



# **SUB-LEASE**

**120 EILEEN STUBBS AVENUE**  
DARTMOUTH, NOVA SCOTIA

## **UP TO 6,000 SF**

**PROFESSIONAL OFFICE SPACE**  
**BLUEFROG BUSINESS CAMPUS**

601 - 5475 Spring Garden Road  
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FOR SUB-LEASE

# 120 Eileen Stubbs Avenue Dartmouth, Nova Scotia



## BLUEFROG CAMPUS



## Up to 6,000 sf Professional Office Space | Lease Rate: \$20.00 psf Gross

### Property Highlights

- 120 Eileen Stubbs Avenue is a 67,989 sf office building located in the Burnside and City of Lakes Business Park.
- Up to 6,000 sf of space on the second floor of a three-storey building in the Bluefrog Business Campus.
- Modern and high-quality office space featuring a reception area, open workstations, multiple private offices, boardrooms, training room and large kitchen. The building offers on-site showers and locker rooms for tenant use.
- Large windows that wrap the perimeter of the space offers ample natural light.
- Free on-site parking for employees and visitors with generous ratios of 4.5 spaces per 1,000 sf.
- The campus is well secured and has a dedicated team of on-site property management.
- Option to include existing furniture.



Parking



4 Building Complex



Green Space



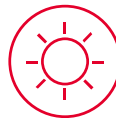
Transit Access



Shower/Locker Area



24/7 Security



Natural Light



HVAC

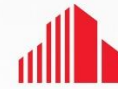
### Contact

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FOR SUBLEASE

120 Eileen Stubbs Avenue

Dartmouth, Nova Scotia



CUSHMAN &  
WAKEFIELD

Atlantic



## Location Information

- Located on Eileen Stubbs Avenue just off Commodore Drive.
- Strategically positioned in the Burnside and City of Lakes Business Park in one of the top ten growth areas in Canada.
- The property offers easy access to highways 111, 118 and both Halifax bridges leading to Bedford, Sackville and downtown Halifax.
- Situated within the largest business park in Atlantic Canada and East of Montreal with more than 1,500 enterprises and 15,000 employees.
- Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax.
- This property is only a few minutes away from the retail hub of Dartmouth Crossing which is comprised of local, national and international retailers.
- In addition to being an industrial and office hub the area offers a diverse group of amenities including hotels, restaurants, athletic facilities and shopping.
- Located in the Bluefrog Business Campus which is situated in the heart of Dartmouth, Nova Scotia, and is surrounded by the beauty of lakes, walking trails and wildlife.
- The Bluefrog buildings are low-rise to fit the scale of the surrounding environment and look out on the forest and freshwater lakes.

## Contact

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# Interior - Office Space

