



**CUSHMAN &
WAKEFIELD**
Atlantic



A PLACE FOR PEOPLE

BLUEFROG

BUSINESS CAMPUS

NO ORDINARY BUSINESS PARK

Bluefrog Business Campus is a first class business campus situated in the heart of Dartmouth, Nova Scotia. Surrounded by the natural beauty of lakes, walking trails, and wildlife. Built with people in mind, it is reinventing the way people work, play and live. Businesses will enjoy the convenience of being located within a community filled with amenities. It's a healthy place, a place where you can draw breath and think and where creativity has freedom to blossom. Most accesible urban nodes with immediate access to Highway 111, Brownlow and Burnside Drive.



FLOORPLANS

Bluefrog 130

130 Eileen Stubbs

UNITS AVAILABLE

Unit 9 - 5,297 sf*

Unit 10 - 2,072 sf**

Unit 25 - 2,290 sf

Unit 206 - 2,990 sf

Unit 225 - 2,626 sf



**Available June 2022 with
6 month renewal option*

***Potential for June 2022
availability*

STOREYS

2 floors

TYPICAL FLOOR PLATE

67,187 sf

TAXES AND OPERATING

\$11.41 psf

LEASE RATE

Starting at \$13.75 psf





A NATURAL PLACE TO DO BUSINESS

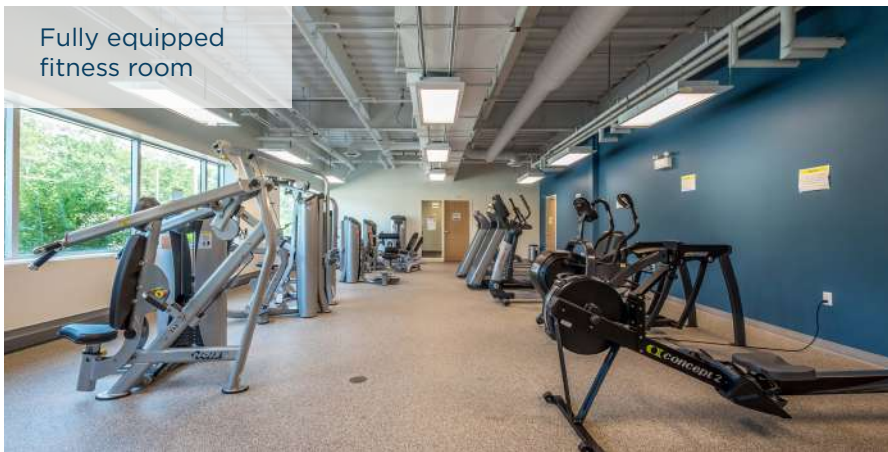
The City of Lakes Business Park is a prestige office park that is strategically nestled between the thriving Burnside Industrial Park and retail hub of Dartmouth Crossing. Bluefrog Business Campus boasts a prime location offering access to dine in and take out food options, over 100+ retail stores and lots of services. Enjoy the beauty of lakes, walking trails and wildlife. Centrally located providing easy access to major 100 series highways, 2 harbour bridges and nearby residential areas. Situated within the largest business park in Atlantic Canada and East of Montreal with more than 1,500 enterprises and 15,000 employees.

ACCESS POINTS

- Highway 111, 118, 102
- Burnside Drive
- Commodore Drive
- MacKay/MacDonald Bridge
- Bedford, Dartmouth, Halifax and Sackville



Fully equipped fitness room



Large group fitness studio



Community garden, produce gets donated

MORE THAN JUST A WORKPLACE

The Bluefrog campus offers unparalleled amenities to tenants that are unavailable in many other office spaces. With upgrades throughout each building, this first class campus offers premium amenities. Services like daycare, dine in and take out food options as well as retail shopping is in close proximity.

- Renovated common areas
- Fitness centres - cardio/weights
- Organized indoor/outdoor fitness
- Shower and locker facilities
- Bike storage
- 24-hour security
- Key card building access
- Onsite property management
- Regular public transit services
- Access to snowshoes in winter
- Walking paths steps away - Lake Charles, Shubenacadie Corridor Trails and Bell Lake
- Free paved surface parking - 4.5 spaces per 1,000 sf
- Designated smoking shelters
- Electric vehicle charging stations
- Outdoor boardroom tables
- Annual special on campus events
- Community garden, produce gets donated to local non-profit
- Common outdoor WiFi access - ability to get private password protected WiFi

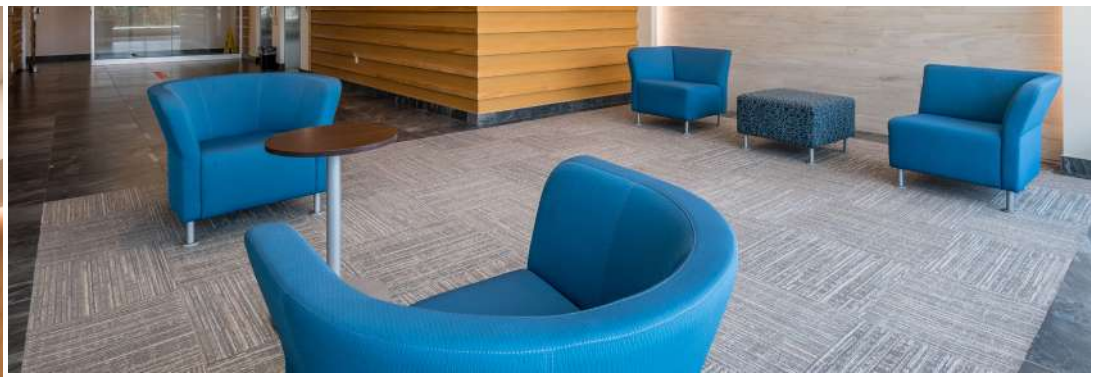
Boardroom sized tables with wifi



Enclosed shelters for smoking

Covered bicycle storage racks

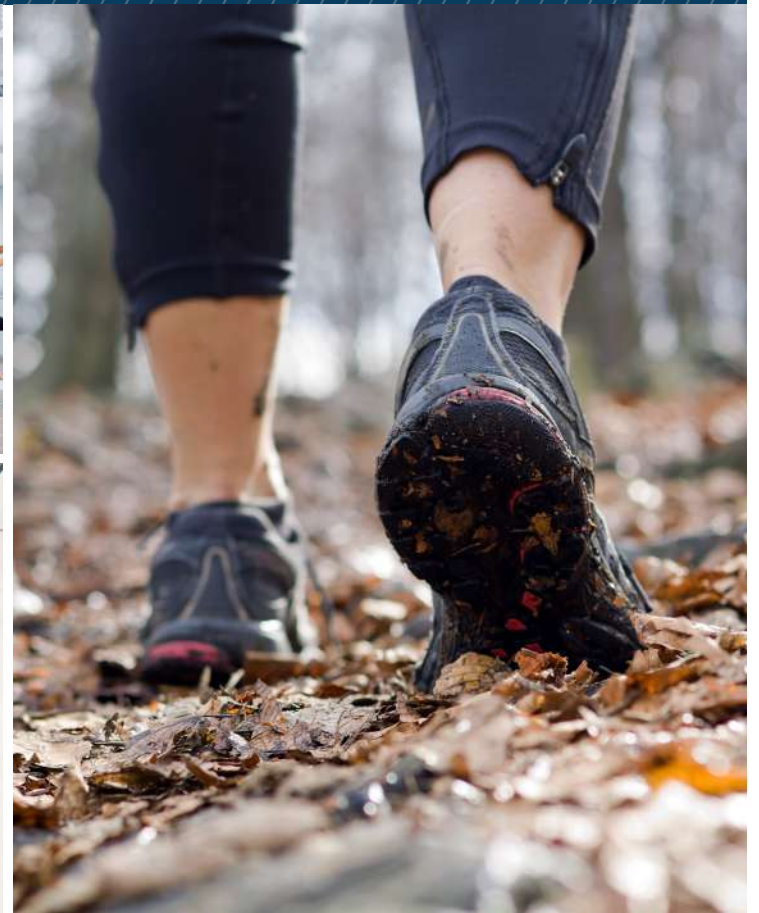




Shower and
locker facilities

MODERN FACILITIES

FITNESS ACTIVITIES



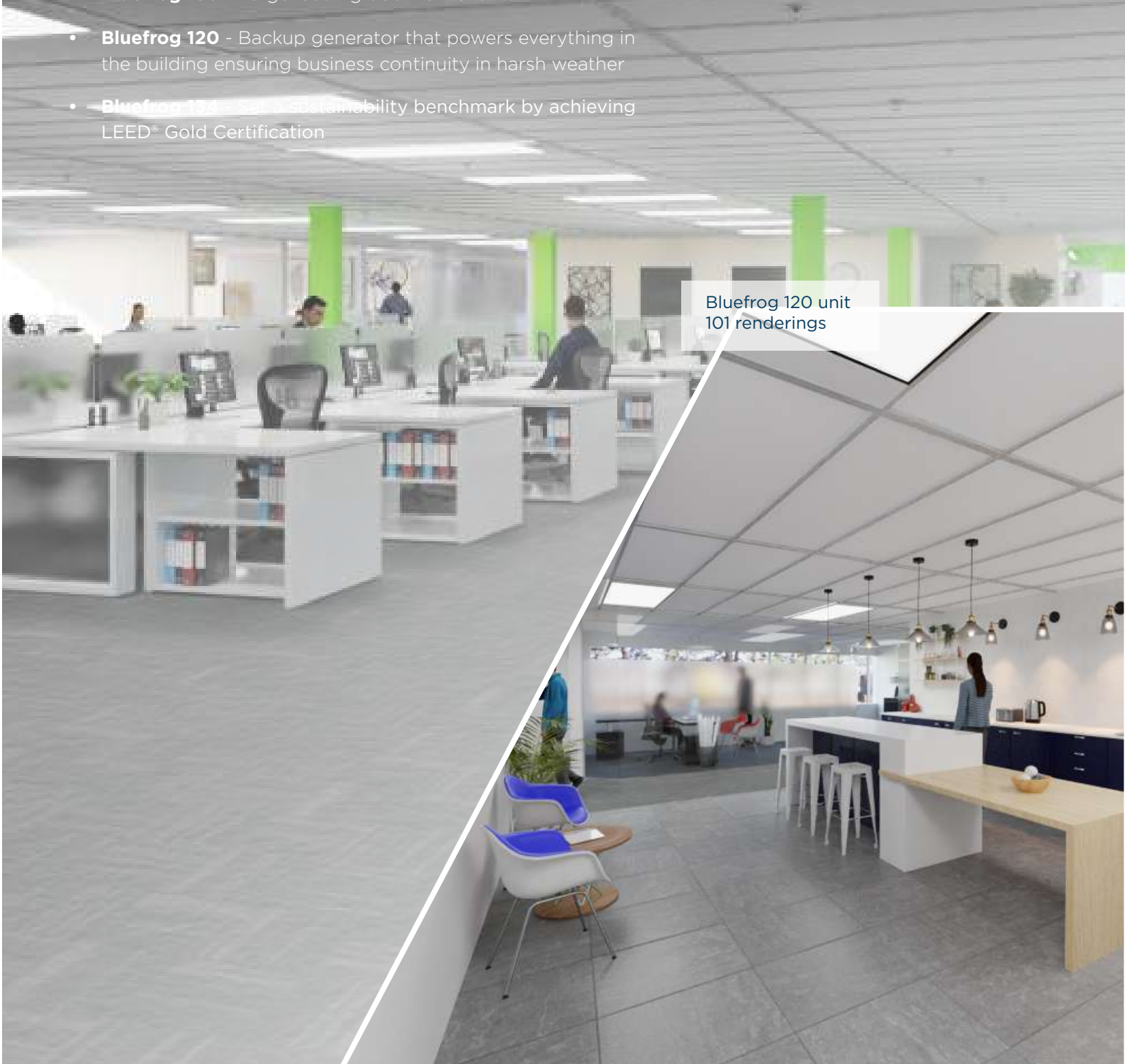
A DIFFERENT SORT OF BUSINESS ENVIRONMENT

The Bluefrog Campus is made up of four low-rise buildings to fit the scale of the surrounding environment. Each building was carefully designed so that offices look out onto forests and freshwater lakes. The Campus is protected and closed-in. Tenants will enjoy the newly renovated public spaces, lobbies and lounge areas.

UNIQUE BUILDING FEATURES

- **Bluefrog 130** - Large loading dock for tenants
- **Bluefrog 120** - Backup generator that powers everything in the building ensuring business continuity in harsh weather
- **Bluefrog 154** - Set a sustainability benchmark by achieving LEED® Gold Certification

- Newly renovated common areas
- 24-hour security
- Key card building access
- Professional and responsive onsite property management
- Touchless door openers
- Air quality monitoring and controls
- Efficient energy use and daylighting



Bluefrog 120 unit
101 renderings



CONTACT

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MANAGEMENT TEAM

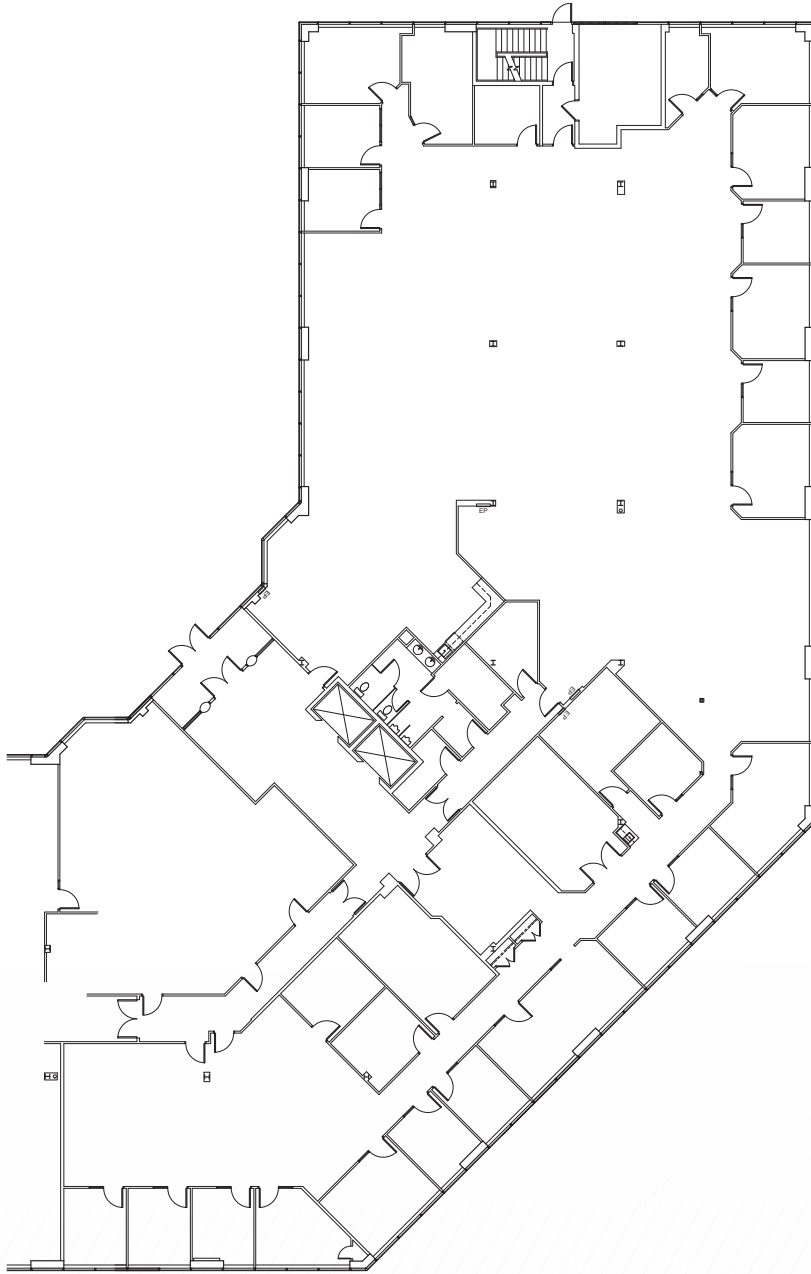
East Port Properties is a development, leasing and property management company that has been in business for over 30 years. Ours is a business of listening and thinking; of finding ways of meeting the needs of both the individual and the business - and building, moulding, or adapting a space until we've met those needs.

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BLUEFROG 120

Unit 101 - 14,583 sf

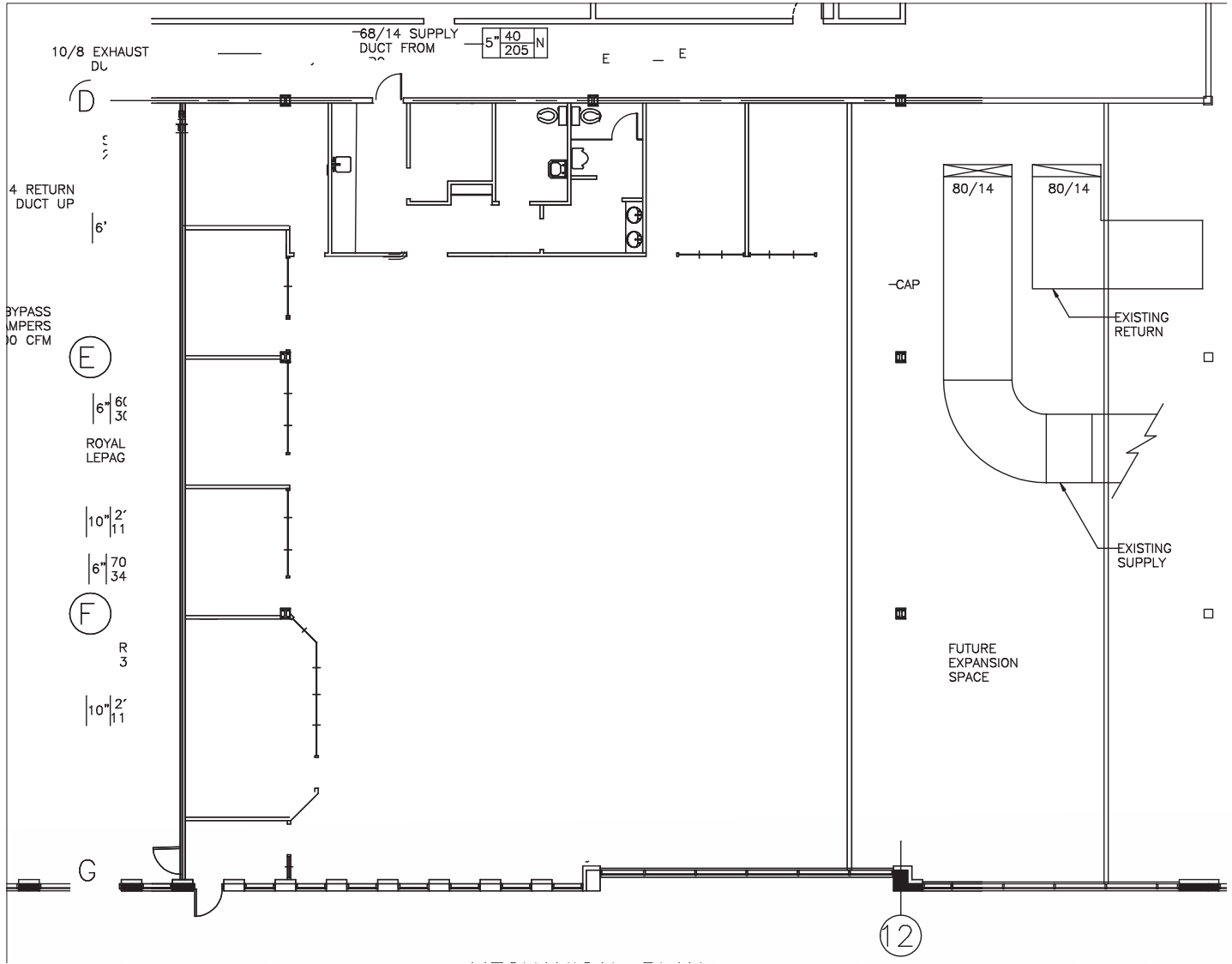


SPACE RENDERINGS



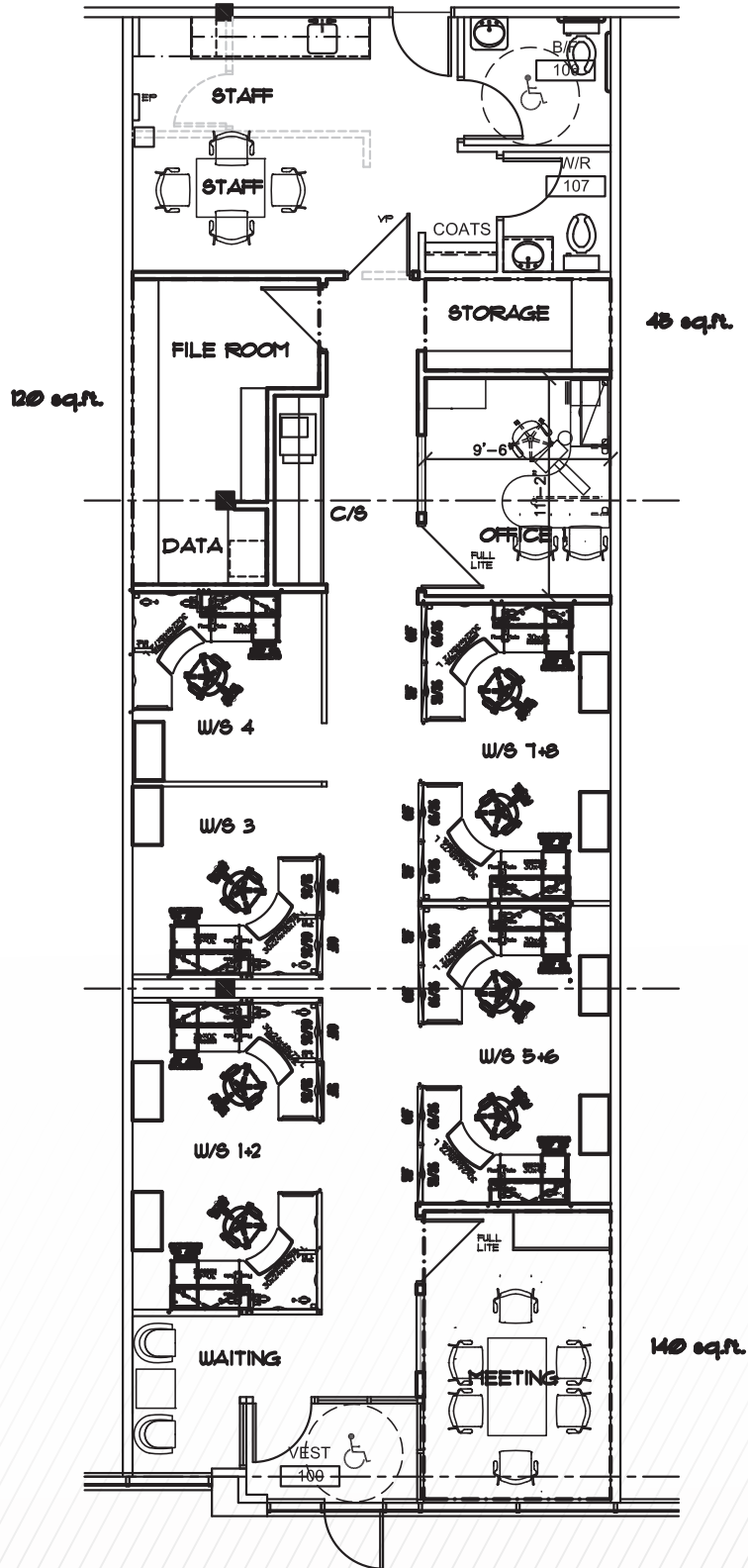
BLUEFROG 130

Unit 9 - 5,297 sf



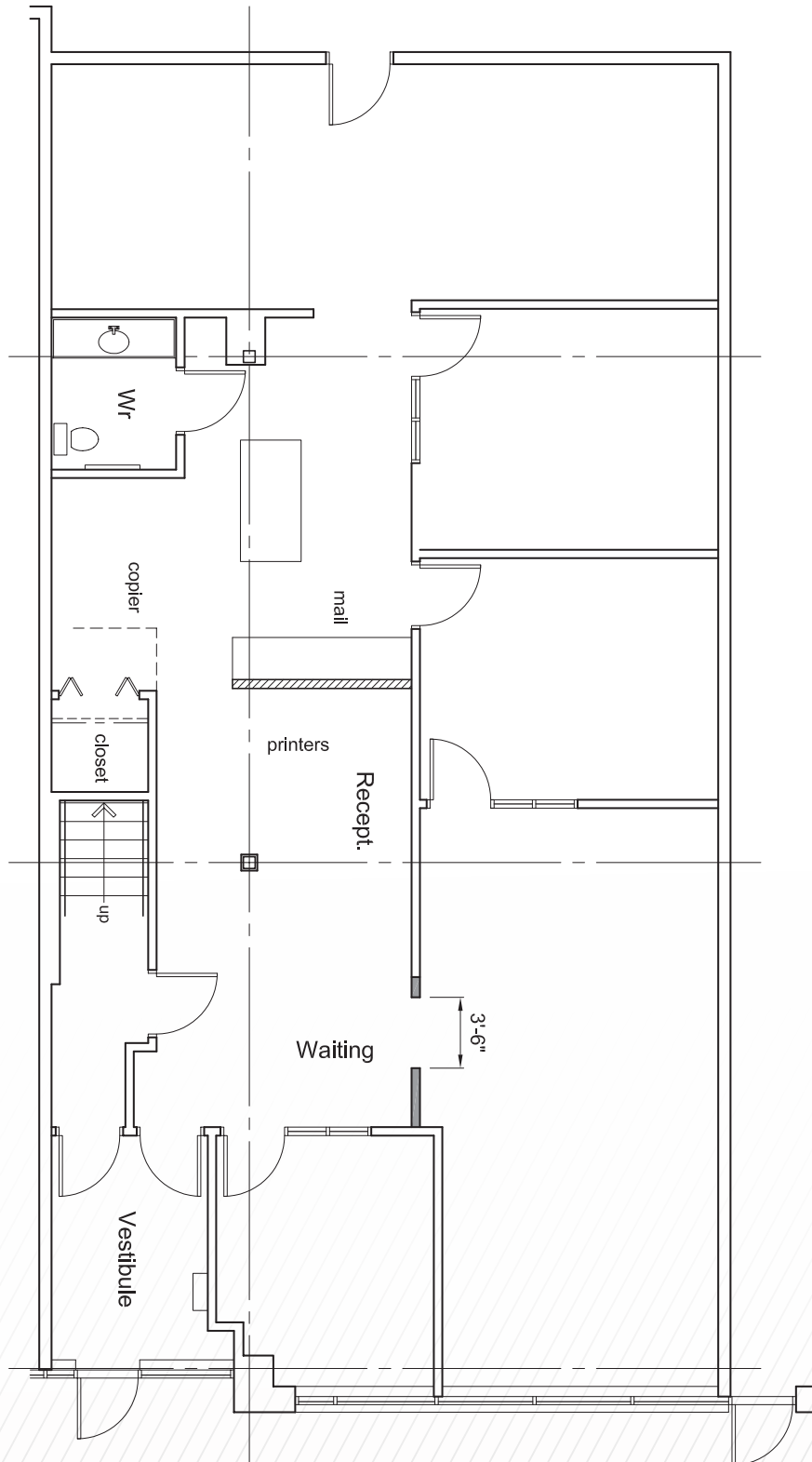
BLUEFROG 130

Unit 10 - 2,072 sf



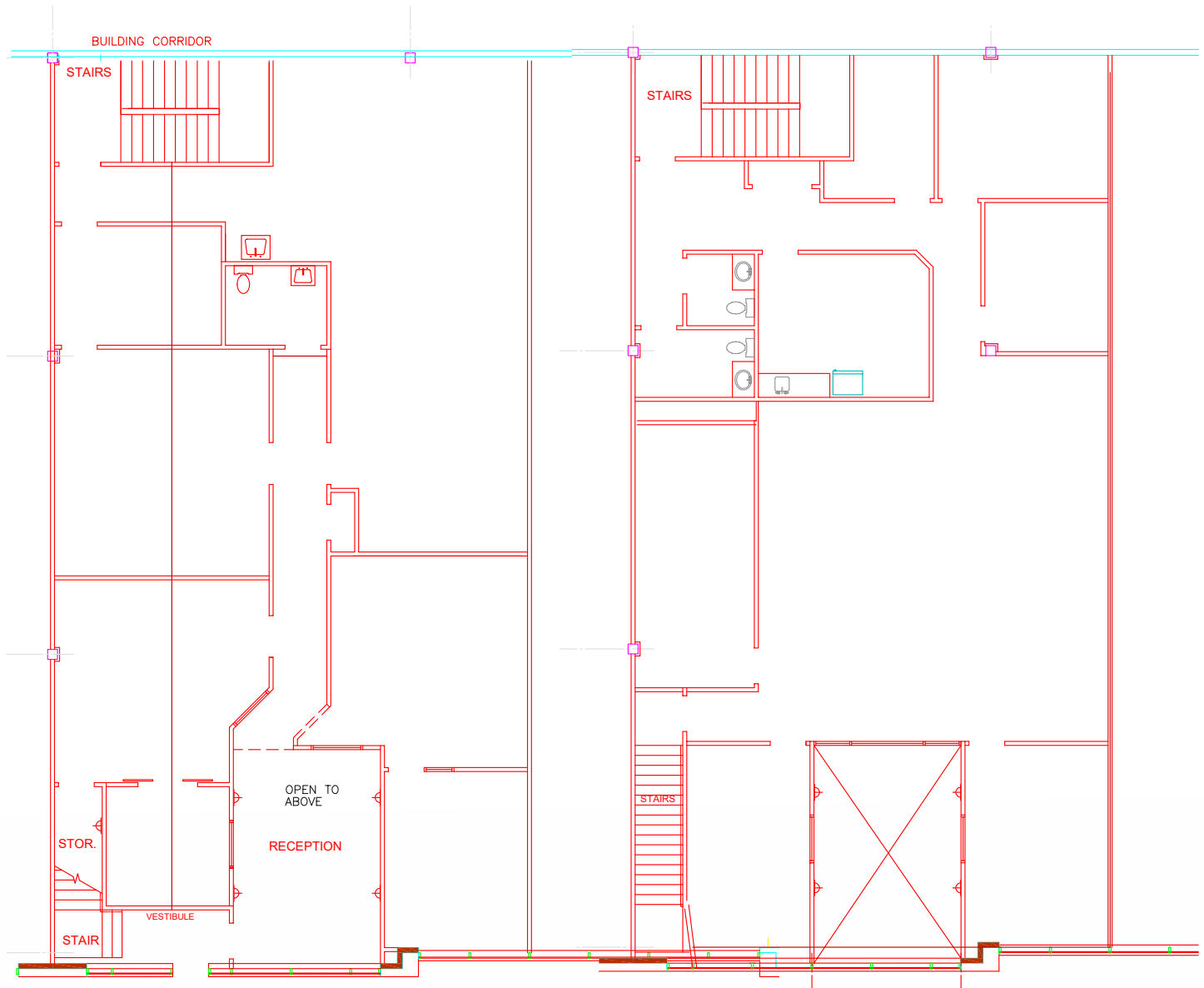
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Unit 25 - 2,290 sf



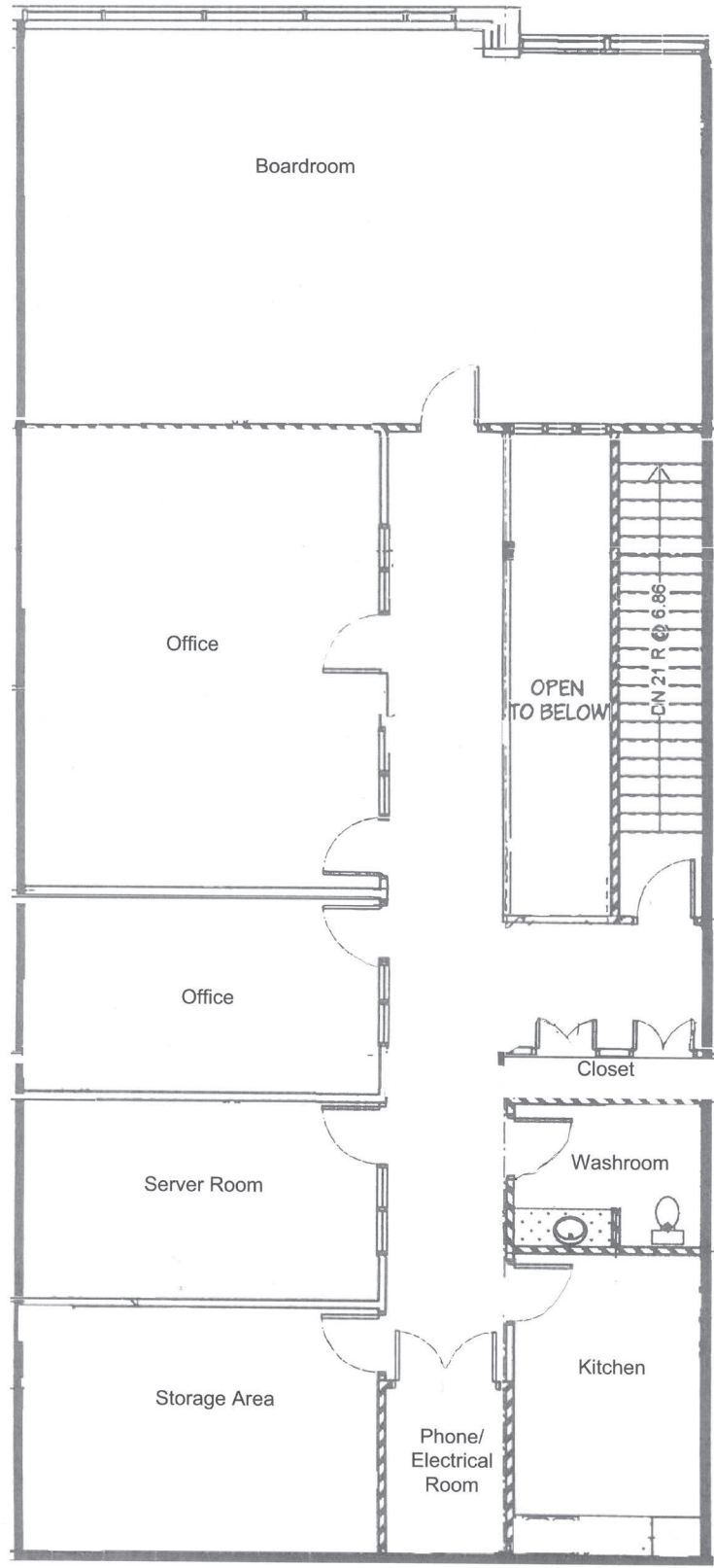
BLUEFROG 130

Unit 206 - 2,990 sf



BLUEFROG 130

Unit 225 - 2,990 sf



BLUEFROG 134

Unit 106 - 2,843 sf

