

Prime Commercial Space

24 Queen Street Ext., Port Hawkesbury, NS



APM

PROPERTIES

569-8400

apmproperties.ca

Prime Commercial Space



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General Description and Key Features

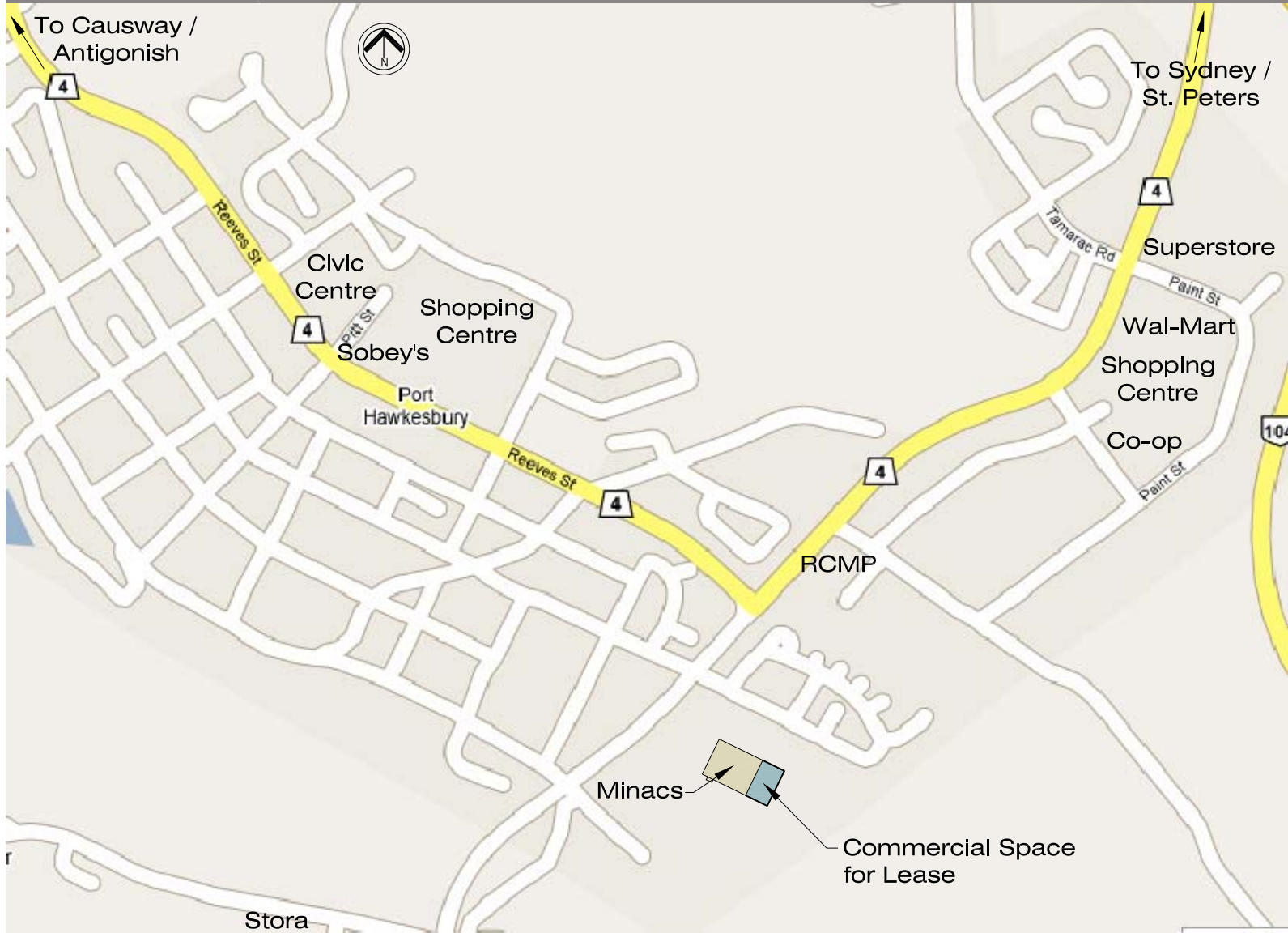
- Available for immediate occupancy, 25,000 sq.ft. of commercial space
- Fully finished space (new 2005);
 - premium carpet tile flooring
 - premium acoustic ceiling
 - high efficiency fluorescent & task lighting
 - motion activated light switches
 - multi-zoned air conditioning
 - generous parking - access up to 250 dedicated spaces
 - space fit-up with generous washrooms, cafeteria/meeting room, boardrooms & offices
 - advanced distribution of cabling for work stations in place for up to 250 work stations
 - landlord is capable of providing some furnishings & work stations to facilitate a turn key occupancy.
- Can be subdivided for appropriate tenancy.

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Town of Port Hawkesbury

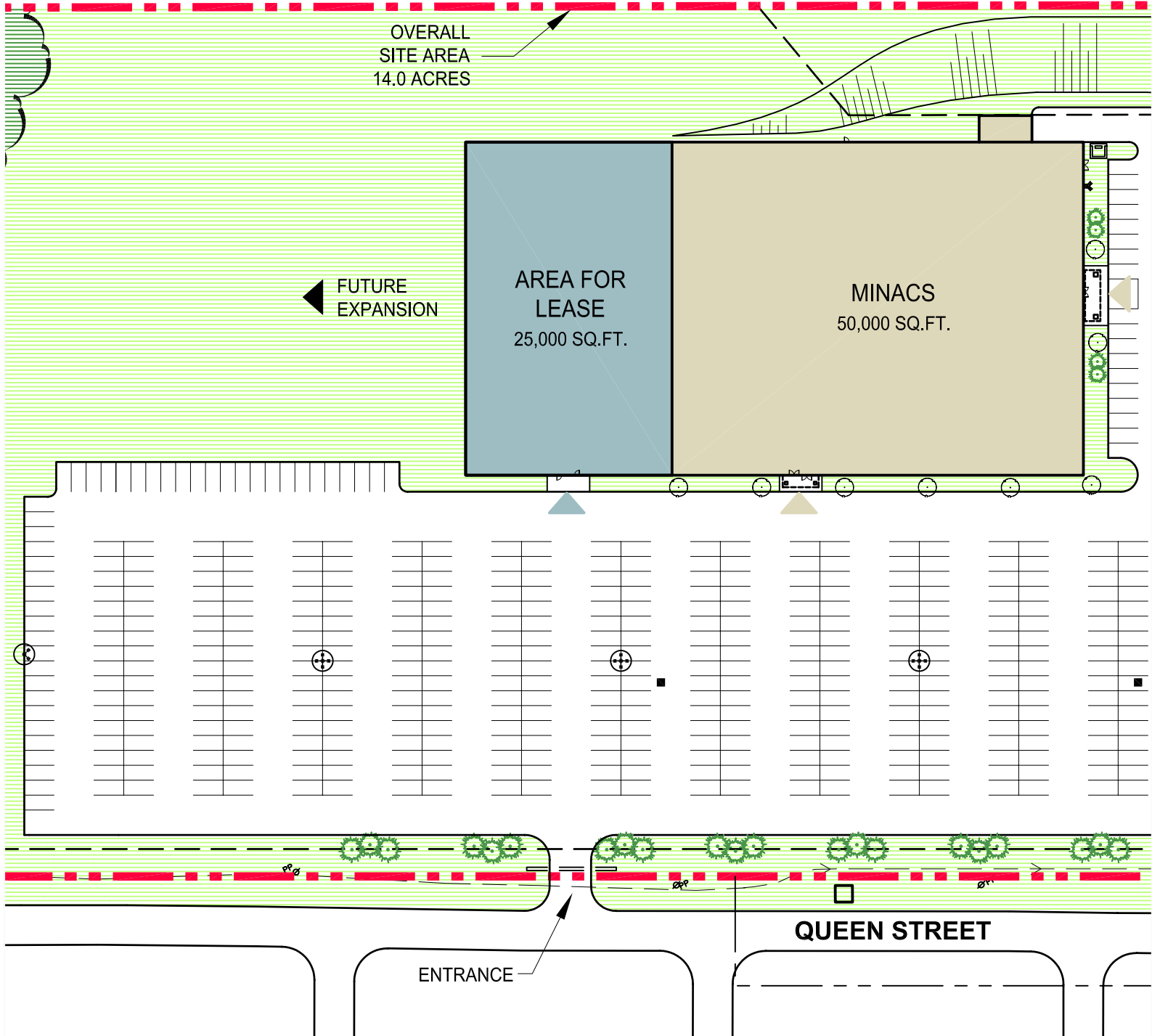
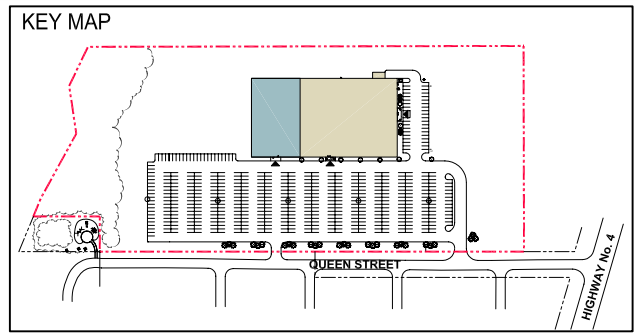


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PARKING ANALYSIS	TOTALS
GROUND FLOOR AREA (SQ. FT.)	75,000
TOTAL PARKING (STALLS)	504
PARKING RATIO (STALLS / 1000 SQ. FT.)	6.7



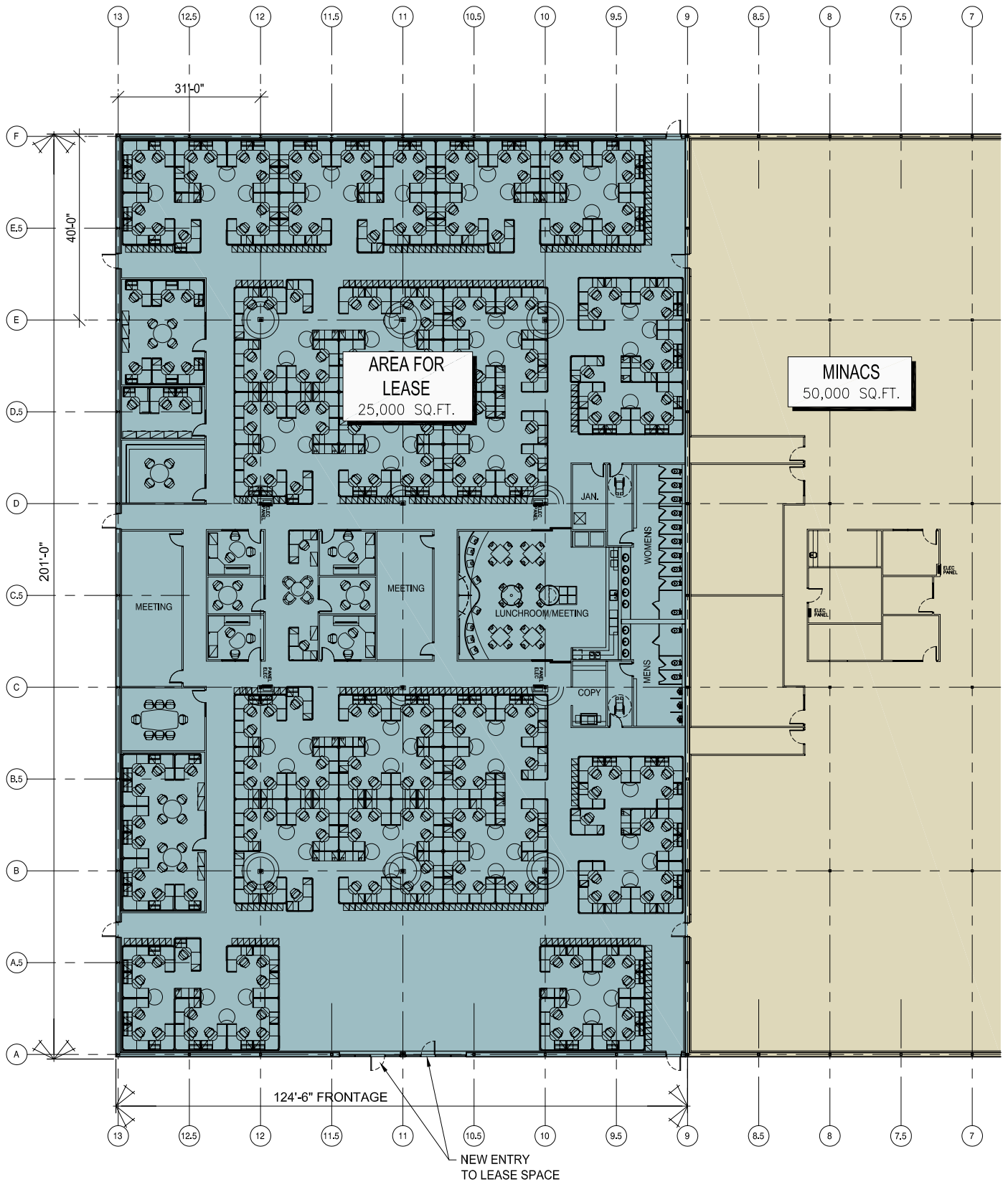
SITE PLAN

SCALE: 1" = 120'-0"



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FLOOR PLAN

SCALE: 1" = 30'-0"



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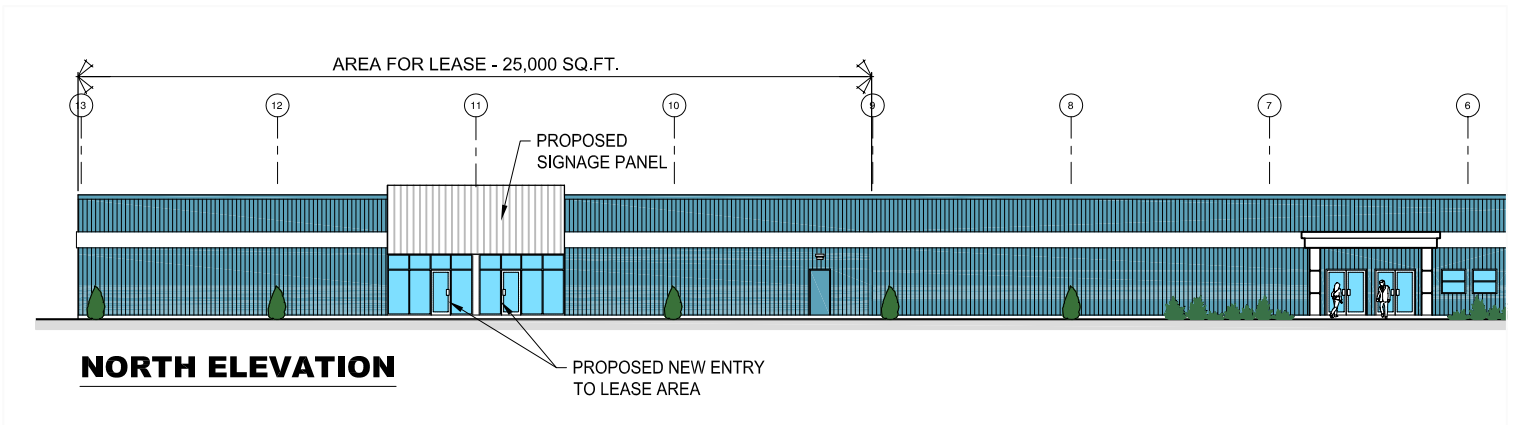
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INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



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