



For Lease

49 Bridge Street, Kentville, Nova Scotia

 **JLL** SEE A BRIGHTER WAY

Property Overview

49 Bridge Street, Kentville, NS

Discover versatile ground-floor space in the heart of Kentville's vibrant downtown core. With walkable access to local amenities and excellent employee convenience, the Armoury Property delivers the perfect blend of professional presence and practical functionality for all your business needs.



Ample **free on-site parking** for employees and clients



Pylon signage opportunity



Option for easy **warehouse conversion** with grade loading



Excellent connectivity to highways and transit



Available Space

Suite 101 - 2,266 SF

Availability

With two months notice

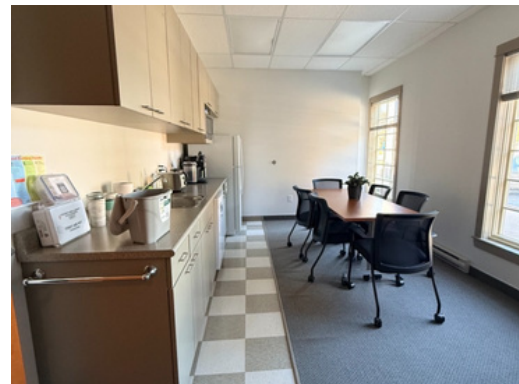
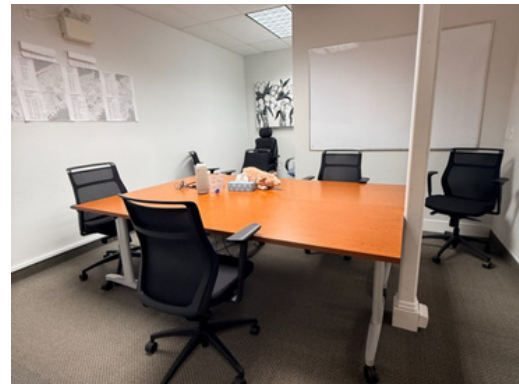
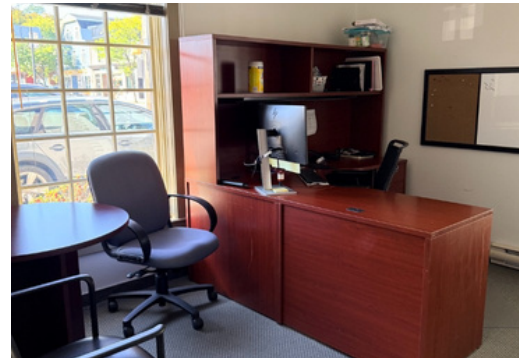
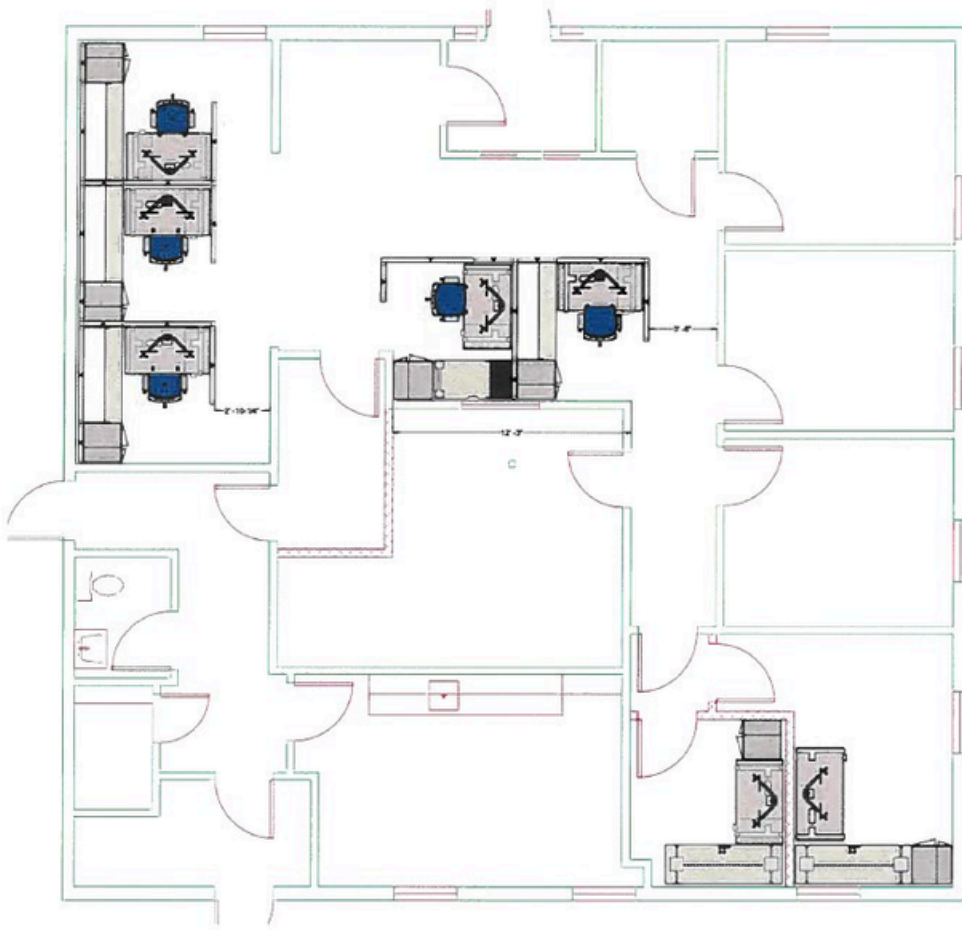
Base Rent

Negotiable, call listing agents for further details

Additional Rent

\$13.50 PSF

Suite 101 - 2,266 SF



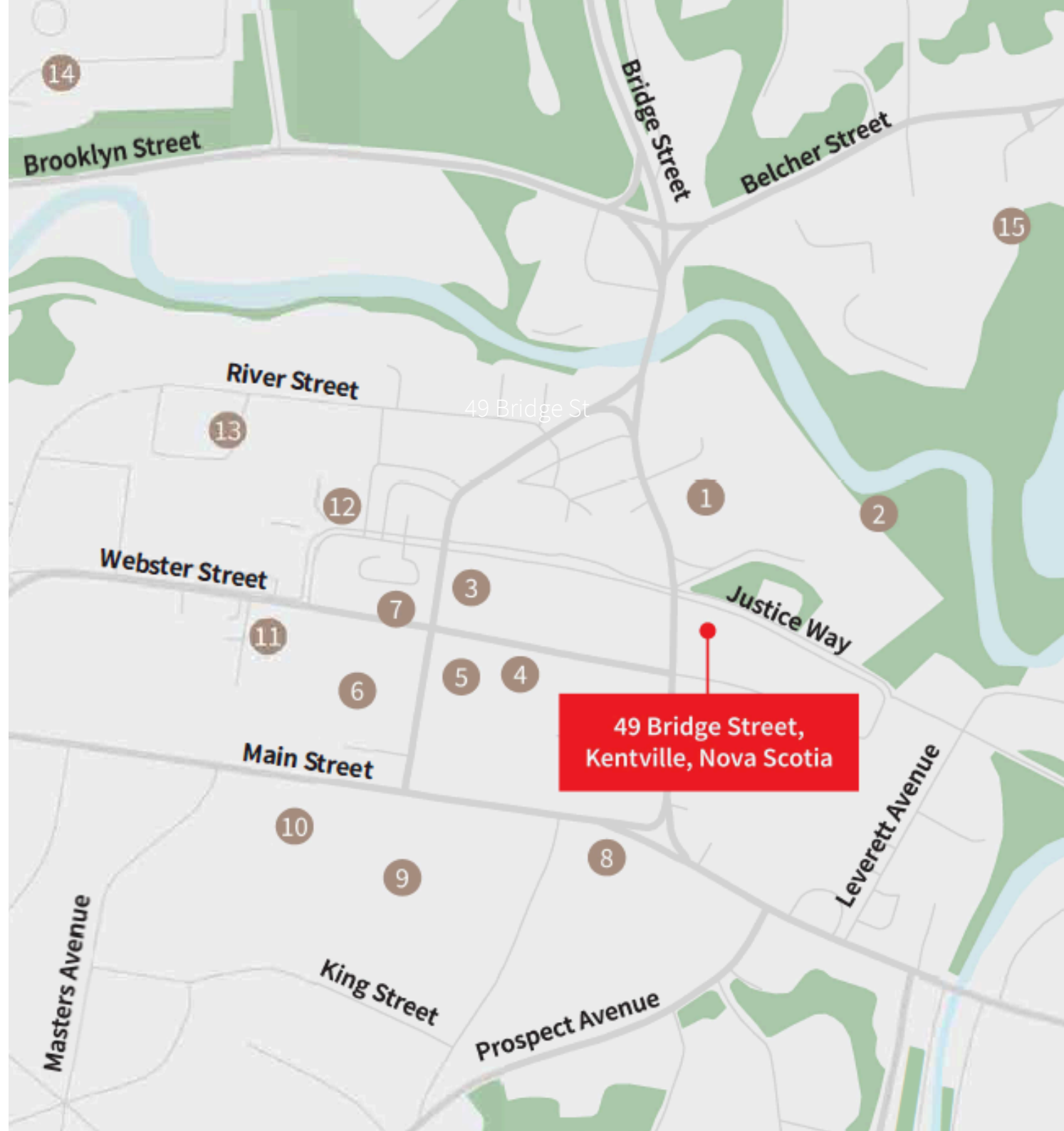
Suite 101 - 2,266 SF

Ground level suite built out with a mix of private offices and meeting rooms, a kitchen, washroom, and open workspace.

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

Surrounding Amenities

1	Kentville Justice Centre
2	Miners 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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