



# For lease

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**120 ILSLEY AVENUE, DARTMOUTH**

Second floor walk-up office space

**AVISON  
YOUNG**

# The offering

This second-floor office unit at 120 Ilsley Avenue offers 4,500 square feet of functional space in the heart of Burnside Industrial Park, Atlantic Canada's largest and most active business hub.

The property features on-site parking, convenient walk-up access, and signage opportunities for enhanced visibility.

Burnside provides unmatched connectivity, with quick access to Highways 111, 118, and 107, as well as the new Sackville-Bedford-Burnside Connector, ensuring seamless travel to downtown Halifax, Halifax Stanfield International Airport, and surrounding communities. Public transit routes serve the area, and nearby amenities include Dartmouth Crossing, offering retail, dining, fitness, and hotel options.

This location combines accessibility, convenience, and exposure, making it an ideal choice for businesses seeking a strategic presence in a thriving commercial district.

## LEASE OVERVIEW

|                         |                            |
|-------------------------|----------------------------|
| <b>Unit type</b>        | Office                     |
| <b>Size</b>             | 4,500 sf                   |
| <b>Lease rate (psf)</b> | \$12.00 Net + \$8.00 add'l |
| <b>Availability</b>     | Immediate                  |
| <b>Term</b>             | 5 years                    |
| <b>Parking</b>          | On-site surface stalls     |

**\$12**      **4,500 sf**  
**LEASE RATE**      **UNIT SIZE**



# Location

Located at 120 Ilsley Avenue in Dartmouth, this office unit offers a prime position within Burnside Industrial Park. The park spans over 3,400 acres and is home to more than 2,000 businesses, providing a vibrant and diverse commercial environment.

Tenants benefit from exceptional connectivity, with quick access to Highways 111, 118, and 107, as well as the new Sackville-Bedford-Burnside Connector, ensuring seamless travel to downtown Halifax, Halifax Stanfield International Airport, and surrounding communities.

Nearby amenities include Dartmouth Crossing, a major retail and service destination featuring restaurants, banks, fitness centers, and hotels, all within minutes of the property.

This strategic location combines accessibility, visibility, and proximity to essential services, making it an ideal choice for businesses seeking efficiency and convenience in a thriving commercial district.



## AMENITY RICH AREA

Surrounded by a variety of desirable amenities, all within walking distance



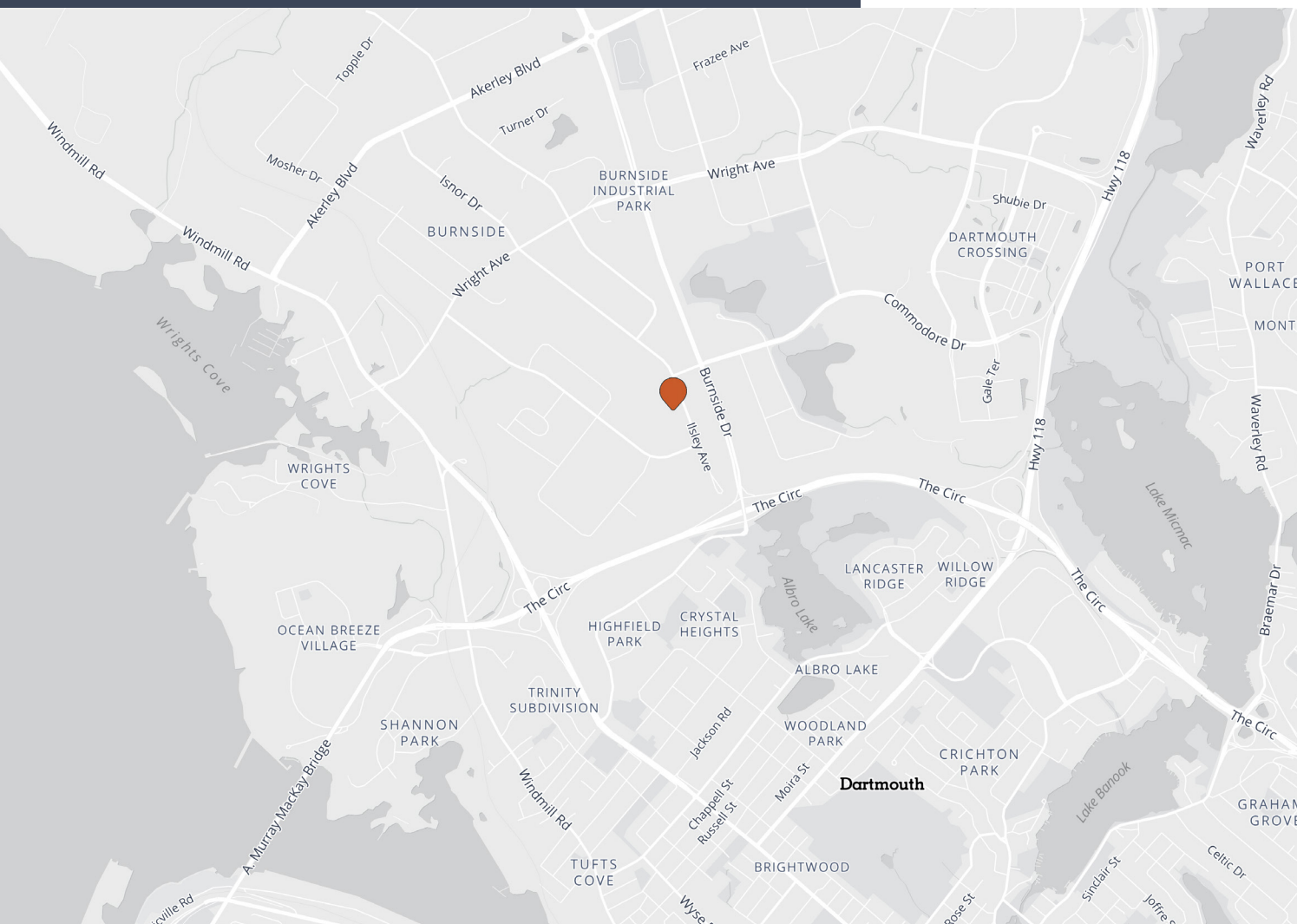
## CONVENIENT ACCESSIBILITY

Easy access to harbour bridges and major routes leading to other areas of Halifax



## INFRASTRUCTURE UPGRADES

In close proximity to the Cogswell Interchange, as well as ongoing upgrades in the downtown area





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## Get in touch

For detailed information on this offering, please contact:

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