



Colliers



ResMed



osti



RAVINE CENTRE TWO

36 & 38 Solutions Drive | Halifax, NS

Ravine Centre. Where **life-work** **balance** is achieved.

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Accelerating success.

Property Overview

Ravine Centre One & Two

Promoting productivity for the modern workforce.

Ravine Centre. An inviting business campus with welcoming office environments and space flexibility, allowing for efficient solutions and appeal that will bring employees back to the office.

The property offers a serene vibe with green spaces and wooded walking trails, ideal for relaxing and recharging. Perfectly located in Clayton Park West, employees will appreciate being minutes from great amenities and public transit access. The overall result is less stress, and a greater sense of well-being that benefits everyone.

Features

- Energy efficient design, LEED Gold certified (Ravine Centre Two)
- Surface, below grade (partially enclosed) & underground parking (fully enclosed)
- Electric vehicle charging stations
- Rooftop patio (Ravine Centre One)
- On-site property management
- Flexible floor plates





It's all about the location.

- Just off Lacewood Drive, the main traffic route through Clayton Park West & Bayers Lake
- Surrounded by beautiful green space, parks, and wooded walking trails
- Steps away from countless amenities:
Canada Games Centre, Mainland Commons, restaurants, cafes, banking, shopping, grocery, hotel
- 3 minute walk to Lacewood Transit Terminal
- Close proximity to Highway 102 allows for timely commutes to major areas of HRM:

Bedford	10 minutes (10km)
Lower Sackville	11 minutes (14km)
Downtown Halifax	18 minutes (11km)



Close to main traffic routes



Steps away from transit



Numerous walking trails, parks



Countless amenities

Ravine Centre One

Address	36 Solutions Drive
Year Built	2001
Site Area	81,732 SF, over four floors
Parking	Surface, ~3.5:1,000 SF Below grade (partially enclosed)

Available Space	Suite	Size	Availability
	105	13,996 SF	Immediately
	202	6,066 SF	Immediately
	2nd Floor	2,813 SF	60-90 Days
	307	1,520 SF	Immediately
	406	2,118 SF	Immediately

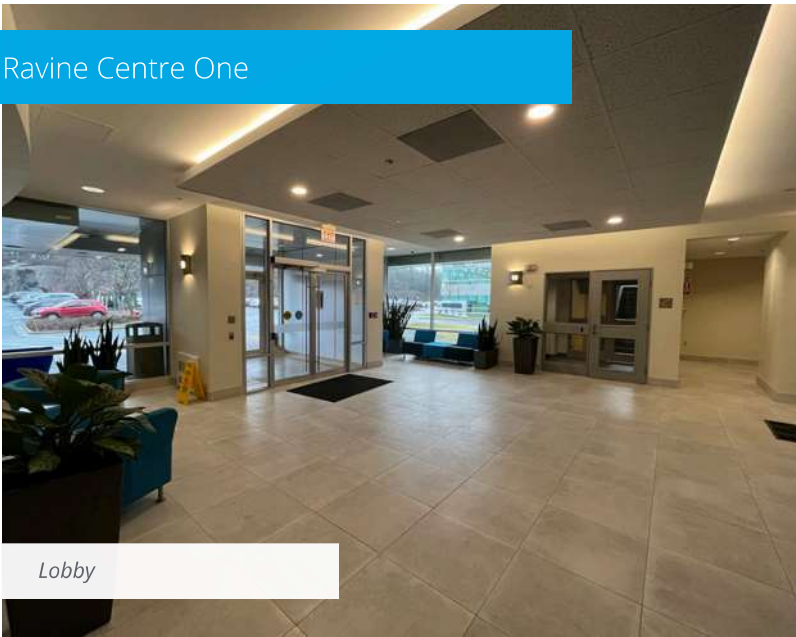
Rents	Net Rent	\$19.00 PSF
	Additional Rent	\$19.20 PSF (2024 est.) <i>*includes in-suite cleaning, power</i>

TI Allowance	Negotiable per tenant / term
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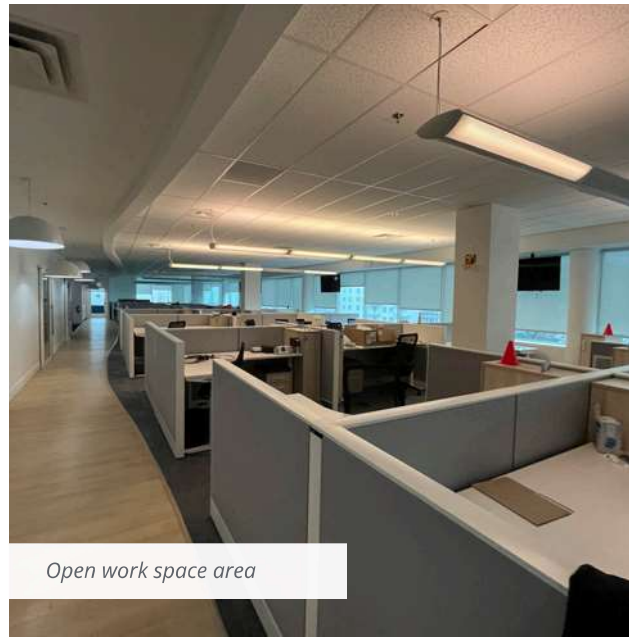
- Building Features**
- Rooftop patio for tenants and guests
 - On-site cafe
 - Elevator servicing all floors



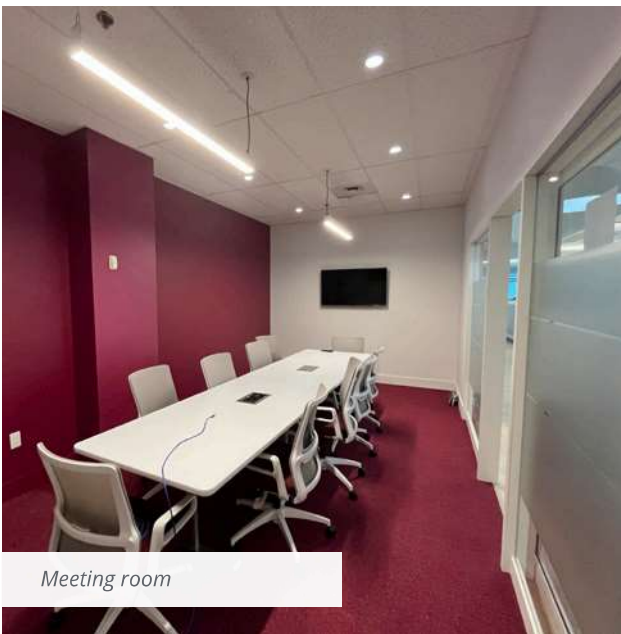
Ravine Centre One



Lobby



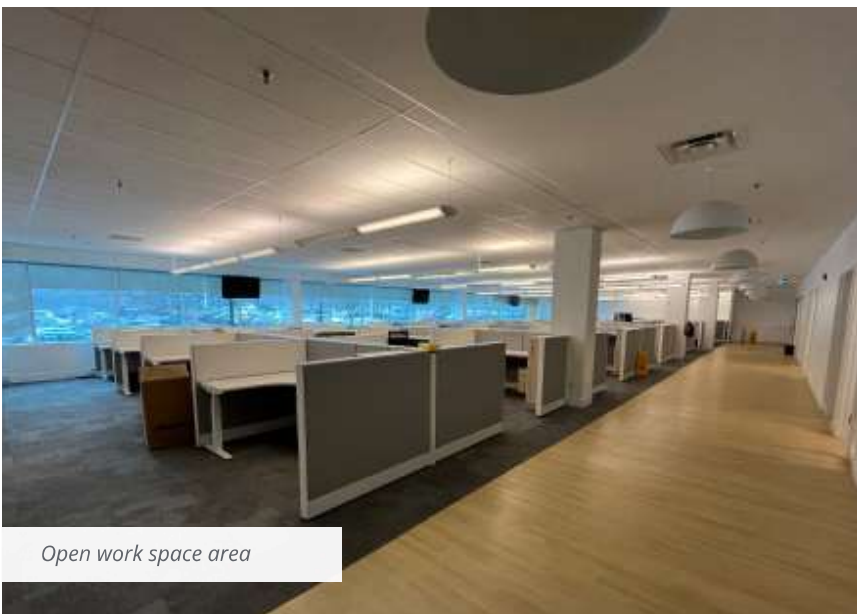
Open work space area



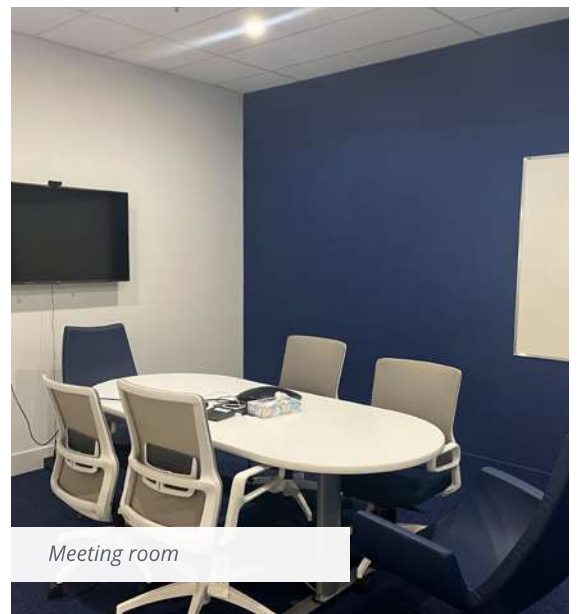
Meeting room



Custom kitchen / staff area



Open work space area

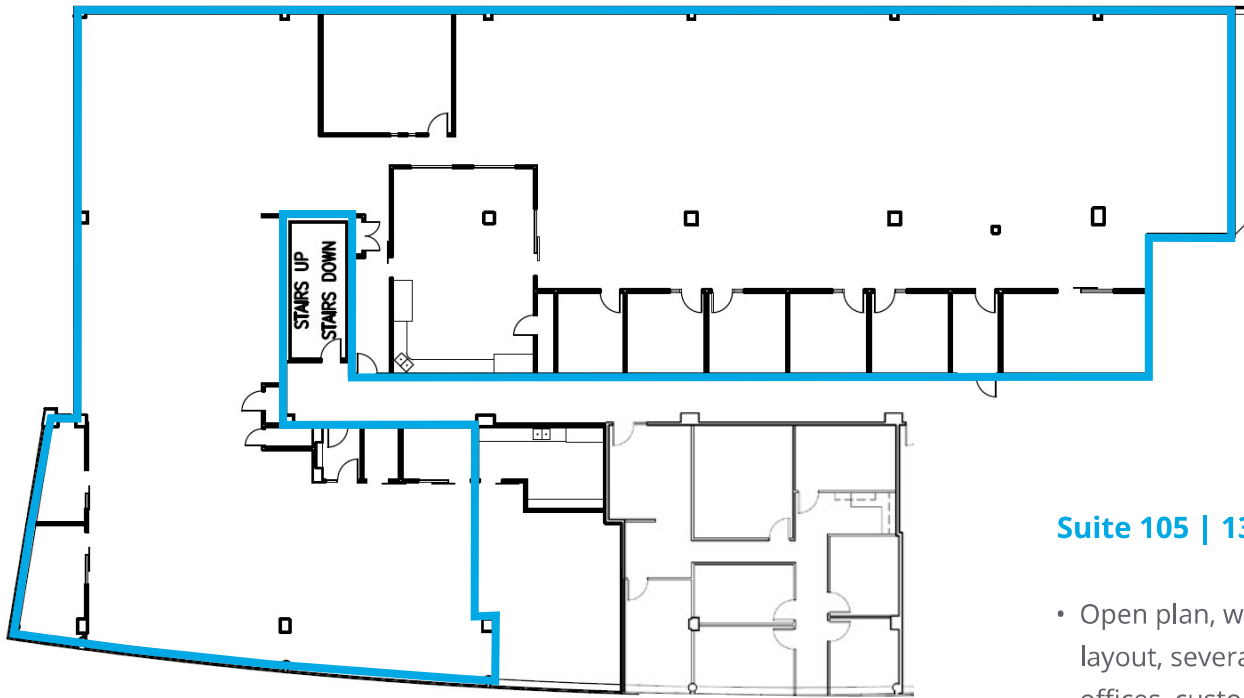


Meeting room

Floor Plans

First Floor

Suite 105 | 13,996 SF



Suite 105 | 13,996 SF

- Open plan, wrap-around layout, several private offices, custom kitchen/break room, meeting room
- Ground level space
- Available immediately

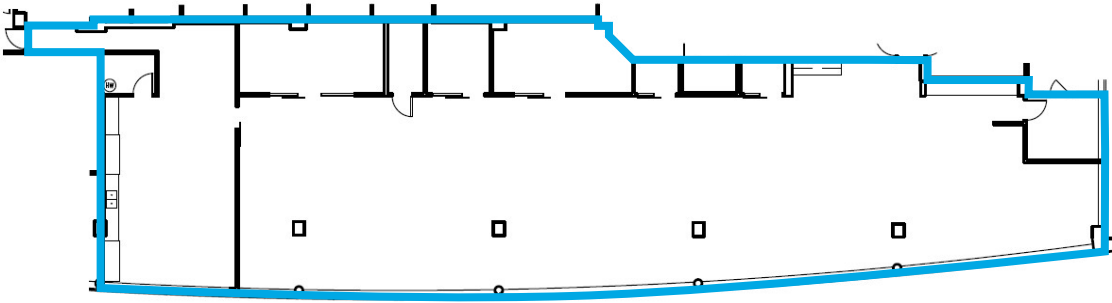


Click for virtual tour
Suite 105



Floor Plans

Second Floor



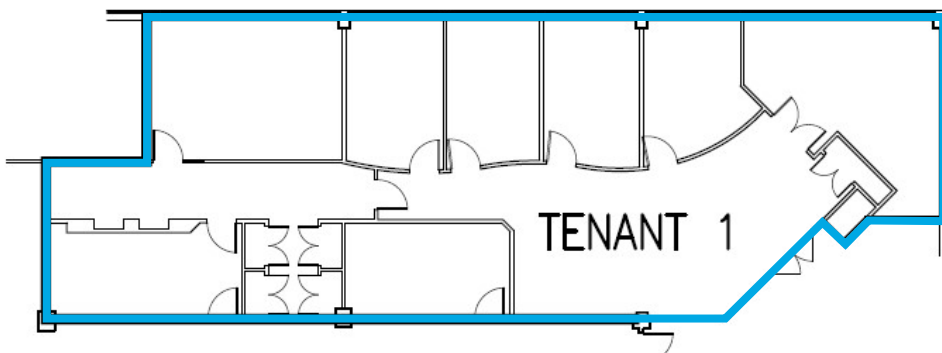
Suite 202 | 6,066 SF

- Open plan layout with private offices, spacious kitchen/staff room, break out/meeting rooms, coffee station, large open work space
- Wall-to-wall glazing
- Second level space
- Available immediately



Click for virtual tour
Suite 202

Second Floor

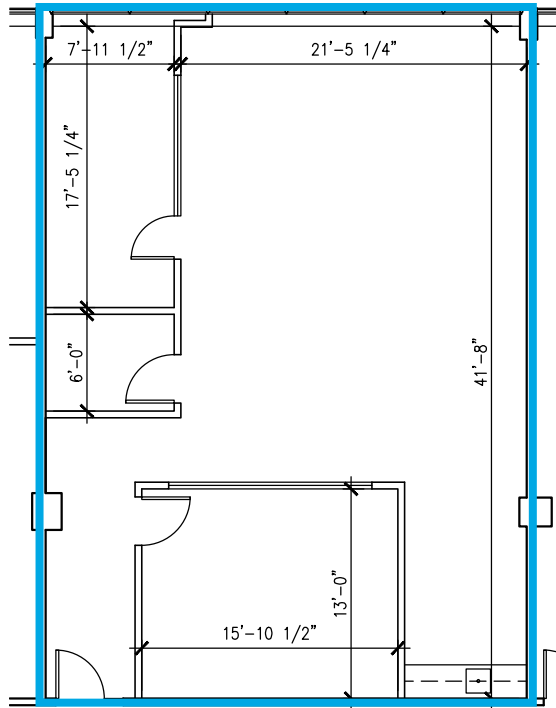


Second Floor | 2,813 SF

- Office leaseholds in place
- Private offices, meeting room, kitchenette, open reception area
- Second level space
- Available immediately

Floor Plans

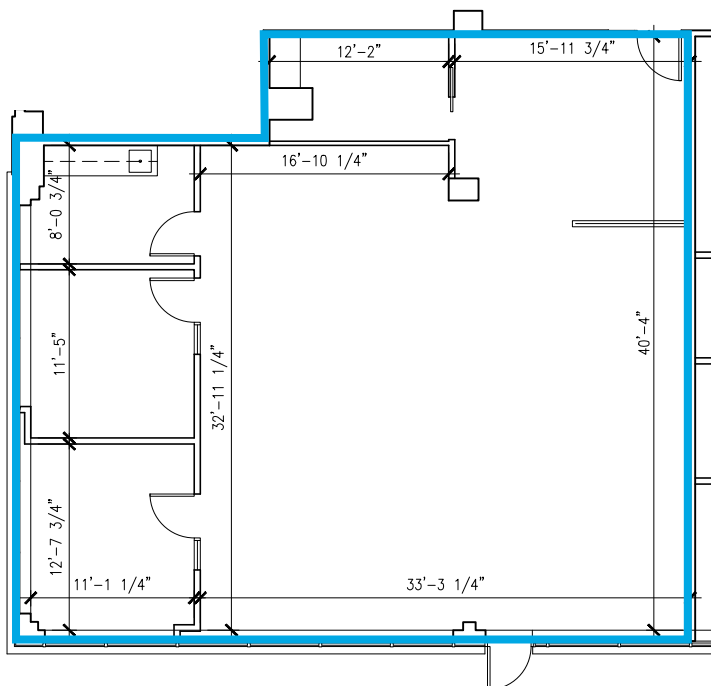
Third Floor



Suite 307 | 1,520 SF

- 2 private offices, open work space area, meeting room, kitchenette
- Third floor location
- Available immediately

Fourth Floor



Suite 406 | 2,118 SF

- Open layout, 2 private offices, kitchenette, reception area, storage
- Direct access to rooftop patio
- Fourth floor location
- Available immediately



Ravine Centre Two

Address	38 Solutions Drive		
Year Built	2013		
Site Area	48,000 SF over three floors		
Parking	Surface, ~3.5:1,000 SF Underground (fully enclosed)		
Available Space	Suite	Size	Availability
	105	10,292 SF	Immediately
	205	4,957 SF	Immediately *potential to expand, subject to availability
Rents	Net Rent	\$19.00 PSF	
	Additional Rent	\$18.20 PSF (2024 est.) <i>*includes in-suite cleaning, power</i>	
TI Allowance	Negotiable per tenant / term		

Building Features

- LEED Gold certified building
- Elevator servicing all floors



Ravine Centre Two



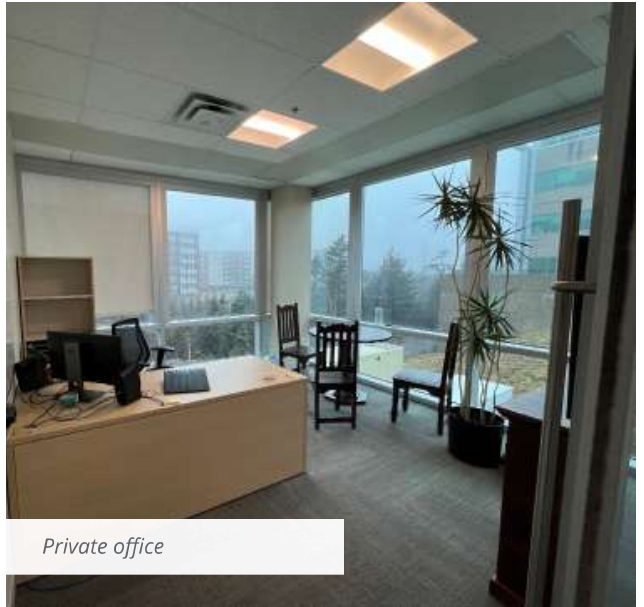
Lobby



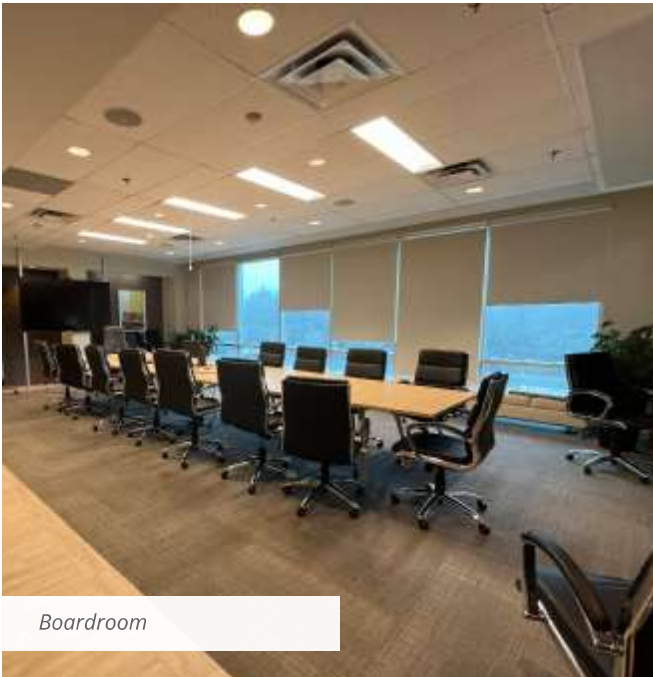
Open kitchen / staff area



Lunch room / social area



Private office



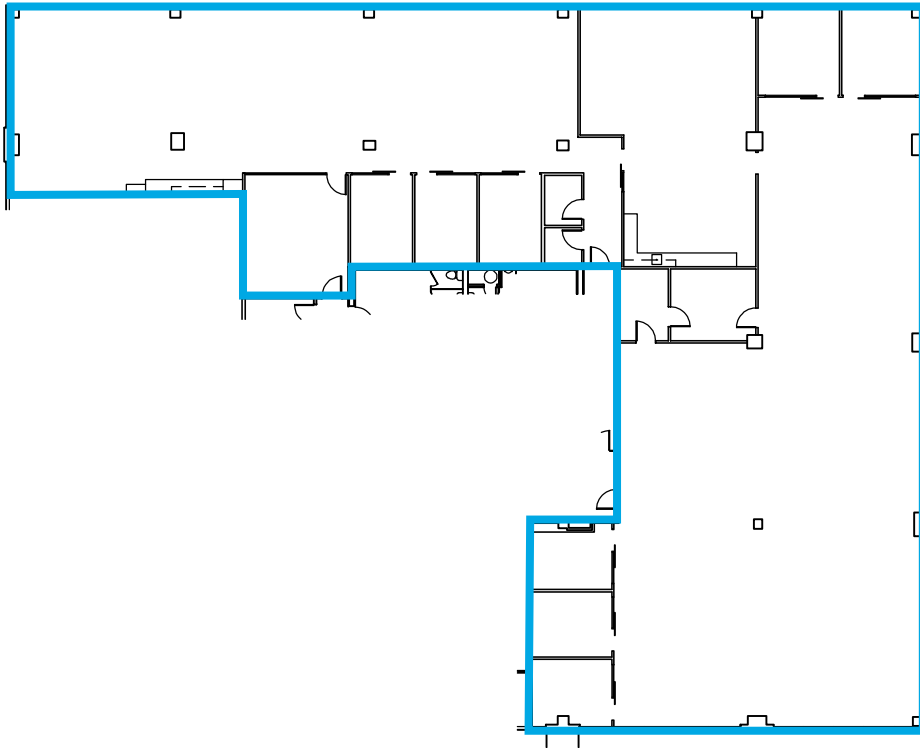
Boardroom



Open work space area

Floor Plans

First Floor

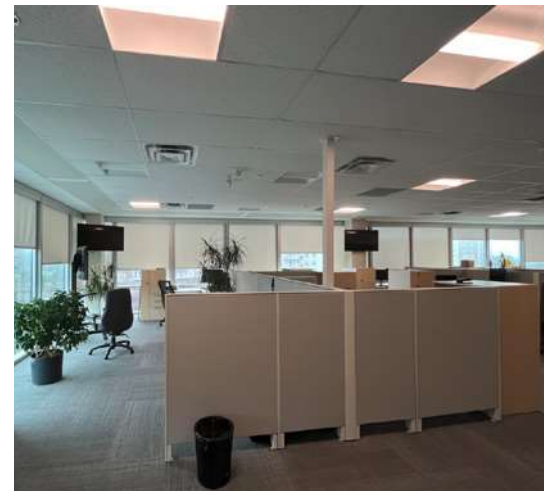


Suite 105 | 10,292 SF

- Turn-key space with high end finishes
- Several private offices with custom sliding glass doors, large open work space areas, built-in stationary area, open plan kitchen/staff area, meeting rooms, reception
- Extensive glazing throughout
- First floor location
- Can be demised
- Available immediately

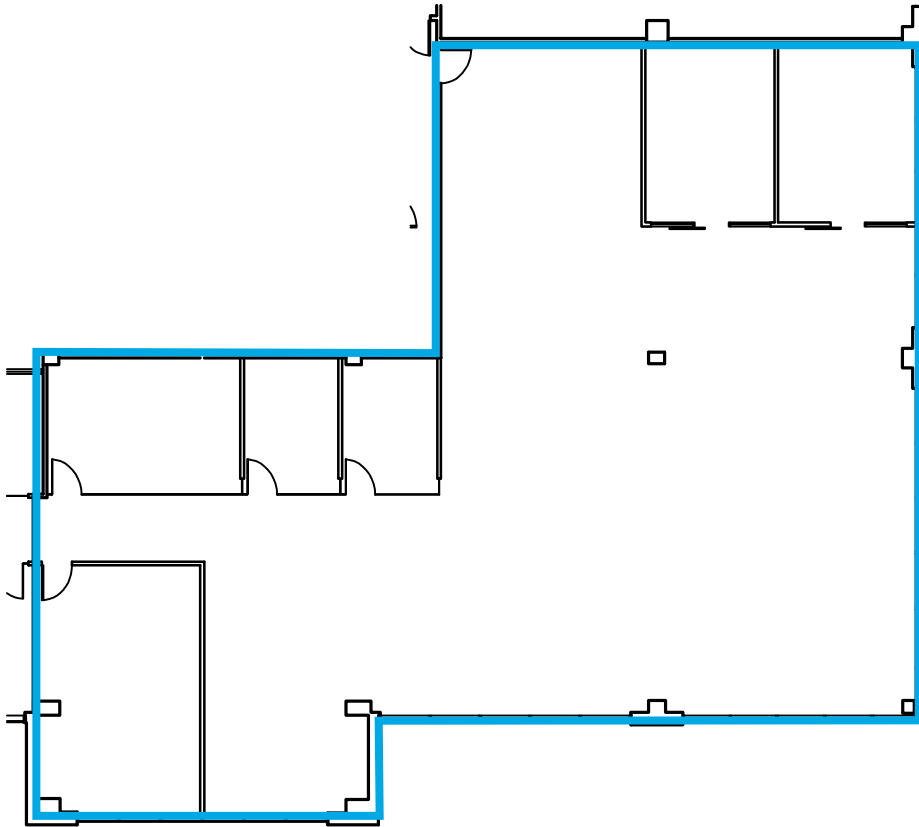


Click for virtual tour
Suite 105



Floor Plans

Second Floor



Suite 205 | 4,957 SF

- Open layout with private offices, meeting room, open work space area, reception
- Second floor location
- Available immediately
- Potential to expand, subject to availability





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