

An aerial photograph of a large commercial building complex, Cole Harbour Place, located at 51 Forest Hills Parkway in Dartmouth, NS. The building features a mix of red and teal roofs and is surrounded by extensive parking lots filled with cars. To the left of the building is a large green field with a baseball diamond and several blue tennis courts. The background shows a residential neighborhood with houses and trees. The text 'FOR LEASE' is in the top right, '51 FOREST HILLS PARKWAY' is in the top center, and 'DARTMOUTH, NS' is in the top right below the address.

FOR LEASE
51 FOREST HILLS PARKWAY
DARTMOUTH, NS

COLE HARBOUR PLACE
THIRD FLOOR OFFICE SPACE | +/- 5,510 SF



PROPERTY HIGHLIGHT

- **Located within the well-established Cole Harbour Place**, this offering provides the opportunity to lease an entire third-floor office space comprising 5,510 SF.
- **Large perimeter windows** provide abundant natural light throughout the space, creating a bright and welcoming work environment.
- **The functional layout** includes 19 private offices, a large boardroom, four interview rooms, four semi-enclosed offices, open workspace, reception area, two kitchens, a washroom and an electrical room.
- **The space offers convenient** elevator access and a private exterior stairwell entrance, along with ample free on-site parking for employees and visitors.
- **Well suited for** professional offices, health and wellness services, administrative operations, financial services and other office-based users.

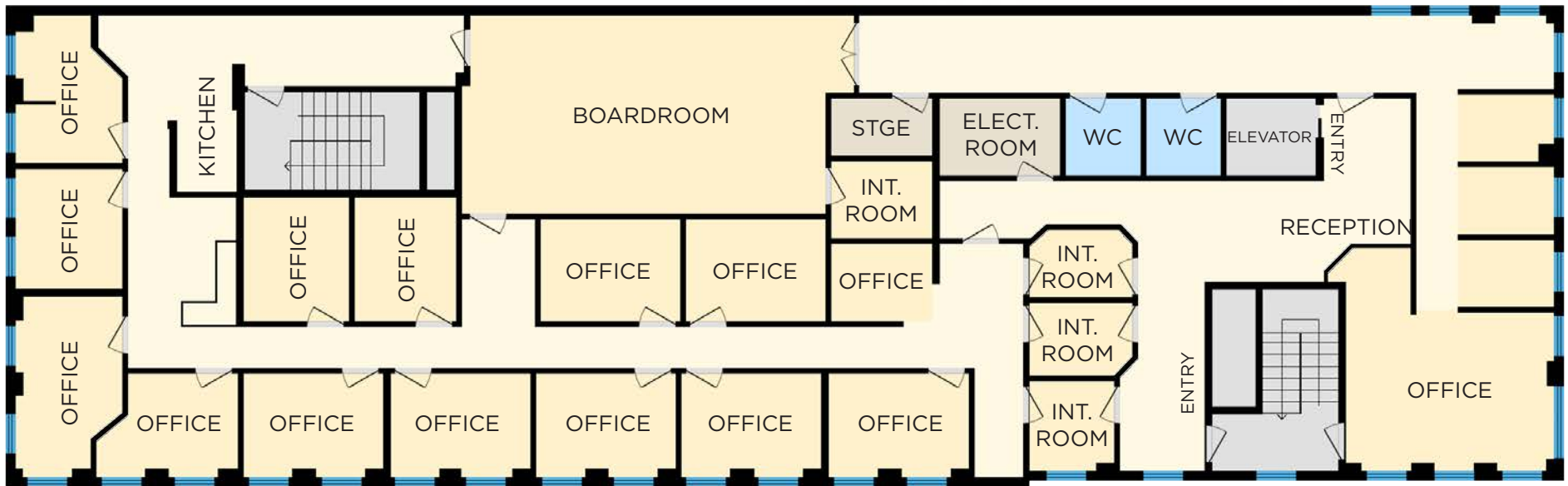
BUILDING	Cole Harbour Place
AVAILABLE AREA	5,510 SF
LEASE RATE	Please Contact
FLOOR	Third floor Full-floor office space
AVAILABILITY	Immediately
PARKING	Ample free on-site parking



**This image was created using Artificial Intelligence. It is for visionary purposes only.*

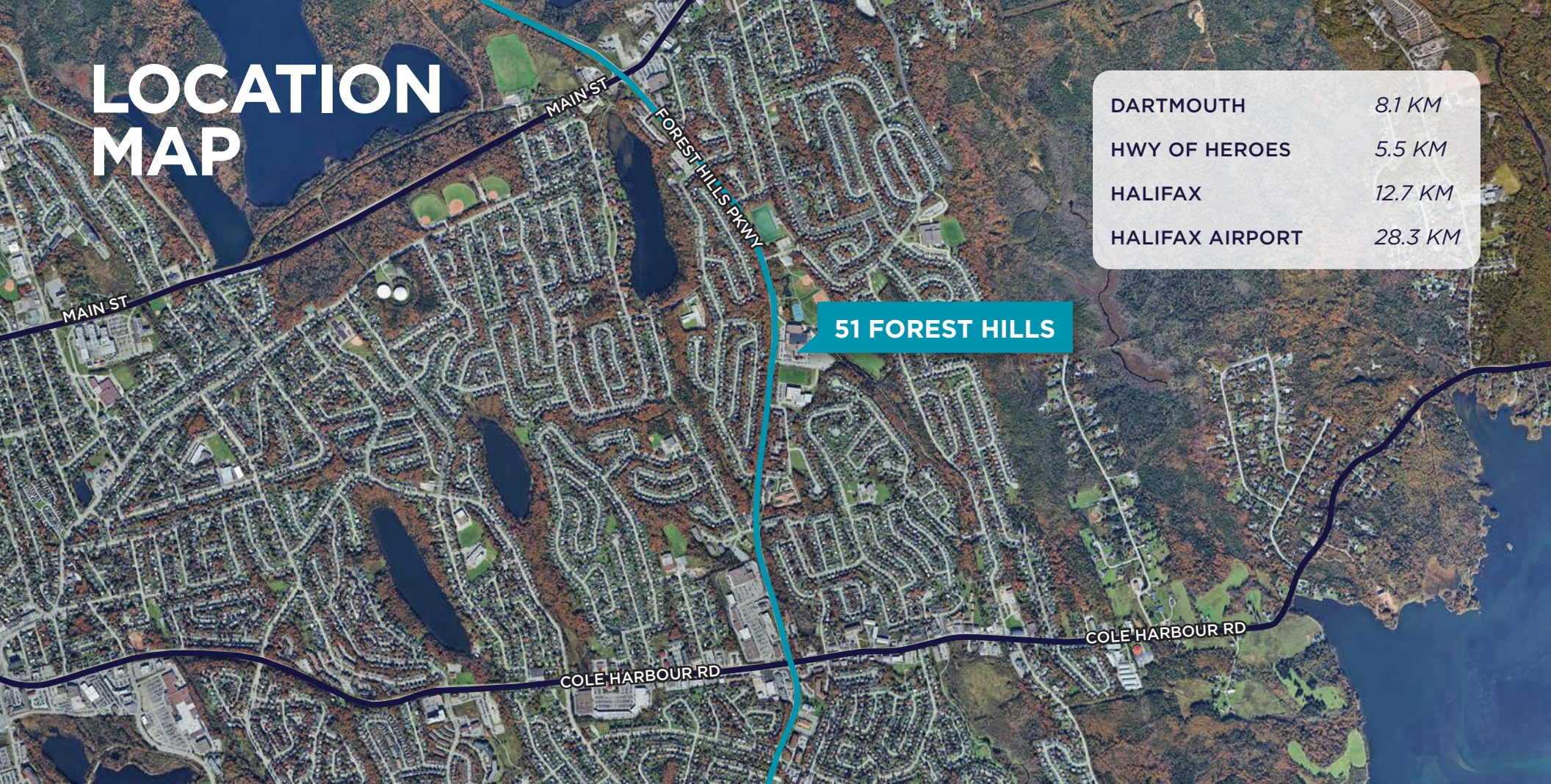
FLOOR PLANS

THIRD FLOOR | +/- 5,510 SF





LOCATION MAP



LOCATION OVERVIEW

Strategically located along Forest Hills Parkway, the property offers a highly accessible position within the established Cole Harbour community. Convenient connections to Main Street and Cole Harbour Road provide easy access throughout Dartmouth and to surrounding communities.

The area is supported by a strong mix of residential neighbourhoods, schools and community amenities, with restaurants, retail, services and recreational facilities all located nearby. The property's central Cole Harbour location, combined with ample on-site parking, provides added convenience for both employees and visitors.



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