

OFFICE FOR LEASE



CBRE

blu^efrog

Business Campus

120 - 140 EILEEN STUBBS AVE, DARTMOUTH



A Place For People

120 EILEEN STUBBS

Availabilities:

- **Unit 102:** 7,061 SF
- **2nd Floor:** Flexible up to 22,979 SF
- **Total:** 30,040 SF - can be combined



130 EILEEN STUBBS

Availabilities:

- **Unit 206:** 2,990 SF
- **Unit 225:** 2,623 SF



The Most Natural Place to do Business

Bluefrog Business Campus is no ordinary business park. Situated in the heart of Dartmouth, Nova Scotia, it's surrounded by the beauty of lakes, walking trails, and wildlife. It's a place where creativity has freedom to blossom.

- The low-rise buildings have been built for and around people.
- Spaces available between 2,623 and 30,040 square feet.
- Located in one of the top ten growth areas in Canada.
- It's located with easy access to Highway 111, 118, 102, Bedford, Sackville, and Downtown Halifax.



Transit routes in proximity
56 - Dartmouth Crossing
64 - Burnside



High visibility from HWY 111



EV charging stations

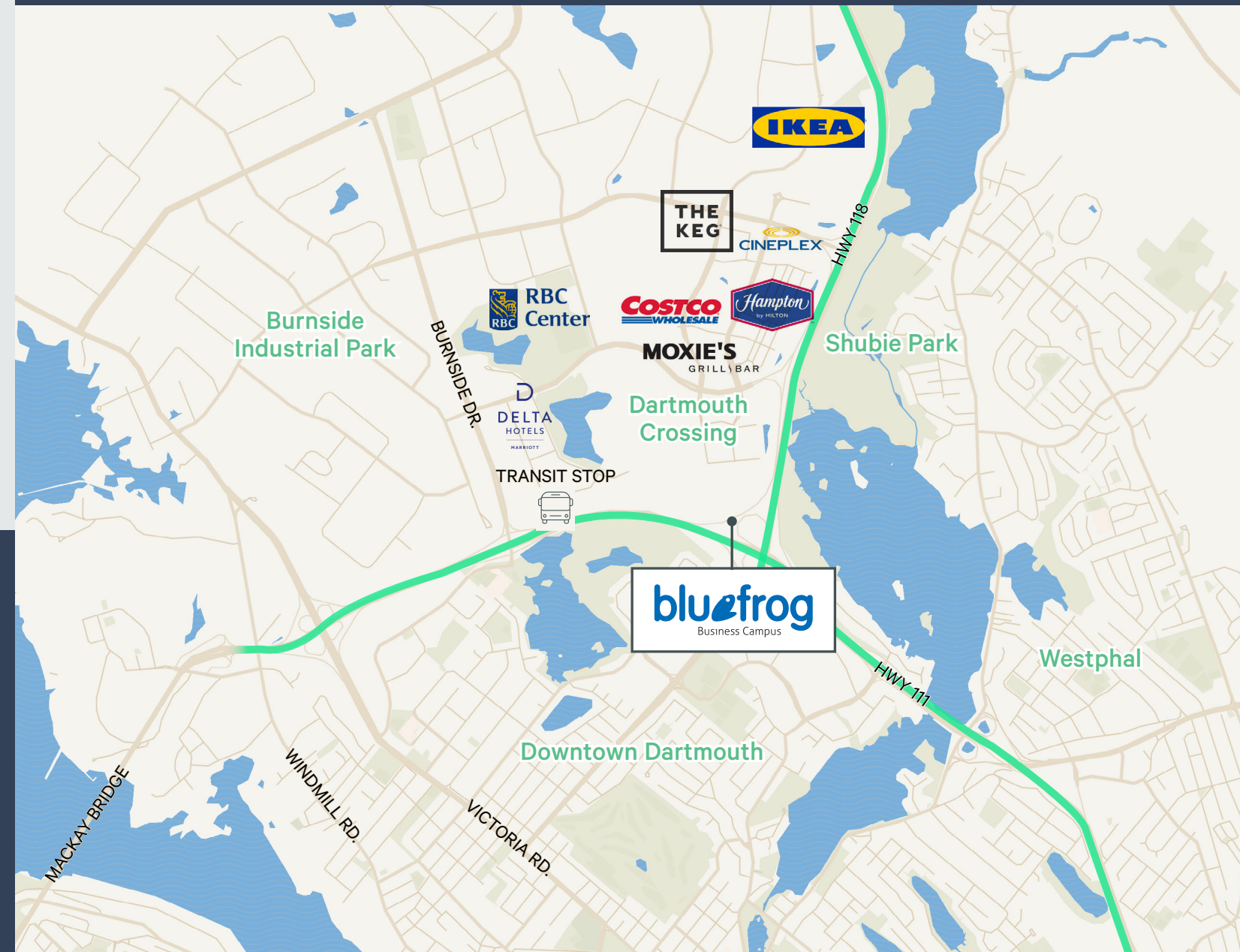


On-site gym for all Tenants

120 - 140 EILEEN STUBBS AVE, DARTMOUTH, NS

DRIVE TIMES

- Halifax - 20 minutes
- Burnside Industrial Park - 5 minutes
- Dartmouth Crossing - 5 minutes
- Downtown Dartmouth - 10 minutes
- Shubie Park - 10 minutes
- Westphal - 10 minutes
- Halifax Stanfield International Airport - 15 Minutes



Amenities

A Place for People

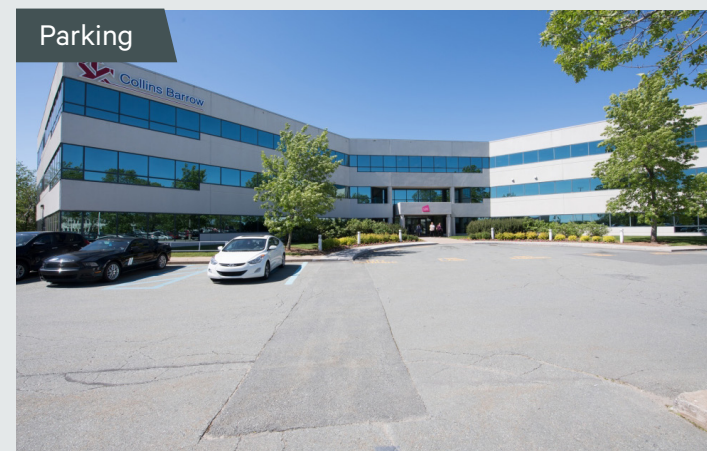
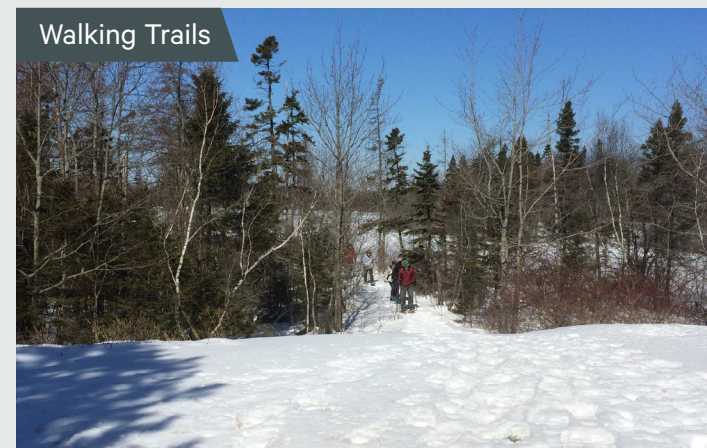
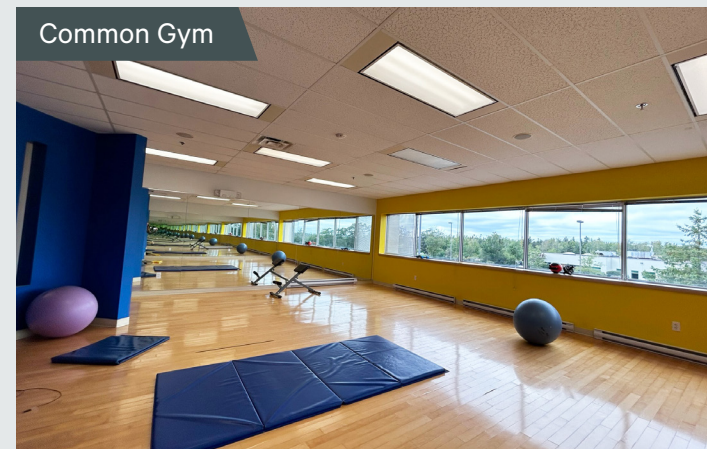
- Fully paved free parking with generous ratios – 4.5 spaces per 1,000 square feet.
- The natural environment and park-like setting is the perfect place for thinking and creativity.
- Walking paths give room to escape and allow the mind to roam free.
- Showers and locker rooms make sure that cyclists and walkers are catered to.
- Nearby hotels, restaurants, fitness clubs, daycare, and office supplies meet most everyday needs.
- Regular transit services to Halifax.
- Renovated common areas.
- A fully equipped fitness room and bike storage for all of your fitness needs.
- Food trucks every Wednesday - Spring, Summer and Fall.
- Professional, on-site management.

The Bluefrog business campus is different sort of business environment

Bluefrog is a best-in-class workspace, surrounded by the inspiration of nature. Since much of the natural surroundings have remained untouched, Bluefrog is a smart and healthy workplace environment with a community atmosphere that inspires creativity and collaboration.

The park-like setting – combined with the high visibility, wired infrastructure, and full set of amenities and services in the immediate vicinity – adds to the unique workplace environment. Just 15 minutes to or from downtown Halifax, Bedford-Sackville, and the Halifax Stanfield International Airport, Bluefrog is a community where companies and employees can grow in leaps and bounds.

The buildings are low-rise to fit the scale of the surrounding environment and look out on forests and freshwater lakes. The Campus includes walking trails throughout, with seating areas, as well as accessing neighbouring walking trails of Lake Charles, Shubenacadie Corridor Trails, and Bell Lake. The Campus is also protected and closed-in and air quality monitoring and controls provide high-quality indoor air.



Common Areas

Bee Keeping

Updated Entrances

Modernized Waiting Areas

120 Eileen Stubbs

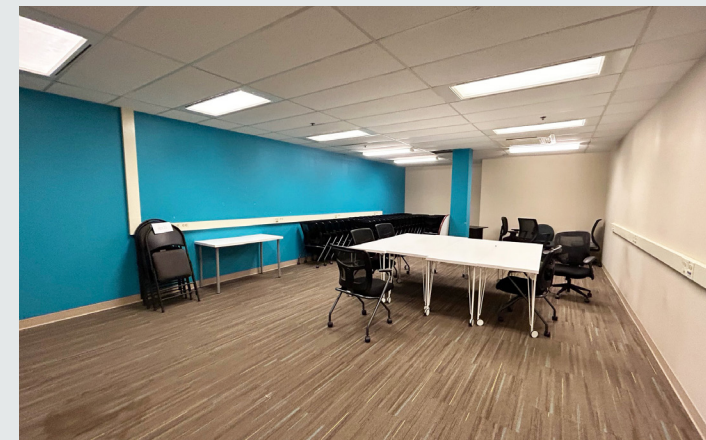
UNIT 102

Location: 120 Eileen Stubbs Avenue, Dartmouth
Property Type: Office
Size: 7,061 SF
Total: Up to 30,040 SF if combined with unit 200
Rent: Please Contact
CAM & Taxes: \$16.42 PSF
Utilities & Cleaning: Included
Available: Immediately



Unit 102 - 7,061 SF

- Fully accessible ground floor office space
- Large boardroom
- Five small offices
- Four large work rooms
- Large open cubicle space
- Backup generator servicing the premises
- Additional cooling capacity



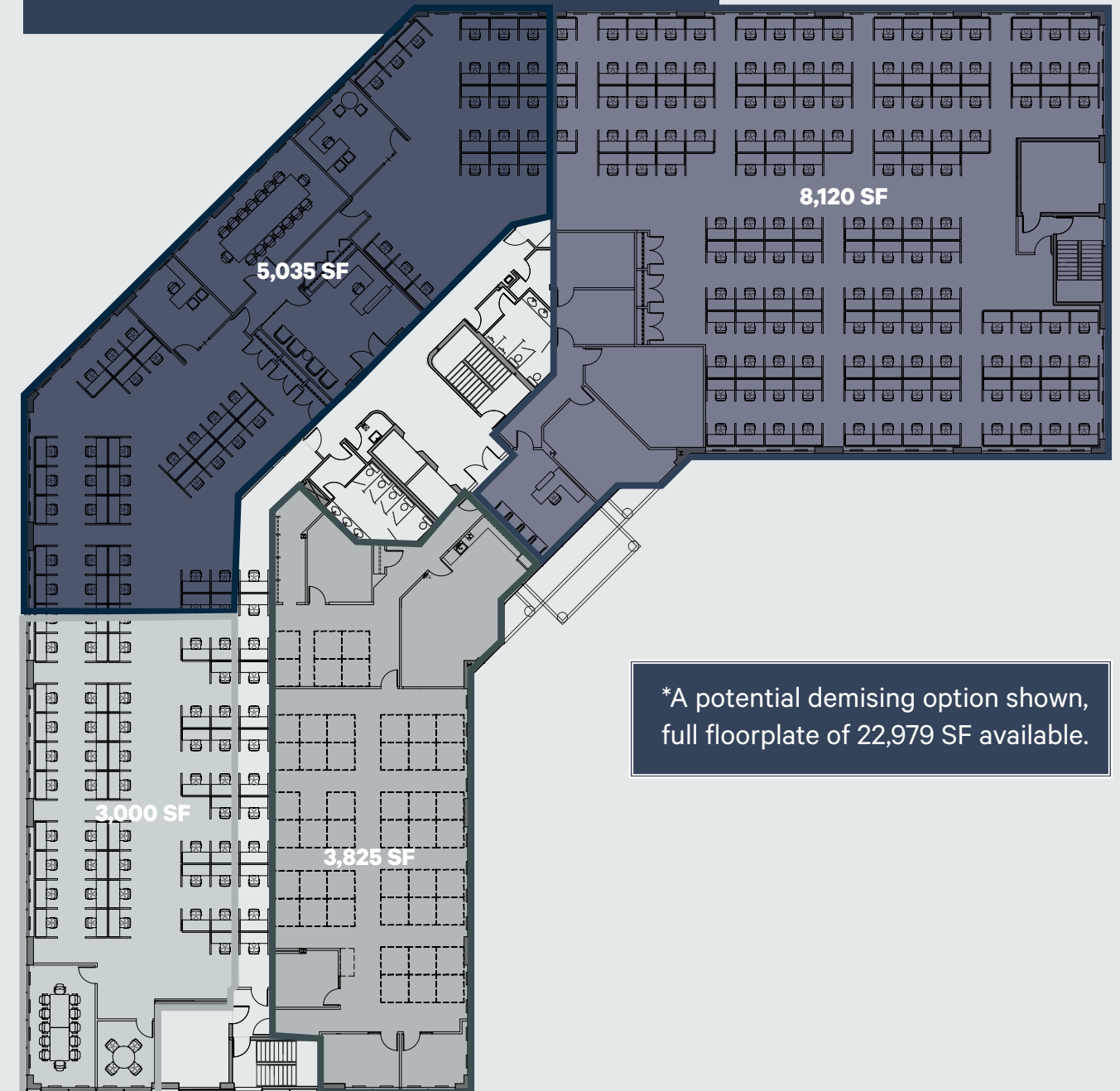
120 Eileen Stubbs

UNIT 200

Location:	120 Eileen Stubbs Avenue, Dartmouth
Property Type:	Office
Size:	Up to 22,979 SF
Total:	Up to 30,040 SF if combined with unit 102
Rent:	Please Contact
CAM & Taxes:	\$16.42 PSF
Utilities & Cleaning:	Included
Available:	Immediately

Unit 200 - up to 22,979 SF

- Accessible second floor office space
- Open floor plates
- Demising options available
- Back up generator servicing the premises
- Full floor plate available
- Additional cooling capacity



130 Eileen Stubbs

UNIT 206 & 225

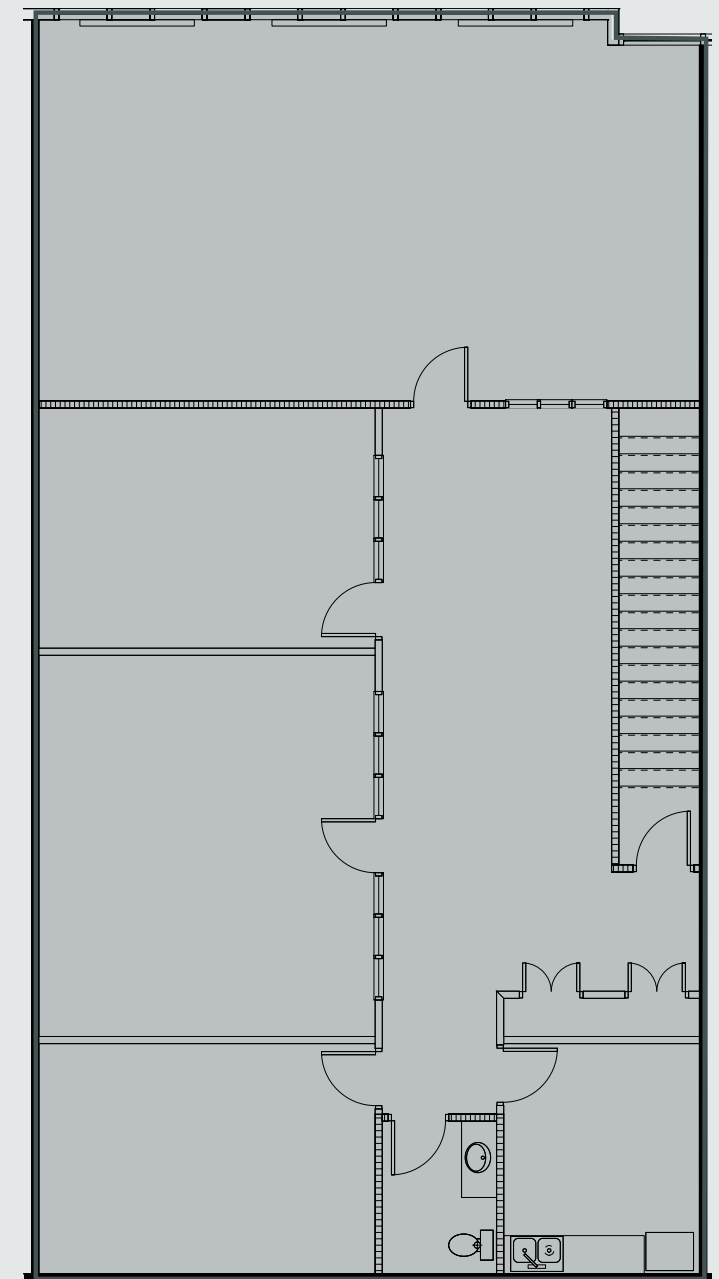
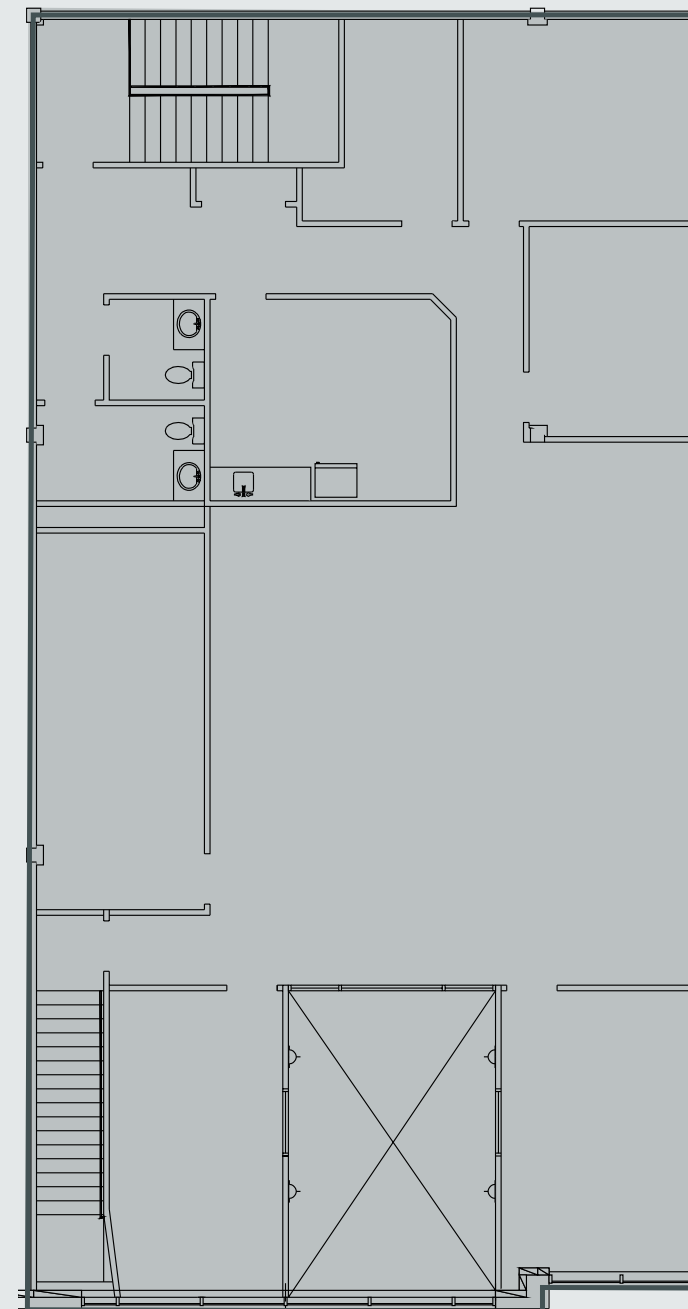
Location:	130 Eileen Stubbs Avenue, Dartmouth
Property Type:	Office
Unit 206:	2,990 SF
Unit 225:	2,623 SF
Rent:	Please Contact
CAM & Taxes:	\$13.12 PSF
Utilities & Cleaning:	Included
Available:	Immediately

Unit 206 - 2,990 SF

- Second floor walk-up office space
- Kitchenette
- Two washrooms
- Multiple offices
- Boardroom

Unit 225 - 2,623 SF

- Second floor walk-up office space
- Kitchenette
- One washroom
- Three large offices
- Large boardroom



For More Information, Please Contact:

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