SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Bayside Medical Arts Centre

300 Sample Crescent, Truro, NS (invented address)

8 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Photos marked as AI-generated are sample images, not photos of a real building.

Pages in this file:

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Make one for your own listing with a free watermarked preview: offeringstack.com/start

BAYSIDE MEDICAL ARTS CENTRE

300 Sample Crescent, Truro, Nova Scotia



Suites from 1,150 SF · $16.50/SF net (sample)

FOR **LEASE**

MEDICAL &
PROFESSIONAL OFFICE SUITES FROM 1,150 SF (SAMPLE)

Avery Sample (fictitious)
Vice President, Office Leasing (sample)
902-555-0187
avery@example.com

Jordan Example (fictitious)
Associate (sample)
902-555-0143
jordan@example.com

SUMMIT RIDGE COMMERCIAL (FICTITIOUS SAMPLE BROKERAGE)

SAMPLE – FICTITIOUS PROPERTY

PROPERTY

Highlights

7,420 SF AVAILABLE
Suite 105 (ground) 1,150 SF · Suite 210 3,050 SF · Suite 230 1,480 SF (coming soon, Jan 2027) · Suite 310 1,740 SF.

ABOUT 140 PARKING STALLS
Calculated from the parking ratio (3.7 / 1,000 SF) and building area.

BACKUP POWER: NATURAL-GAS GENERATOR
Life-safety + 2 suites (sample)

TRURO STATION, 0.8 KM BY ROAD
0.8 km by road from the site (10 min drive, typical).



LOBBY (SAMPLE IMAGE)

SAMPLE — FICTITIOUS PROPERTY

PHOTOS



Lobby (sample image)



Available suite (sample image)

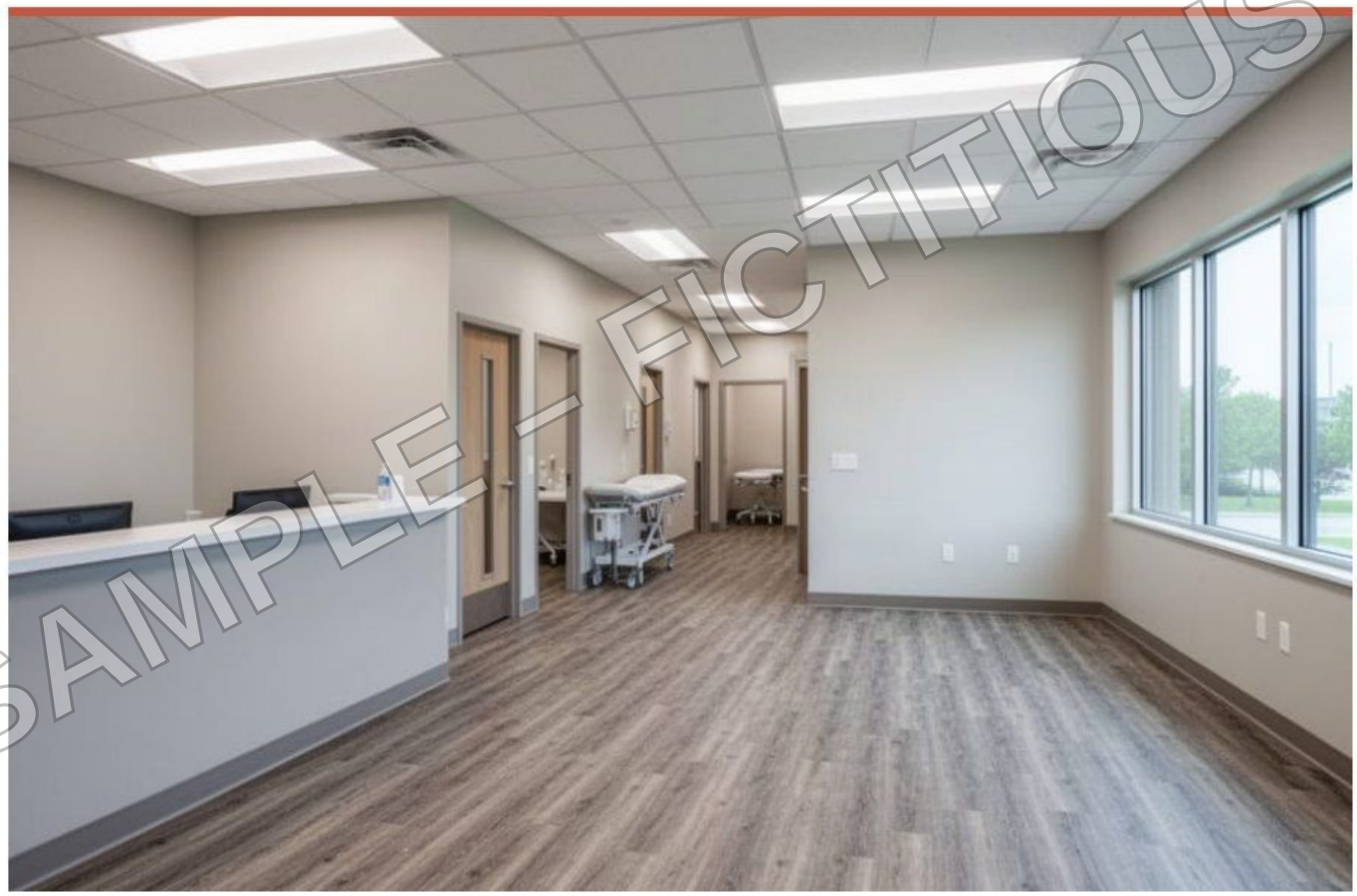
SAMPLE – FICTITIOUS PROPERTY

AVAILABILITY

Availability as of Oct 2026 (sample)

UNIT	AREA (SF)	TENANT	RATE	AVAILABLE	STATUS
Suite 105 (ground)	1,150	—	$17.50 net (sample)	Immediate	Available
Suite 210	3,050	—	$16.50 net (sample)	Immediate	Available
Suite 230	1,480	—	$16.50 net (sample)	Jan 2027	Coming Soon
Suite 310	1,740	—	$16.00 net (sample)	Immediate	Available
Suite 120	4,200	Pharmacy (sample)	—	—	Leased

** Calculated from the unit areas listed. Available area includes units marked available or coming soon. Base-building improvements negotiable (sample).*



AVAILABILITY
Summary

AVAILABLE AREA*
7,420 SF

UNITS AVAILABLE
4 of 5

TOTAL LISTED AREA*
11,620 SF

LARGEST AVAILABLE*
3,050 SF

AREA BY STATUS*
51% AVAILABLE NOW



LEASING ENQUIRIES
Avery Sample (fictitious)
902-555-0187
avery@example.com

Jordan Example (fictitious)
902-555-0143
jordan@example.com

SAMPLE – FICTITIOUS PROPERTY

TENANT *Mix*

As of Oct 2026 (sample)

TENANT	SUITE	AREA (SF)	% OF TOTAL	EXPIRY
Family Medicine & Walk-In Clinic (sample)	100	6,800	17.7%	Apr 2031
Physiotherapy Clinic (sample)	110	2,900	7.6%	Sep 2028
Pharmacy (sample)	120	4,200	10.9%	Jan 2033
Dental Group (sample)	200	5,100	13.3%	Dec 2029
Optometry Clinic (sample)	220	2,250	5.9%	Jun 2027
Diagnostic Imaging (sample)	300	6,900	18.0%	Mar 2032
Hearing Clinic (sample)	320	1,650	4.3%	Feb 2028
Vacant	105	1,150	3.0%	
Vacant	210	3,050	7.9%	
Vacant	230	1,480	3.9%	
Vacant	310	1,740	4.5%	
Total leased (7)		**29,800**	**80.7%**	



RENT ROLL

Summary

OCCUPANCY

80.7%

Rent roll calculates 77.6%

WALT

4.0 Yrs

Calculated · weighted by area

LEASED AREA

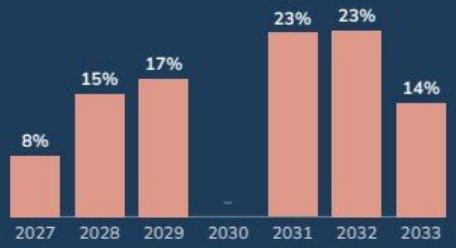
29,800 SF

Calculated · rent roll

TENANTS

7

LEASE EXPIRY · % OF LEASED AREA



SAMPLE – FICTITIOUS PROPERTY

DRIVE *Times*

Truro, Nova Scotia

Destinations

Halifax Stanfield Intl Airport (YHZ)	56 MINS
Truro (walk)	10 MINS

Highway Connectivity

NS 102	6 MINS
NS 104	12 MINS

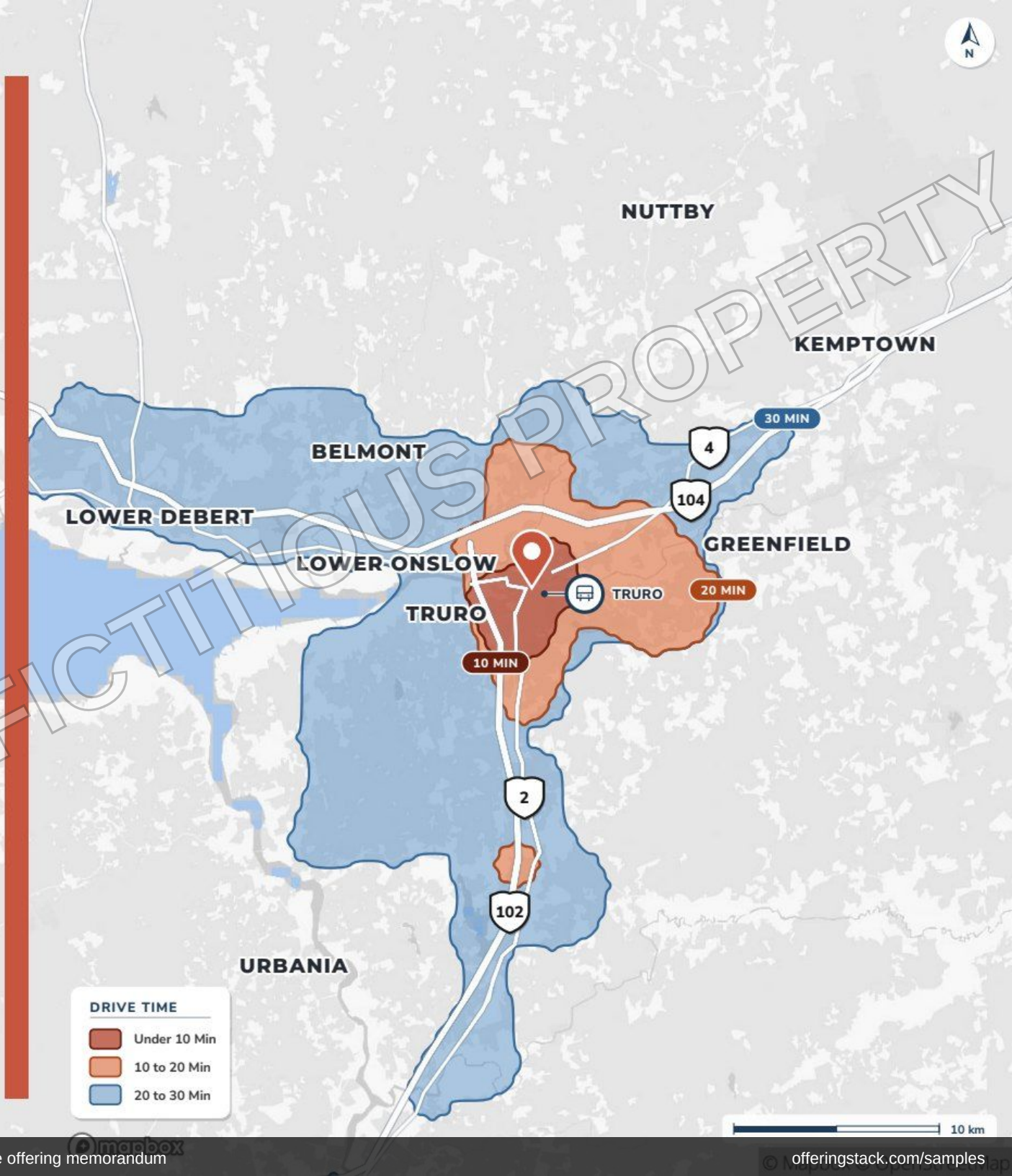
City Connectivity

Halifax	72 MINS
Moncton	110 MINS
Saint John	195 MINS
Fredericton	215 MINS

Drive-Time Reach

Within 10 min (area, calculated)	37 sq km
Within 20 min (area, calculated)	172 sq km
Within 30 min (area, calculated)	604 sq km

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-14.



SAMPLE – FICTITIOUS PROPERTY

AMENITIES *Within 5 km*

Truro, Nova Scotia

20+ RESTAURANTS & CAFES

50+ RETAIL STORES

10+ GAS STATIONS

4 BANKS

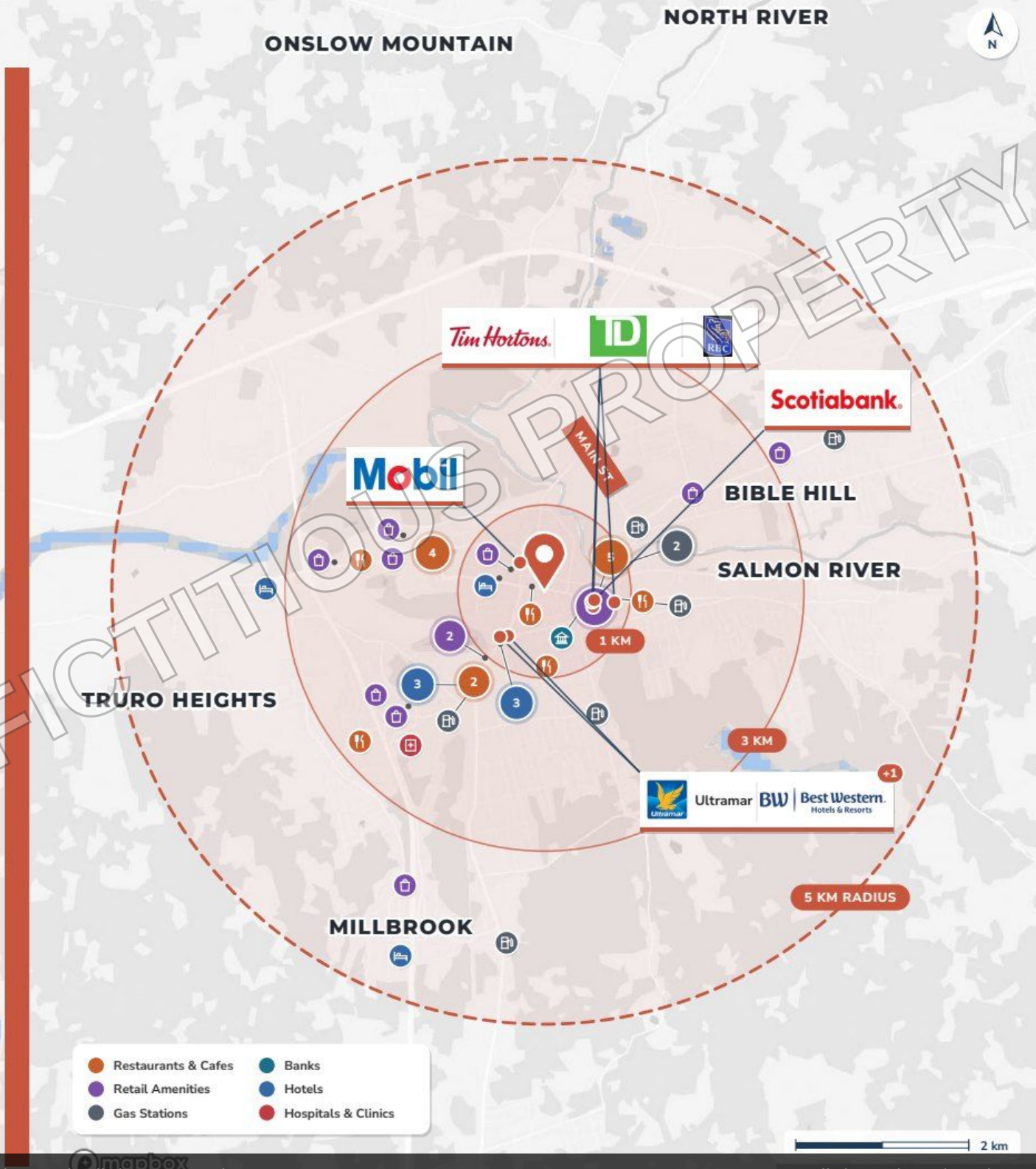
10+ HOTELS

2 HOSPITALS & CLINICS

Nearest services

The Nook and Cranny Brew Pub	0.1 km
FYidoctors	0.1 km
LOVUS Coffee & Tea	0.2 km
MacQuarries Pharmasave – West End in Truro	0.2 km
Truro Farmers Market	0.3 km
NSLC	0.4 km
U Haul	0.4 km
Mobil	0.4 km
Atlantic Superstore	0.5 km
Subway	0.5 km

Source: © OpenStreetMap contributors (Overpass API), retrieved 2026-10-14. Counts rounded down; OSM coverage varies.



SAMPLE – FICTITIOUS PROPERTY

LABOUR & *Demographics*

Truro

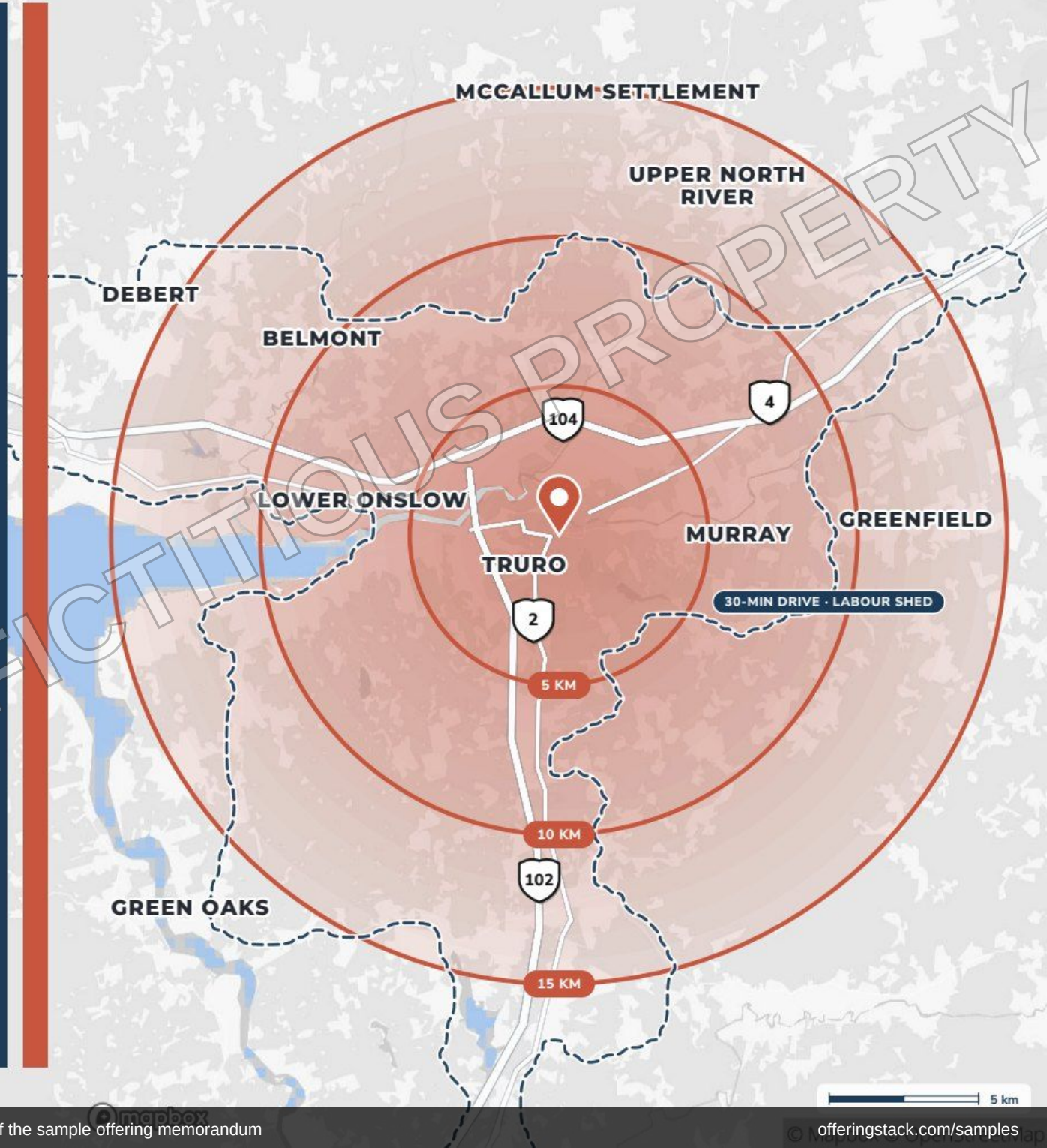
36,000+
POP. WITHIN 30-MIN DRIVE

17,000+
LABOUR FORCE, 30-MIN DRIVE

Labour Shed · 30-Min Drive

Colchester, Subd. B	13,000+
Truro	11,000+
Colchester, Subd. C	7,400+
Stewiacke	1,000+
Millbrook 27	920+
East Hants	910+
Colchester, Subd. A	600+
Total (2021 Census)	**36,000+**

Source: Statistics Canada 2021 Census (DA population 98-10-0015-01; labour force 98-10-0485-01, estimated); 30-min drive: Mapbox Isochrone, 2026-10-14; rounded down. Labour shed: DAs centred inside.



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