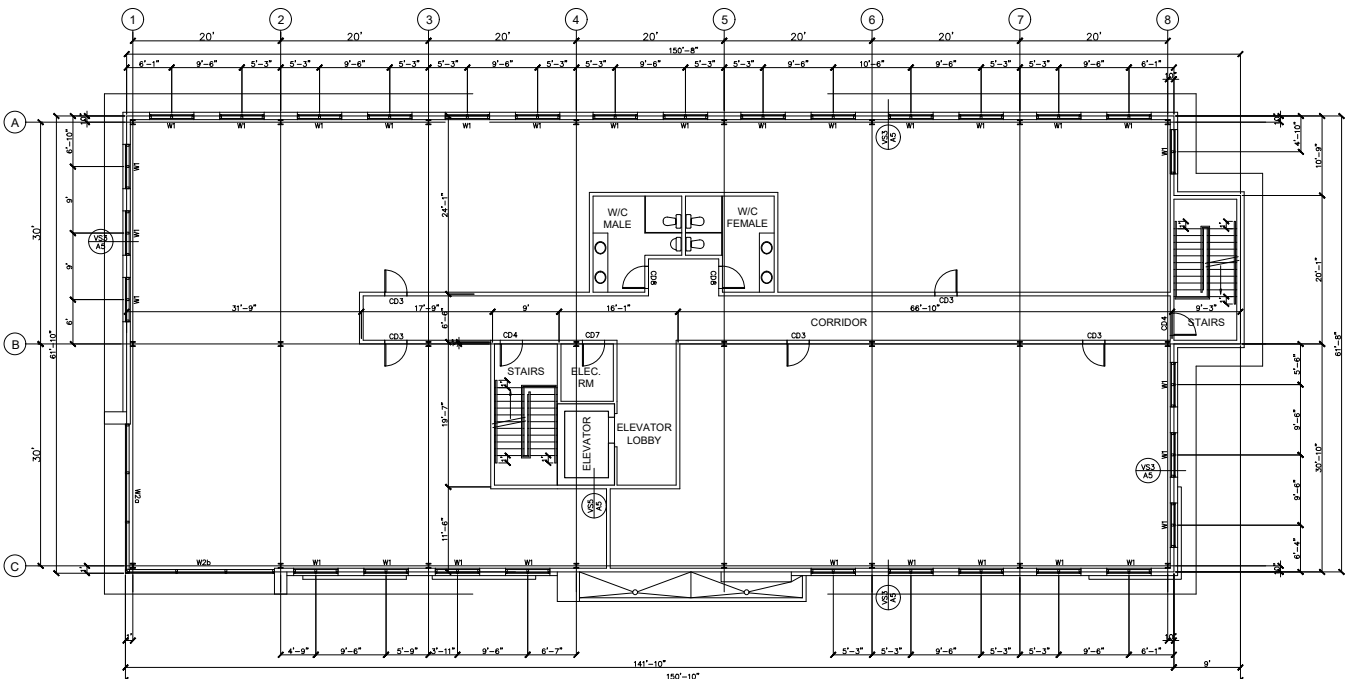
GROUND FLOOR

2,400 – 9,000 sq. ft. Available

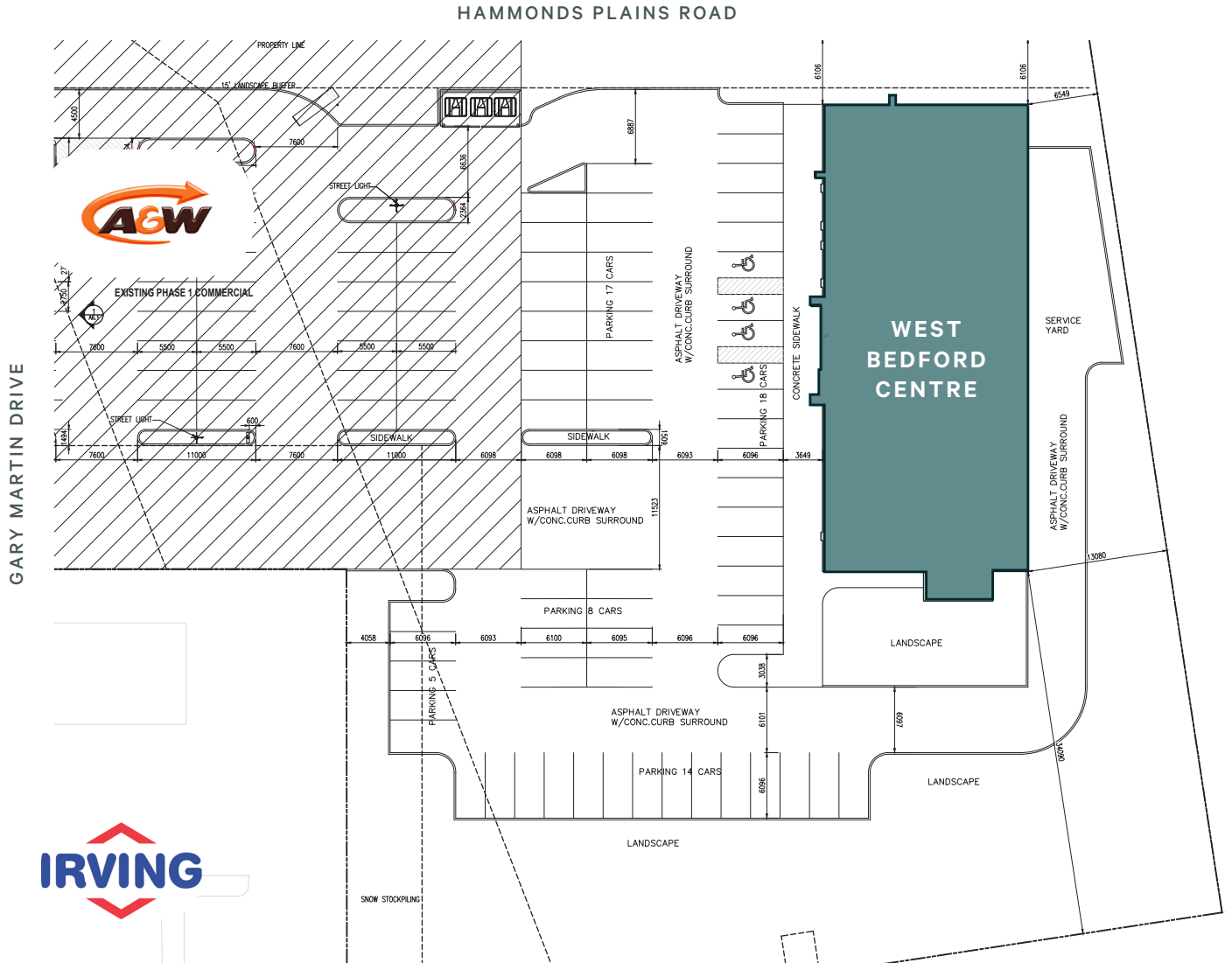


SECOND FLOOR

Up to 9,000 sq. ft. Available



Site Plan



West Bedford's next great development



HIGHLY VISIBLE
CORNER LOCATION



NEW CONSTRUCTION WITH
FLEXIBLE FLOOR PLATES



AMPLE ON-SITE PARKING WITH
CONVENIENT ACCESS



FOR MORE INFORMATION, PLEASE CONTACT:

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