



33 Ochterloney Street, Dartmouth, NS

# Downtown Dartmouth Office Space for Lease

**Linda Harrie**

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# Property Overview



**Walkable from Alderney Ferry Terminal**



**Office leaseholds in place**



**Excellent Downtown Dartmouth location**



**Complimentary surrounding uses**



**Underground parking included (at market rates)**

Prime office spaces available on the 1st and 2nd floors of a well-positioned, three-story office building - minutes away from the Dartmouth waterfront.

Downtown Dartmouth offers convenient ferry and bridge connections to Halifax and a walkable, community-focused vibe. The area is rejuvenated with trendy cafés, local businesses, and waterfront views.

|                        | Suite   | Size     | Availability |
|------------------------|---|----------|--------------|
| <b>Available Space</b> | 140   | 1,571 SF | Immediately  |
|                        | 142   | 600 SF   | Immediately  |
|                        | 200   | 974 SF   | Immediately  |
|                        | 210   | 1,115 SF | Immediately  |
|                        | *Suites 200 & 210 can be combined for 2,089 SF                  |          |              |
| <b>Location</b>        | Downtown Dartmouth  |          |              |
| <b>Parking</b>         | Underground parking (market rates)<br>Ample paid street parking |          |              |
| <b>Net Rent</b>        | Contact listing agent for rates                                 |          |              |
| <b>Additional Rent</b> | \$10.22 (est 2026)  |          |              |



**Bike Score**

71



**Walk Score**

95



**Transit Score**

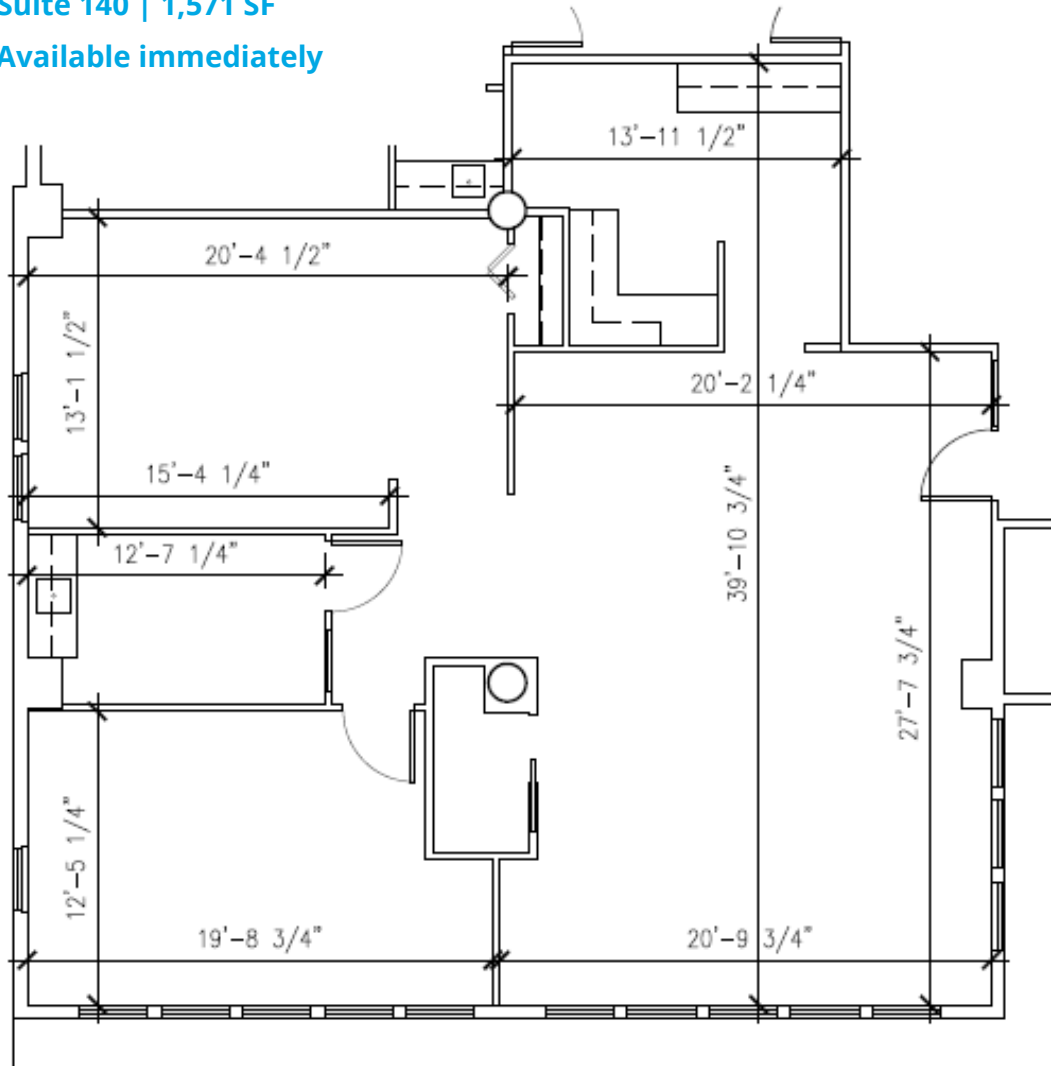
67

\* Rated out of 100

# Floor Plans

Suite 140 | 1,571 SF

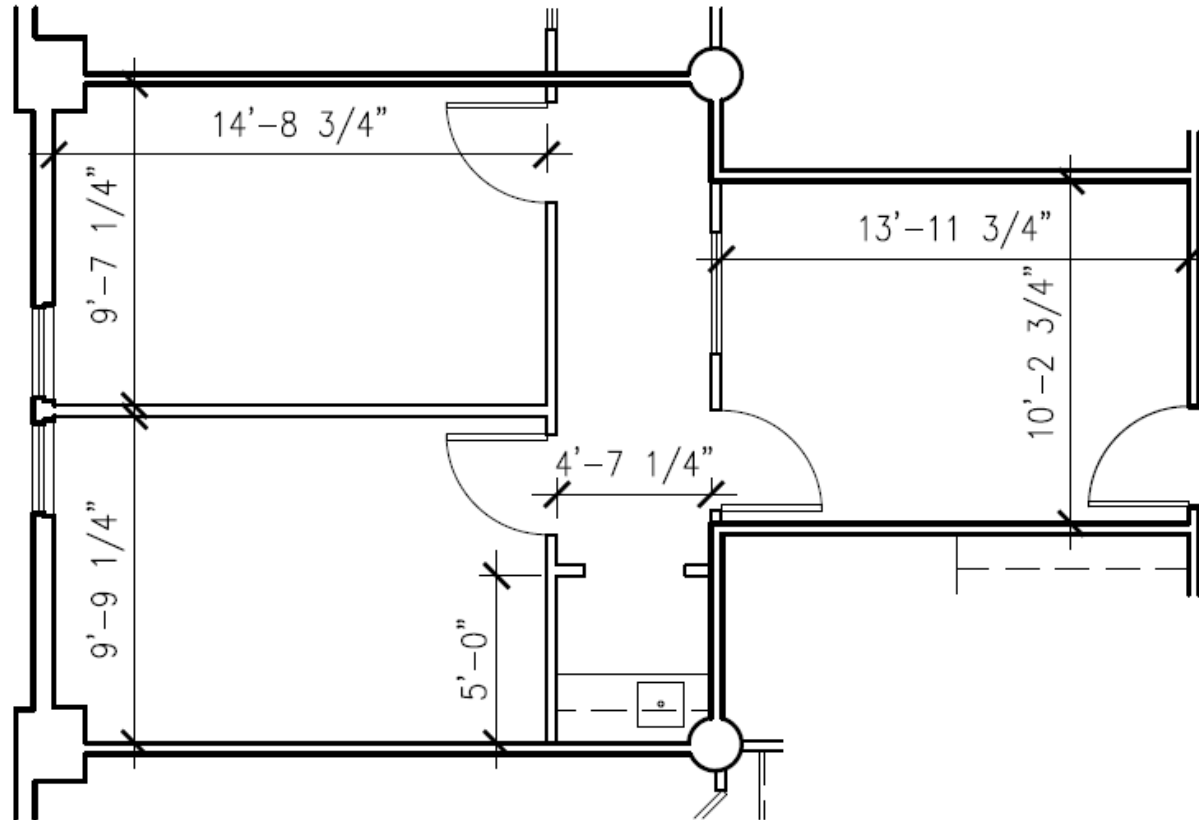
Available immediately



# Floor Plans

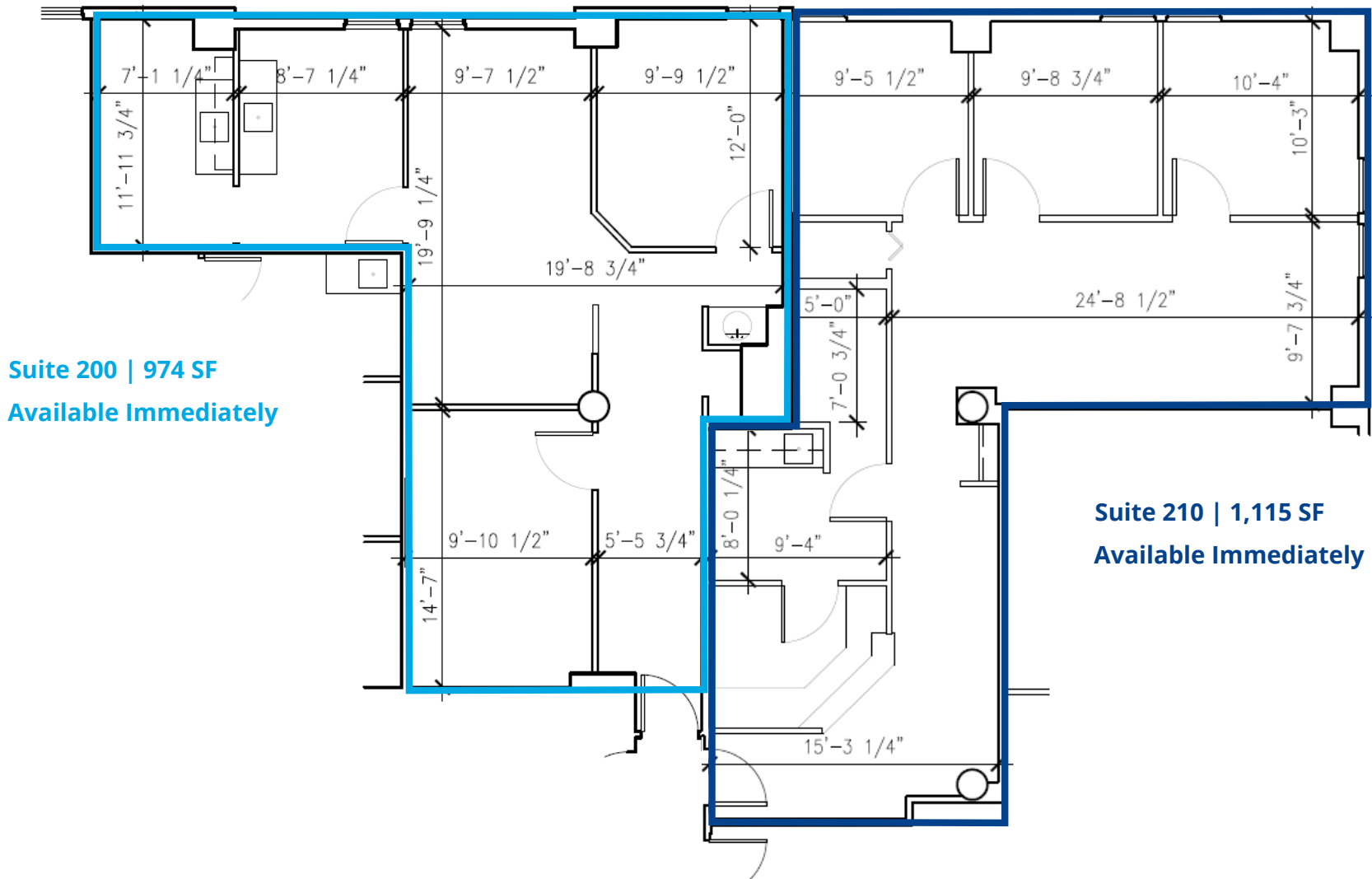
Suite 142 | 600 SF

Available immediately



# Floor Plans

Suites 200 & 210 can be combined for 2,089 SF



# Location Overview

The property is located in Downtown Dartmouth, a flourishing and spirited community with more than 200 businesses serving a growing population. The neighbourhood has undergone a metamorphosis in recent years into a hip and vibrant space with further growth on the horizon.

Within walking distance of the property are restaurants & bars, multiple parks, the public library, Dartmouth Commons walking trails, Sullivan's Pond, Lake Banook, and the Alderney Ferry Terminal. A short commute away is the Zatzman Sportsplex, Mic Mac Mall, Burnside Business Park, and Dartmouth Crossing.

## Demographics: 10 km Radius



**Current Population 2025** 324,004



**Projected Population 2035** 376,928



**Average Household Income 2025** \$106,469





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