



**CUSHMAN &
WAKEFIELD**
Atlantic

1 SPECTACLE LAKE DRIVE

DARTMOUTH, NOVA SCOTIA

FOR SALE
19,775 SF OFFICE BUILDING

***MODERN PROFESSIONAL
OFFICE PROPERTY***





PROPERTY OVERVIEW

LIST PRICE: \$5,800,000.00

1 Spectacle Lake Drive offers an opportunity to acquire an approximately 19,775 SF professional office property within Dartmouth's established City of Lakes Business Park. The building features an existing office fit-up with a mix of open workspace, private offices, meeting rooms, and collaborative areas.

Positioned near Burnside Business Park with convenient access to Highway 118 and the Halifax Harbour bridges, the property combines an established business park setting with strong connectivity throughout HRM.

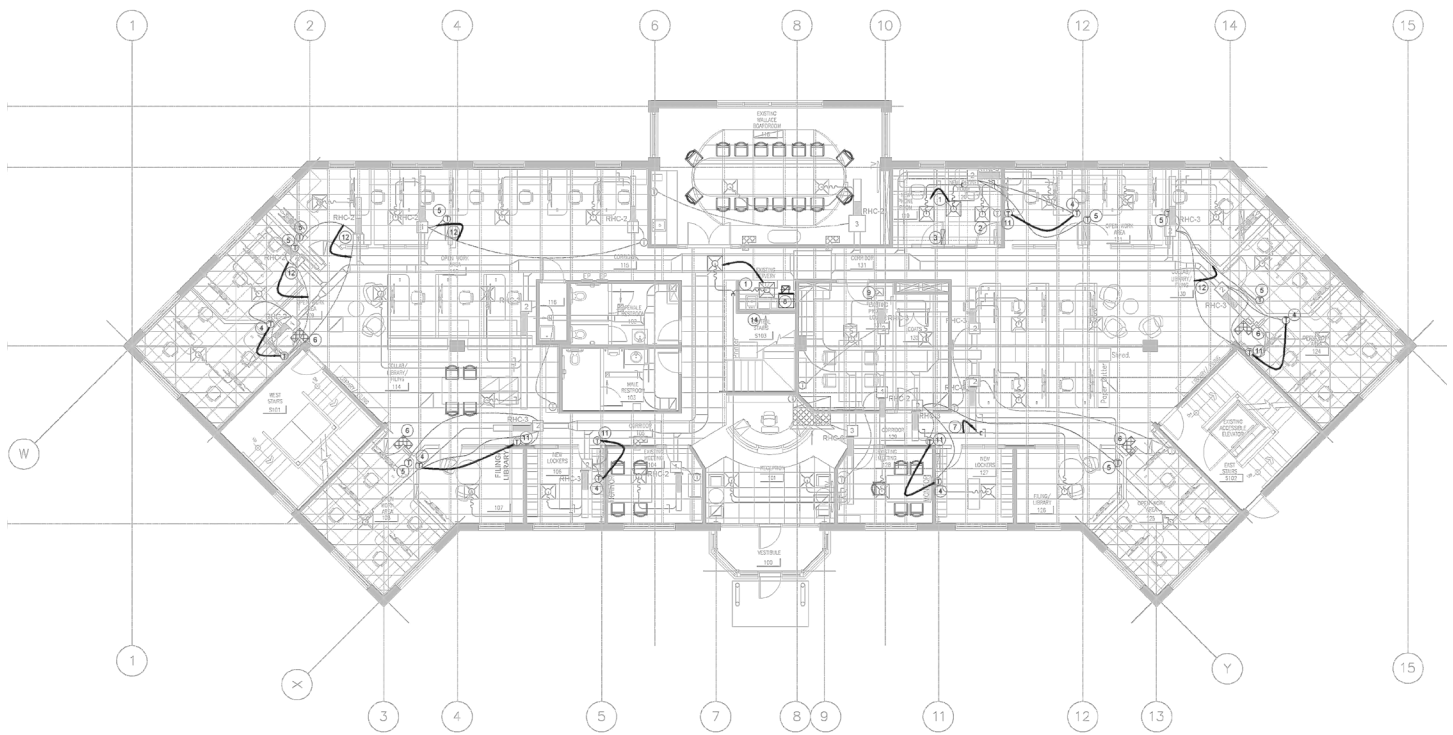
HIGHLIGHTS/



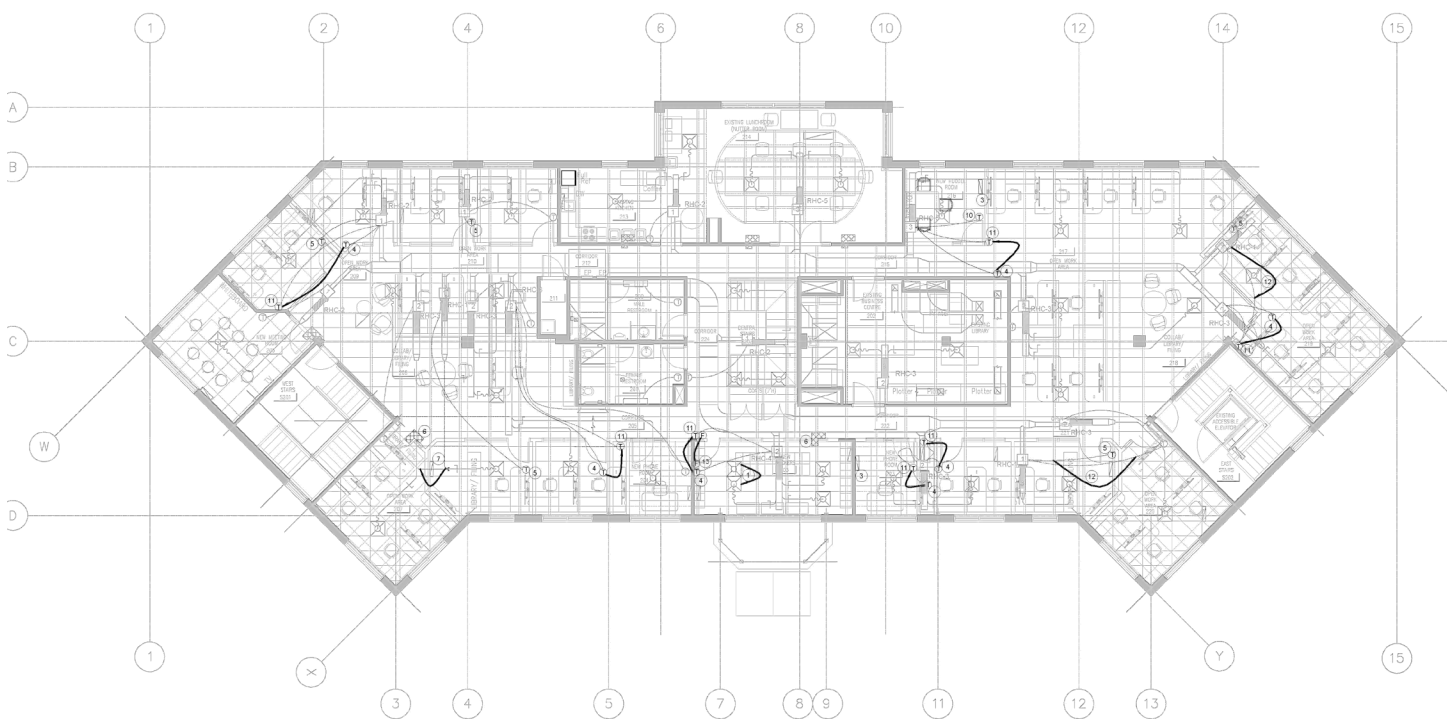
- **Existing Professional Fit-Up:** Functional office layout with open workspace, private offices, meeting rooms, and collaborative areas already in place.
- **Owner-Occupier Potential:** Approximately 19,775 sf offering a substantial footprint for businesses seeking a dedicated Dartmouth location.
- **Nearby Employee Amenities:** Surrounded by retail, food service, and everyday commercial amenities.
- **Connected Dartmouth Location:** Convenient access to Burnside Business Park, Highway 118, and the Halifax Harbour bridges.
- **Established Commercial Setting:** Located within a well-established Dartmouth business corridor.
- **Ample On-Site Parking:** Surface parking available for employees and visitors on-site.

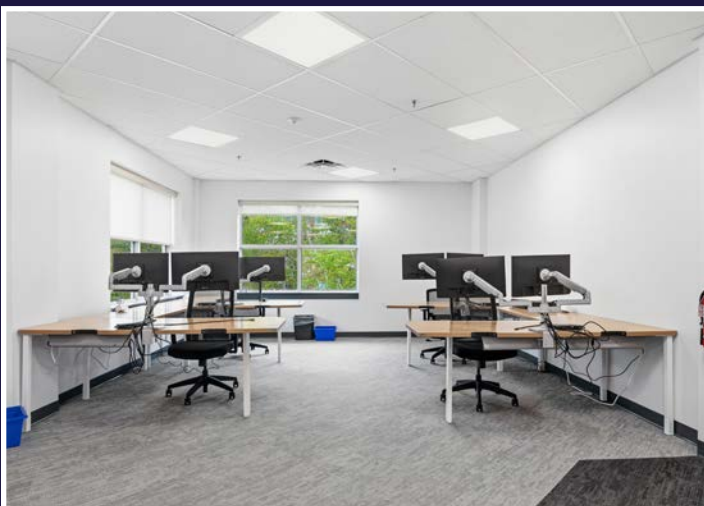
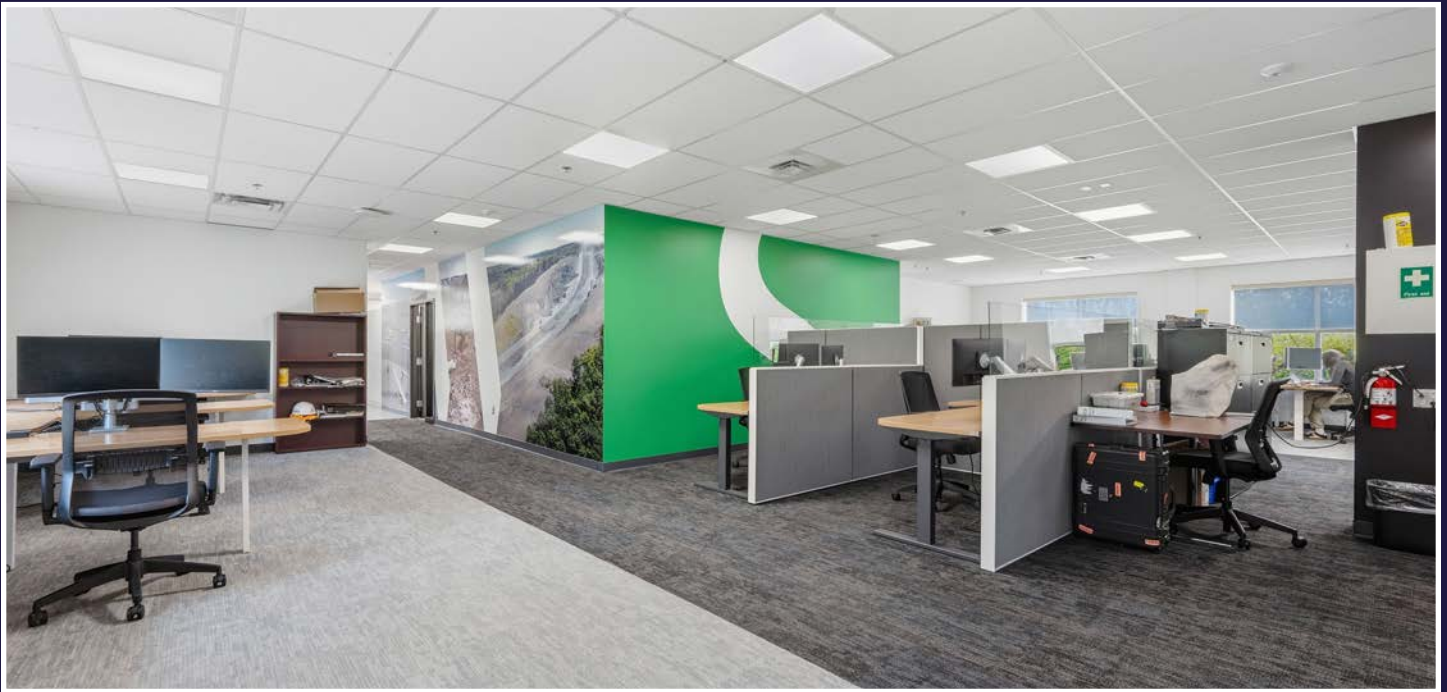
FLOOR PLANS

MAIN FLOOR



SECOND FLOOR

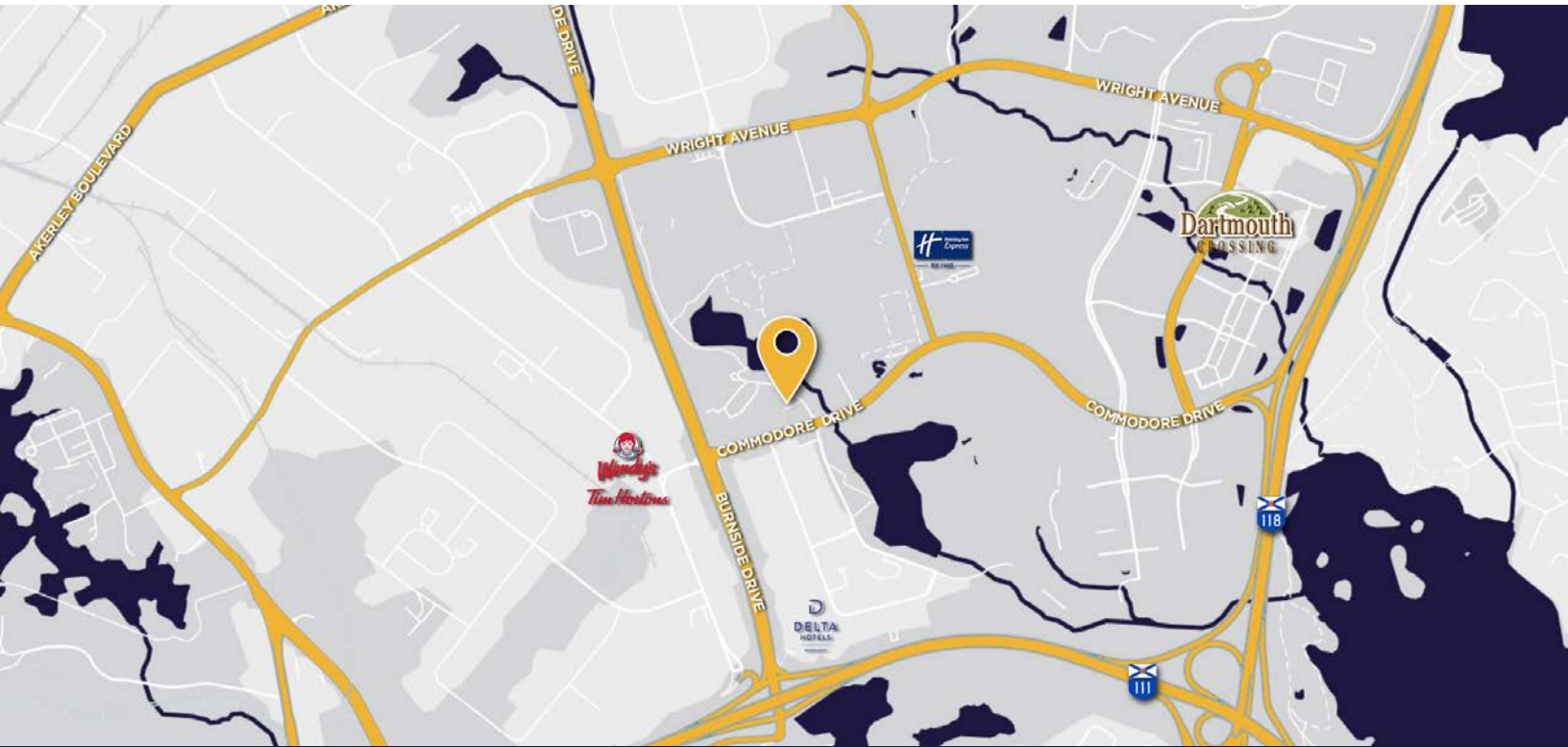




LOCATION OVERVIEW

1 Spectacle Lake Drive is located within Dartmouth's City of Lakes Business Park, offering convenient access to Burnside Business Park, Highway 118, and the Halifax Harbour bridges. The property is well-positioned for businesses requiring connectivity throughout Dartmouth, Halifax, and surrounding communities.

The surrounding area also benefits from nearby retail, food service, hotel, and commercial amenities, supporting day-to-day convenience for both employees and visitors.



ABOUT THE CITY OF LAKES BUSINESS PARK

City of Lakes Business Park is an established Dartmouth business park located between the Burnside Business Park and Dartmouth Crossing, offering convenient access throughout HRM via Highways 111 and 118.

The area is home to a mix of office, commercial, and service-based businesses, supported by nearby restaurants, hotels, retail, fitness facilities, and other everyday amenities. Combined with Burnside Business Park, the broader district supports more than 2,000 businesses and approximately 30,000 employees, reinforcing its position as one of Atlantic Canada's major commercial hubs.

Its accessibility, established business environment, and surrounding amenities continue to make City of Lakes Business Park a practical and well-connected location for a range of office users.

**MINUTES FROM
BURNSIDE BUSINESS
PARK**

**DIRECT ACCESS TO
HIGHWAY 118**

**CONNECTIVITY TO
BOTH BRIDGES**

**DARTMOUTH
CROSSING NEARBY**

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