49 Bridge Street, Kentville | NS

Prime downtown office space **for lease**

Positioned in Kentville's charming and compact downtown core, the Armoury Property offers tenants convenient access, proximity to nearby amenities, pylon signage opportunity, and ample free on-site parking for clients and employees.

Connie Amero

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Property **Profile**

49 Bridge Street, Kentville, NS

Current availability at 49 Bridge Street includes a total of +/- 4,700 SF on the ground floor. Under its present configuration, these suites all offer ample private offices, large open spaces, boardrooms, and common area washrooms.

Address	49 Bridge Street
Location	Downtown Kentville, NS
Property Type	Office
Size Available	Up to 4,700 SF
Floor Location	1st (ground level)
Availability	With two months notice
Parking	Free on-site paved surface parking
Base Rent	By negotiation (call listing agent for details)
Additional Rent	$13.50 PSF

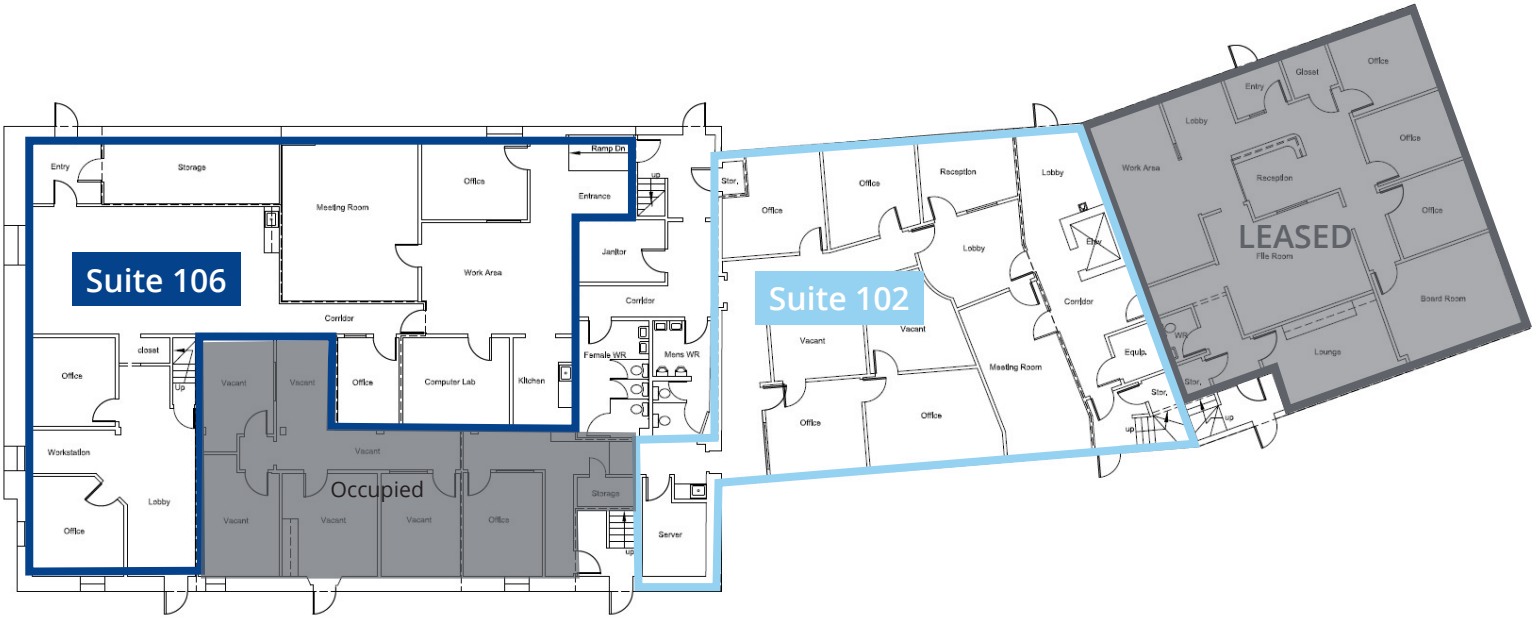
Up to 6,600 SF of office space available

Excellent access to highways and transit

Downtown Kentville Location

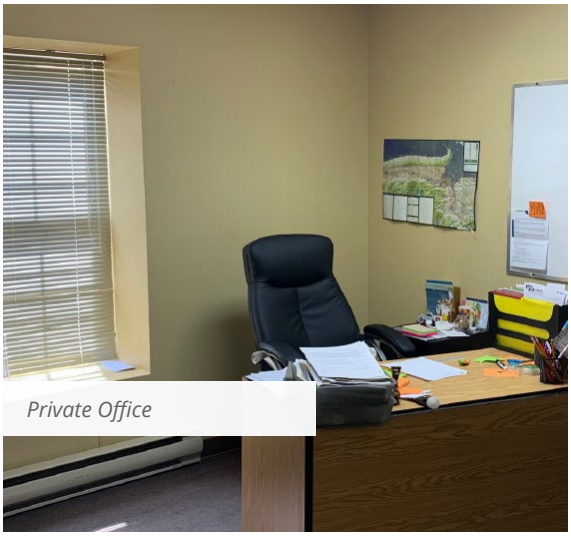
Flexible layouts available

Floor Plan



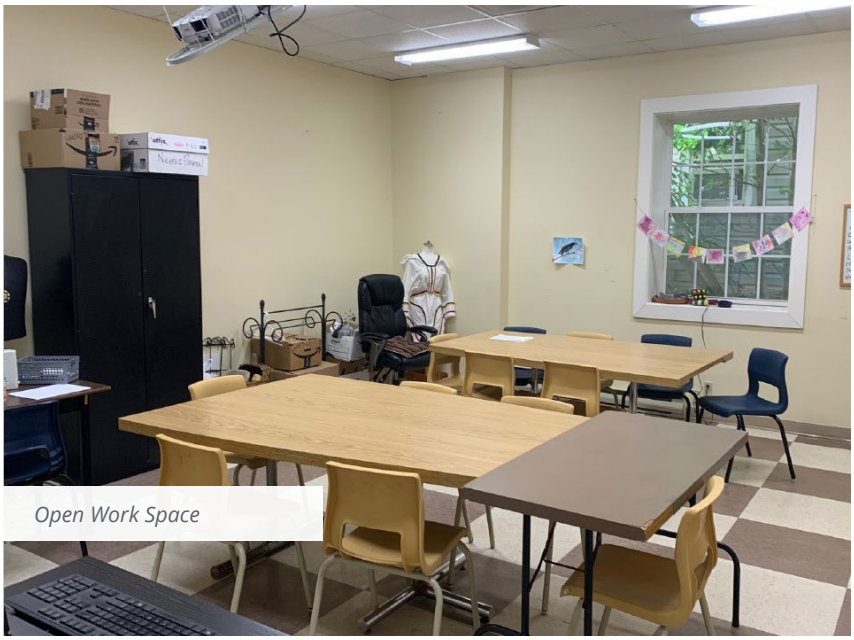
*NOTE: Suite layouts may differ slightly from the plans presented above.

Up to 4,700 SF available

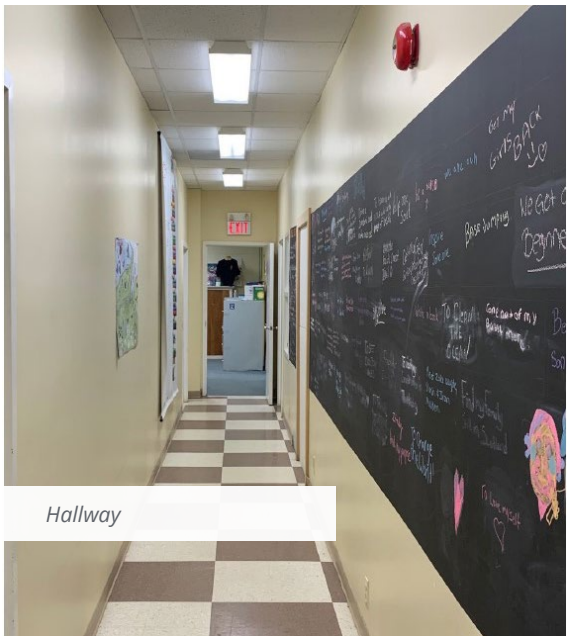


Private Office

Kitchenette/ Lunchroom



Open Work Space

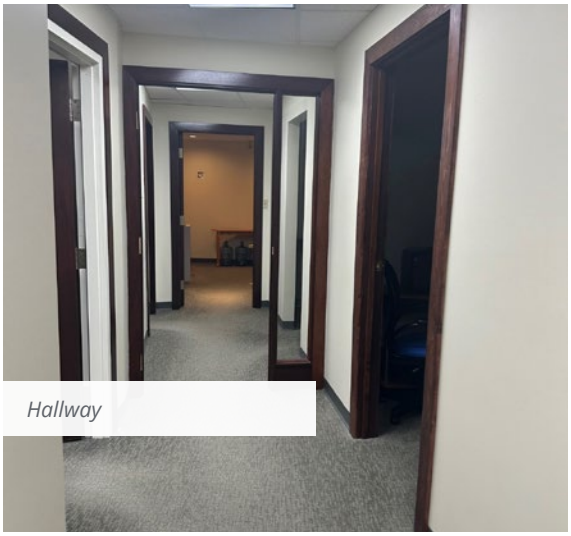


Hallway

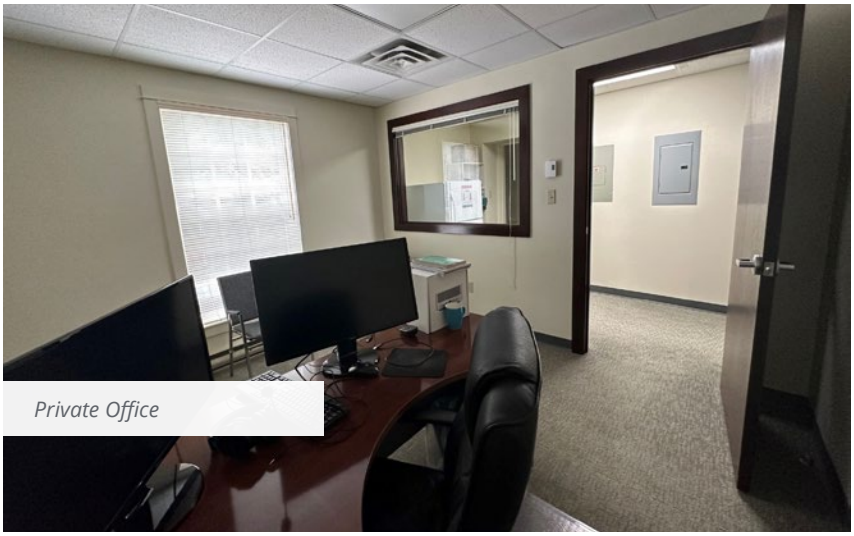
Suite 106 Features

- Five private offices
- Kitchenette
- Meeting room
- Reception area
- Storage room
- Meeting Room
- Three entrances
- Approximately 14’ ceiling height
- Space could easily be converted to warehouse with grade loading

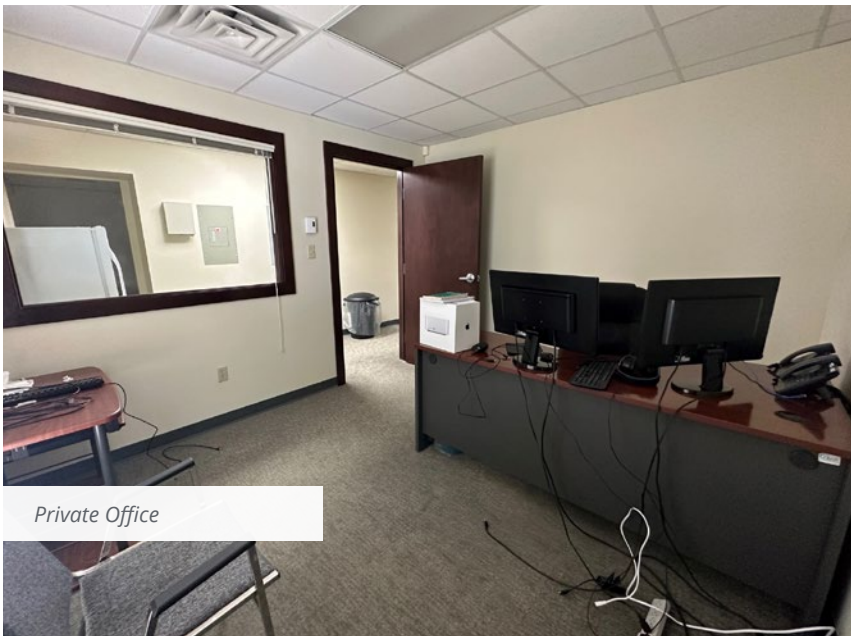
2,700
SF available



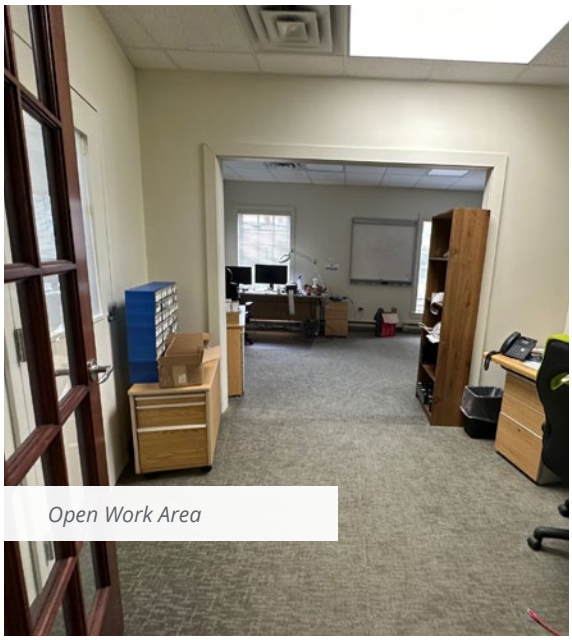
Hallway



Private Office



Private Office



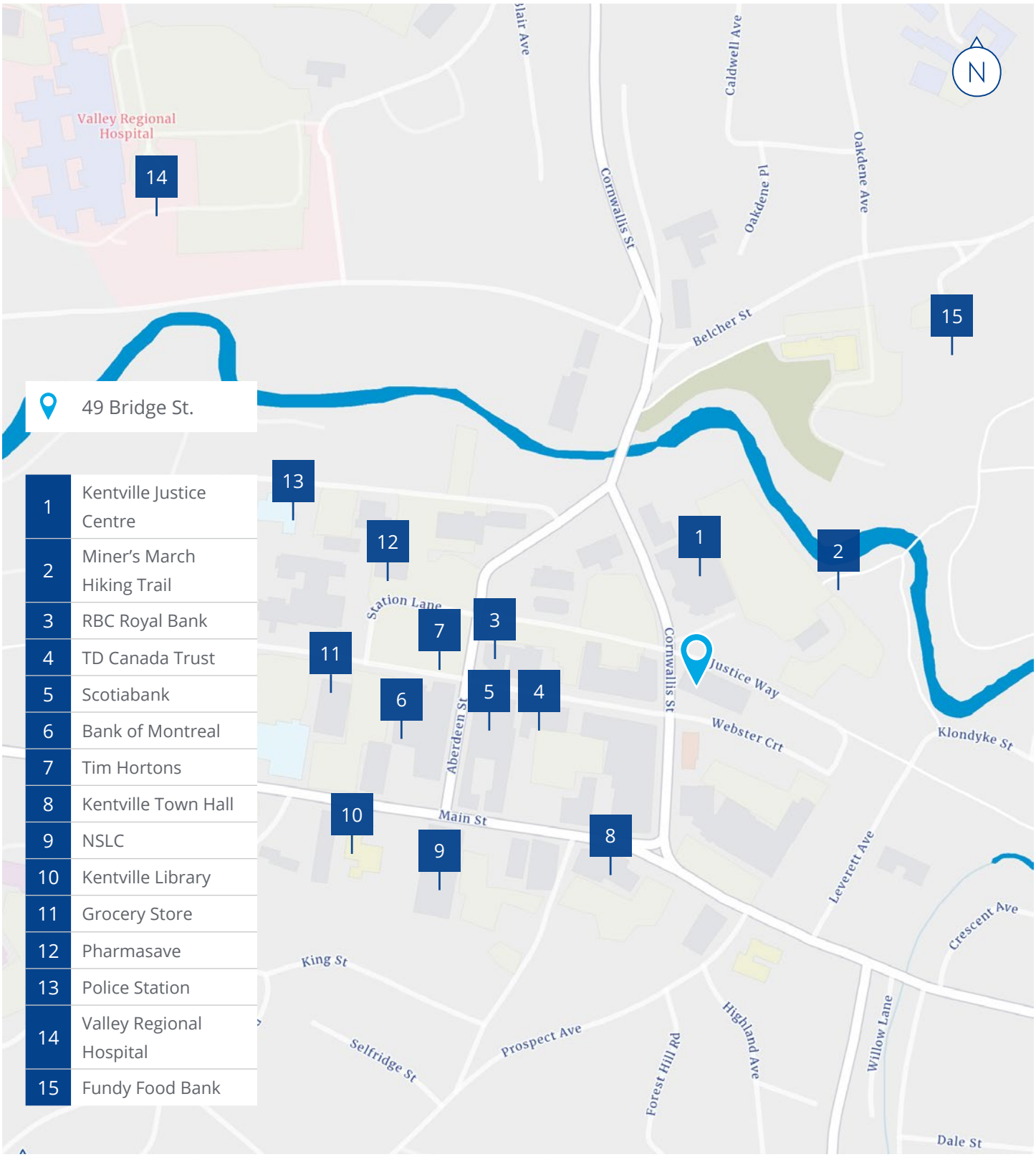
Open Work Area

Suite 102 Features

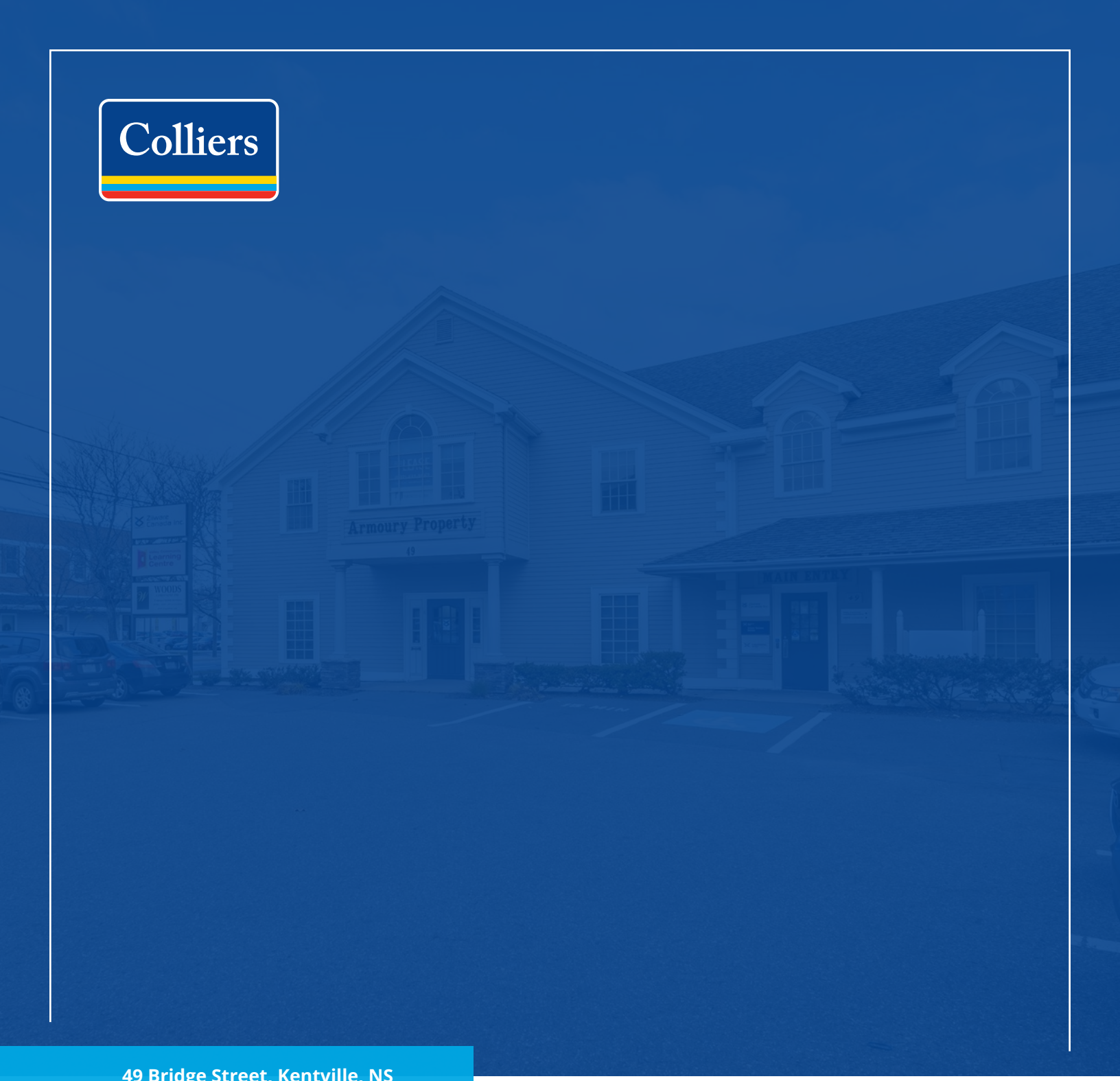
- Up to 7 private offices
- Open area
- Supply room
- Boardroom
- IT server room
- Common area washroom

2,000
SF available

Surrounding Amenities



1	Kentville Justice Centre
2	Miner's March Hiking Trail
3	RBC Royal Bank
4	TD Canada Trust
5	Scotiabank
6	Bank of Montreal
7	Tim Hortons
8	Kentville Town Hall
9	NSLC
10	Kentville Library
11	Grocery Store
12	Pharmasave
13	Police Station
14	Valley Regional Hospital
15	Fundy Food Bank



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