

FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS
BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE



LOCATION OVERVIEW

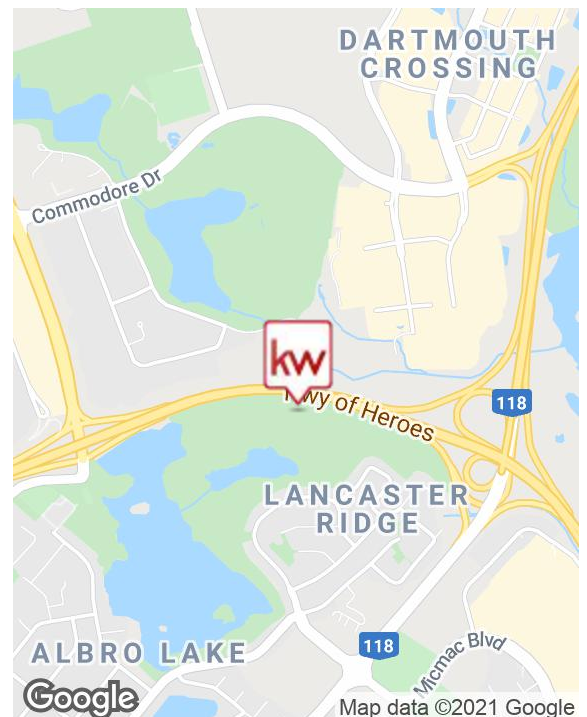
Burnside Business Park is currently home to over 1,300 enterprises and employs more than 15,000 people. Located in the heart of Dartmouth and bounded by Highways 111 & 118, Burnside enterprises are within 18 minutes of downtown Halifax and 21 minutes of Robert L. Stanfield International Airport.

PREMISES FEATURES

- Various suite sizes available
- Suites 7, 8, and 9 can be combined to 1 larger unit of 10,855 sf
- Close proximity to walking trails, wildlife, lakes & a community garden
- High visibility location along Highway 111
- Ample onsite parking
- Cleaning & electricity included

SPACE AVAILABLE:	Suite 7	3,542 SF
	Suite 8	2,050 SF
	Suite 9	5,303 SF
	Suite 25	2,290 SF
	Suite 206	2,990 SF
	Suite 225	2,626 SF

LEASE RATE: Negotiable + \$11.41 CAM & Tax



Ally Connors
Real Estate Advisor
902.717.4824

allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318

tomgerard@kwcommercial.com

KELLER WILLIAMS SELECT REALTY
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

www.kwcommercialhalifax.com

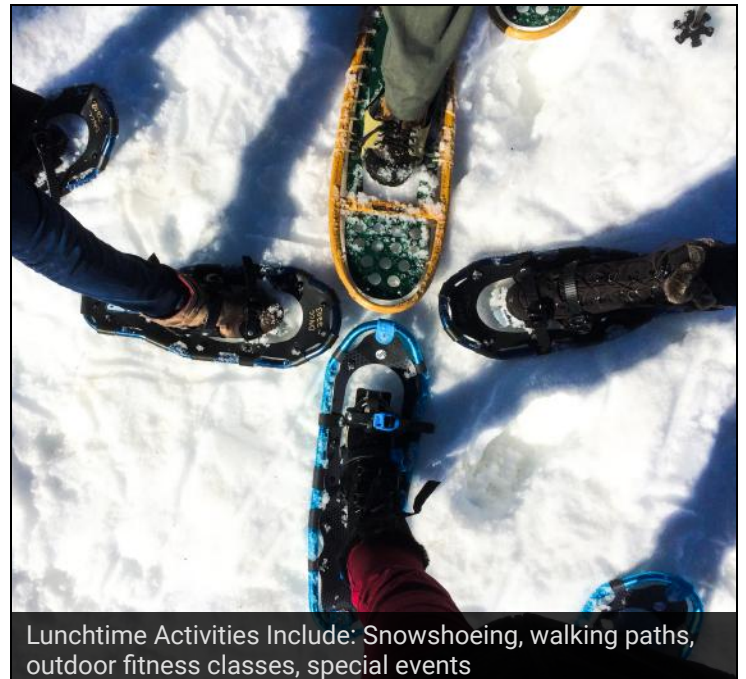


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

BLUEFROG CAMPUS



Ally Connors
Real Estate Advisor
902.717.4824

allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318

tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

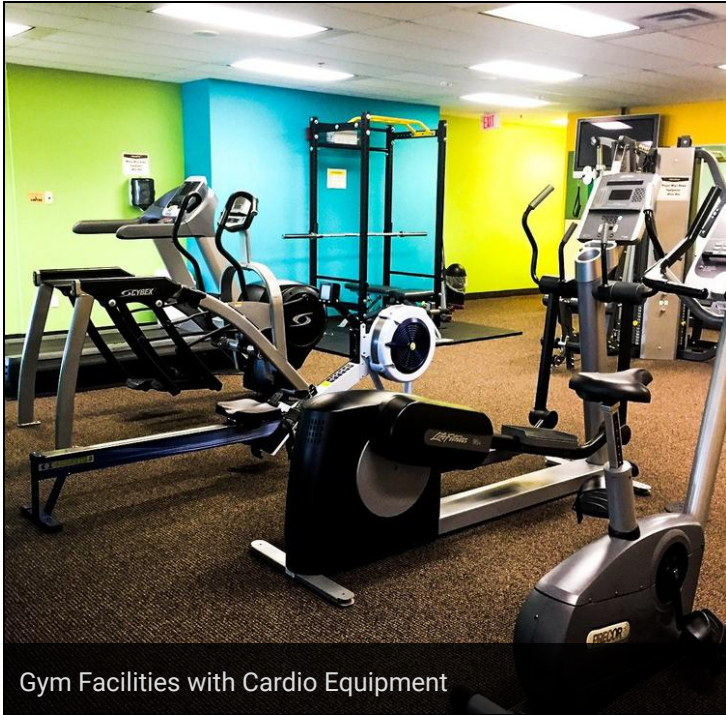


FOR LEASE

130 EILEEN STUBBS AVENUE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

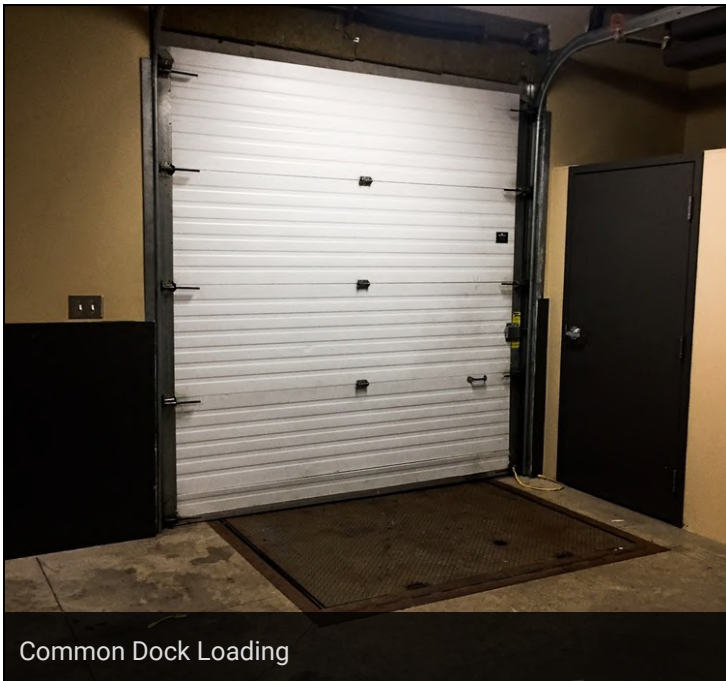
COMMON AREAS



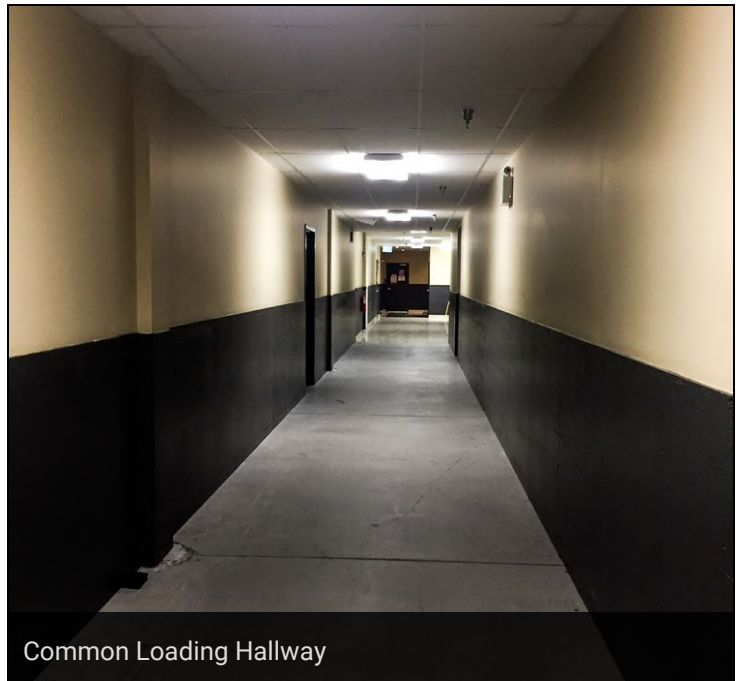
Gym Facilities with Cardio Equipment



Yoga Studio & Weight Room



Common Dock Loading



Common Loading Hallway

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®



FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

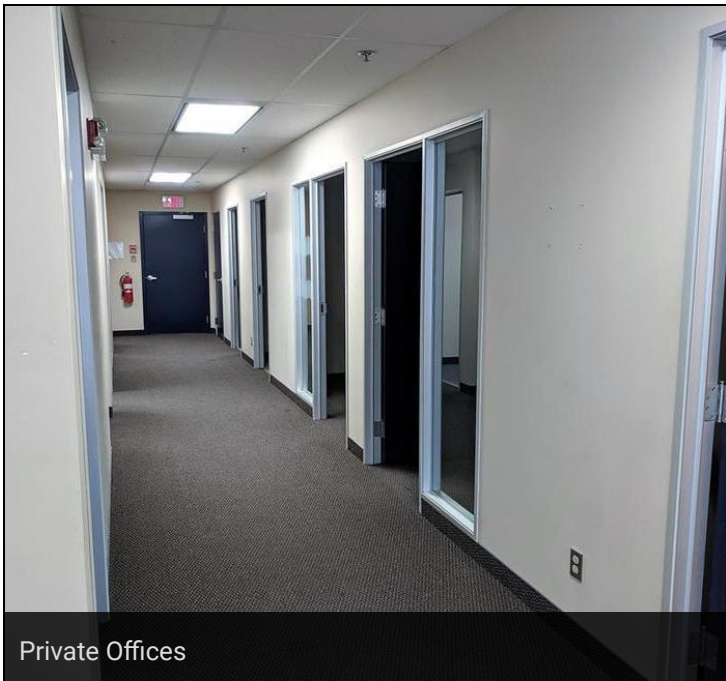
SUITE 7 - 3,542 SF



Reception & Open Area Work Space



Boardroom



Private Offices



Kitchenette

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

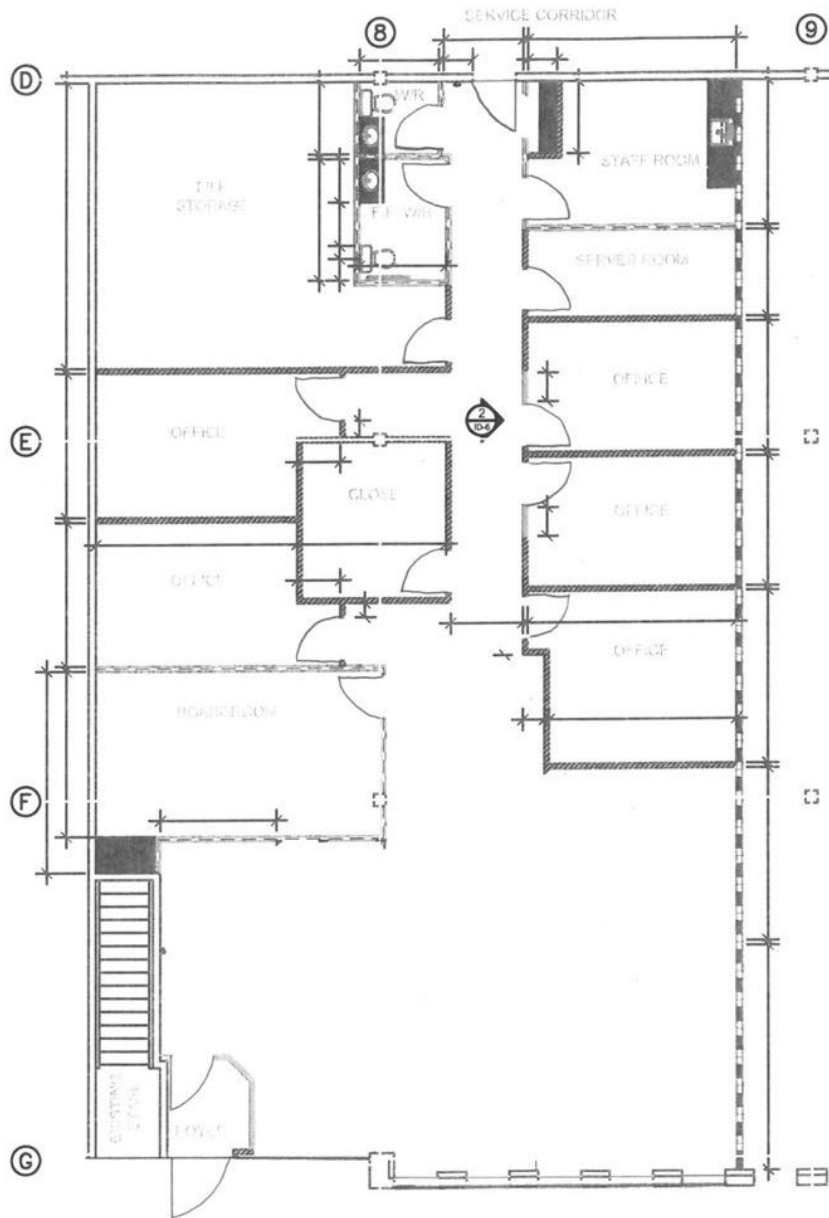


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 7 - 3,542 SF



7 BLUEFROG CAMPUS
130 Eileen Stubbs Avenue - Suite 7

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

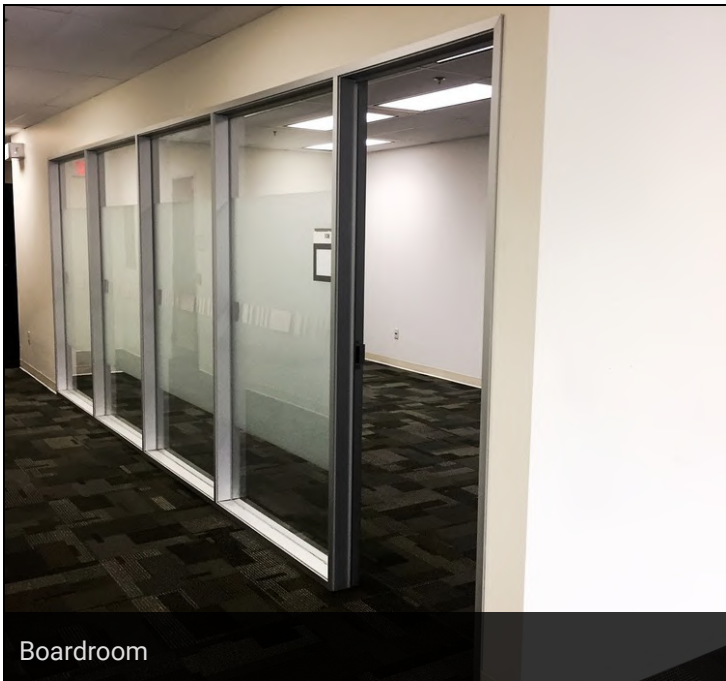
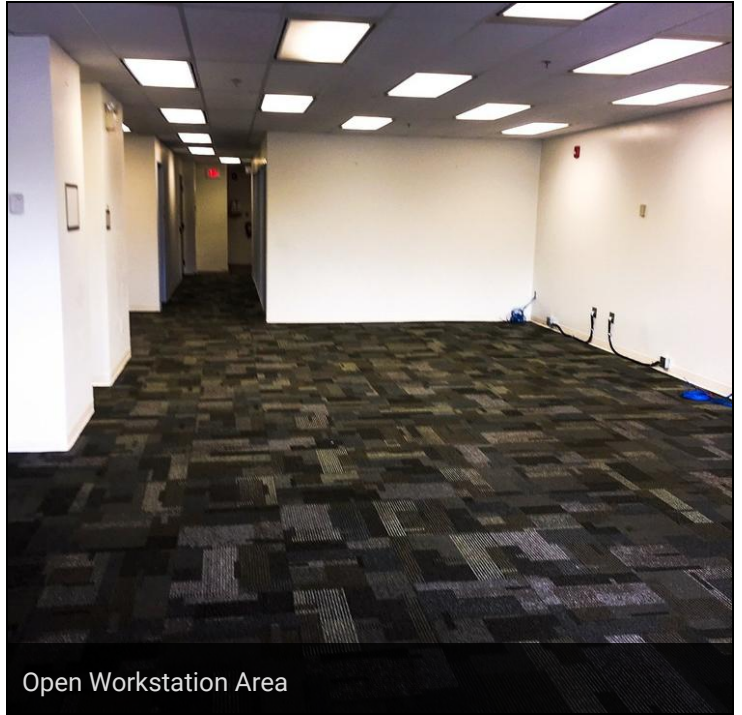


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 8 - 2,050 SF



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

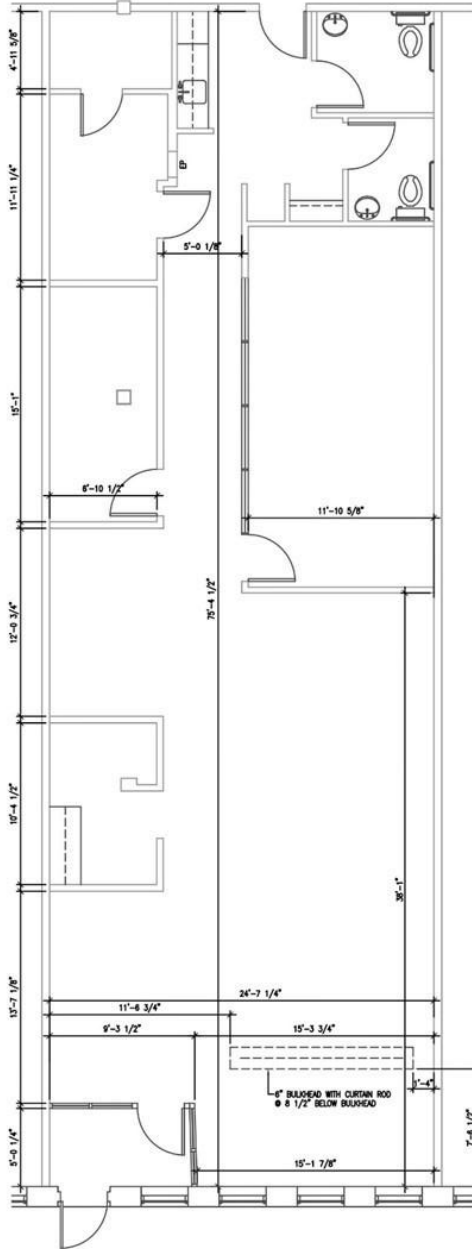


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 8 - 2,050 SF



8 BLUEFROG CAMPUS
130 Eileen Stubbs Avenue - Suite 8

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

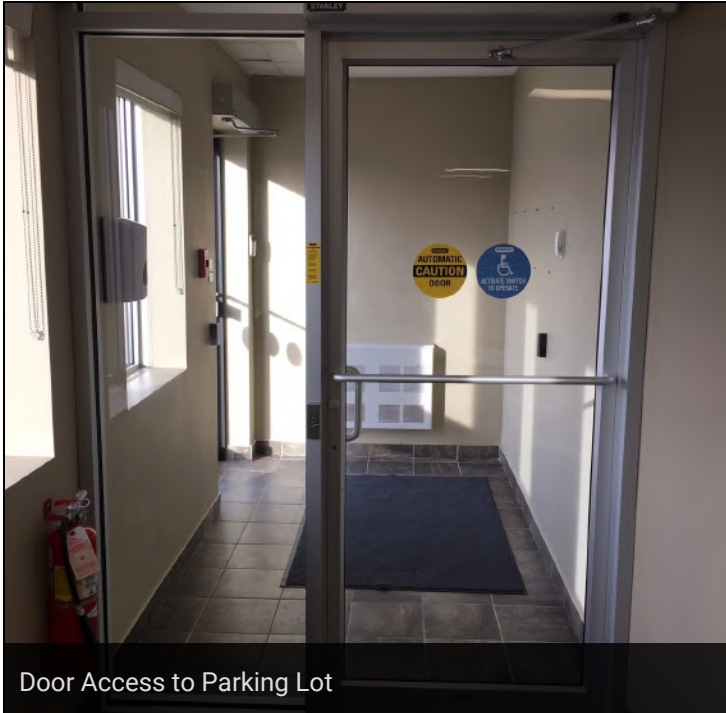


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

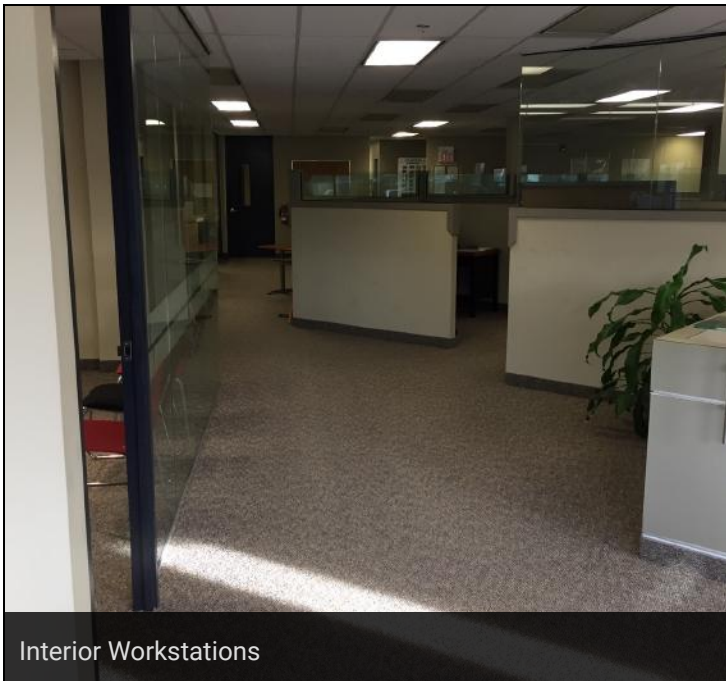
SUITE 9 - 5,303 SF



Door Access to Parking Lot



Main Office



Interior Workstations



Boardroom

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

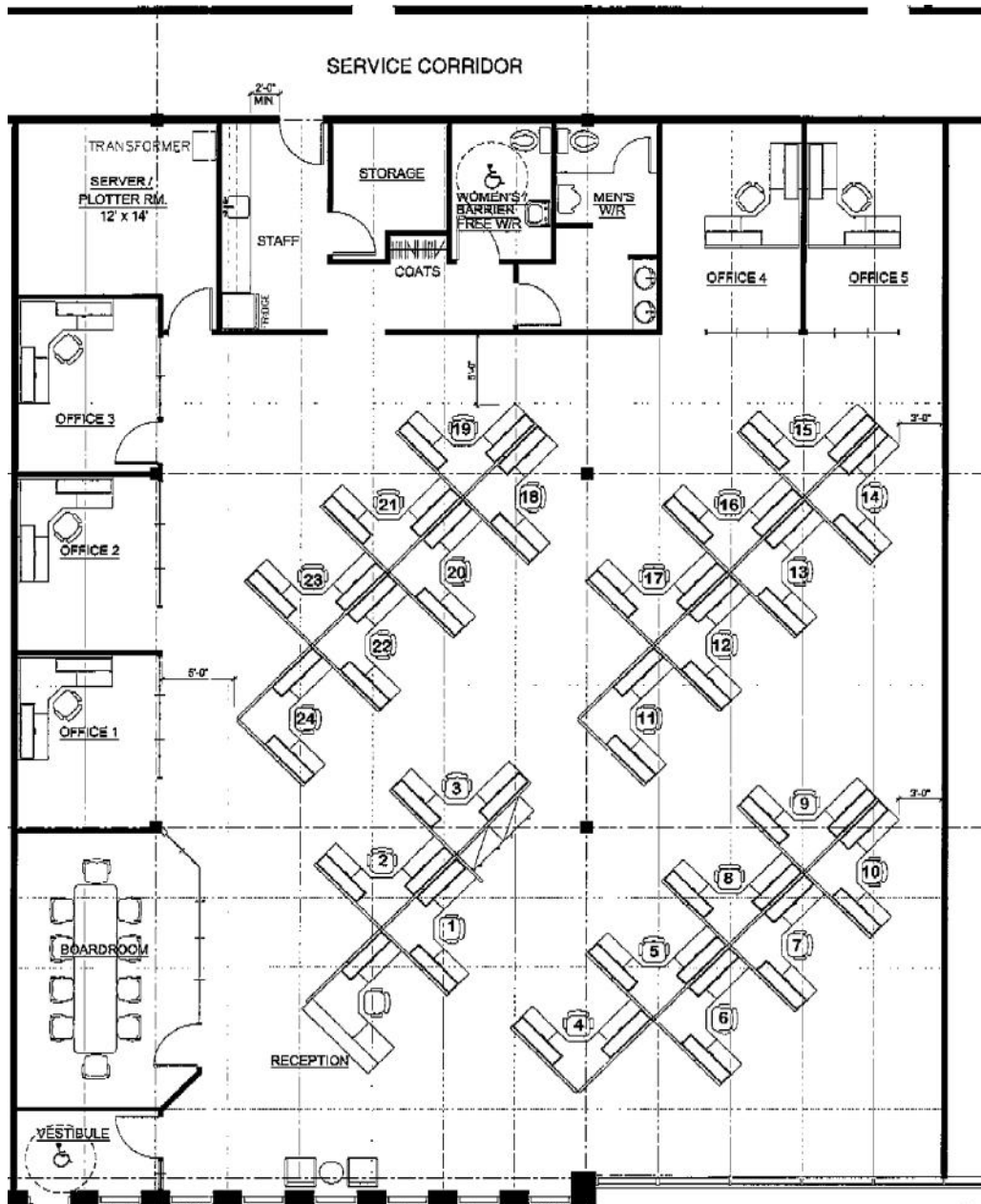


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 9 FLOORPLAN



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

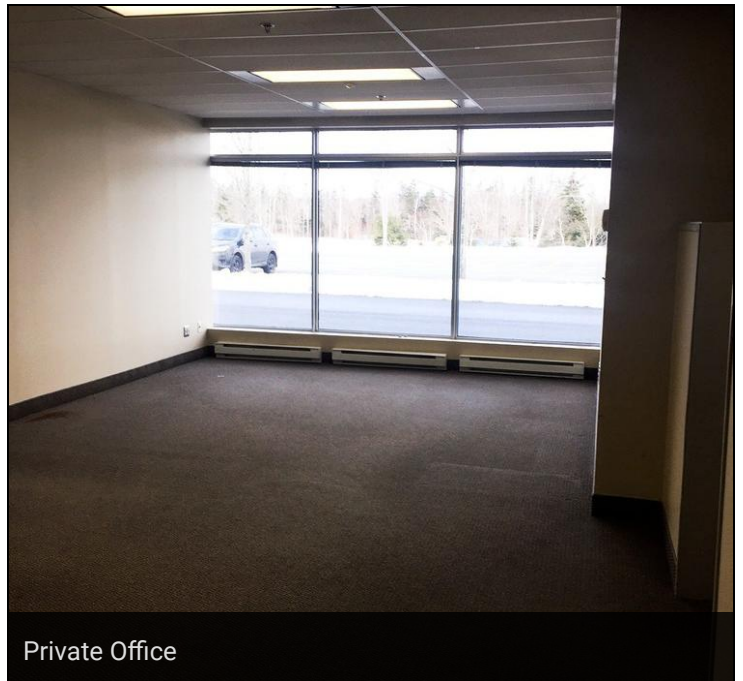
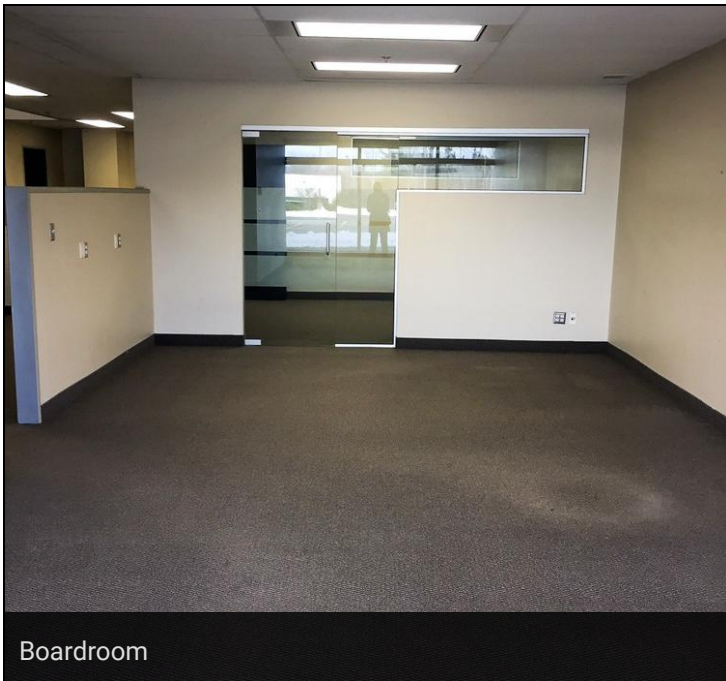
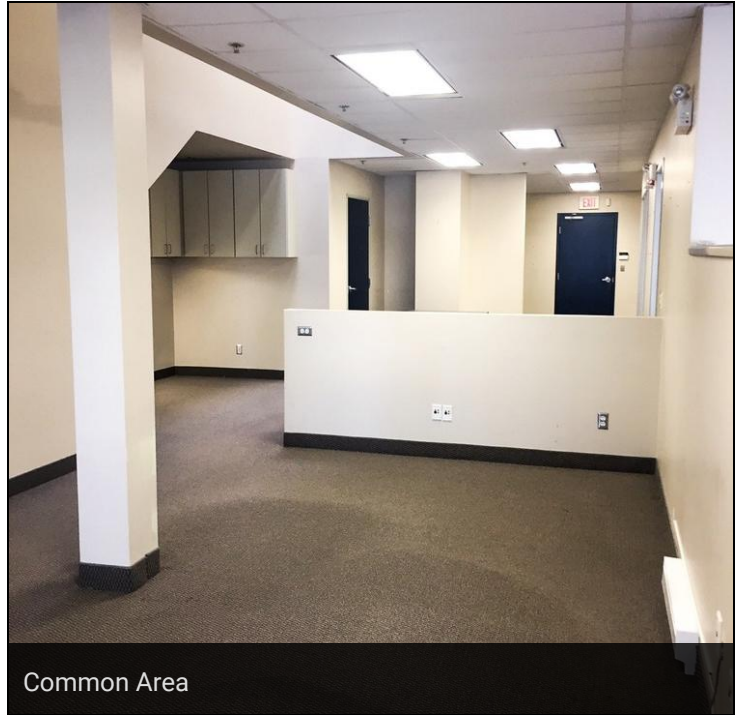
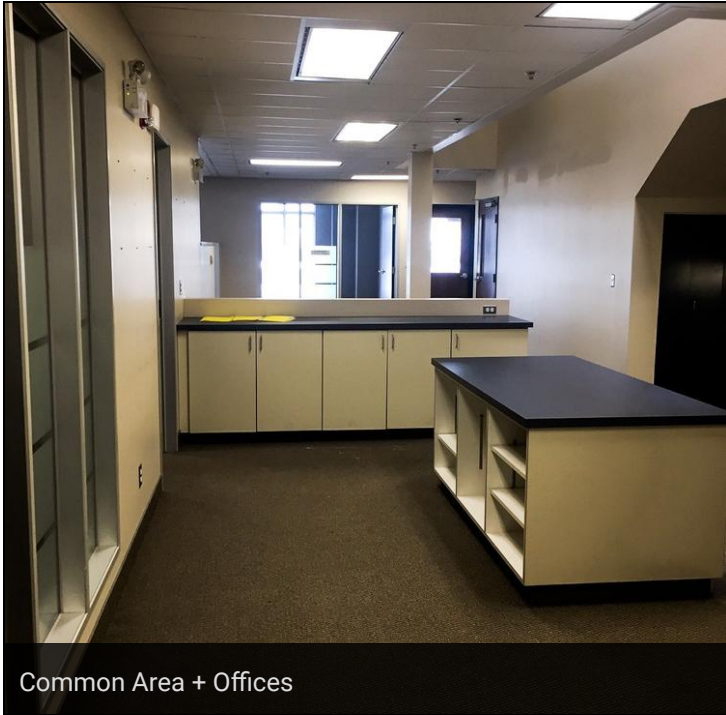


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 25 - LOWER LEVEL - 4,911 SF



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

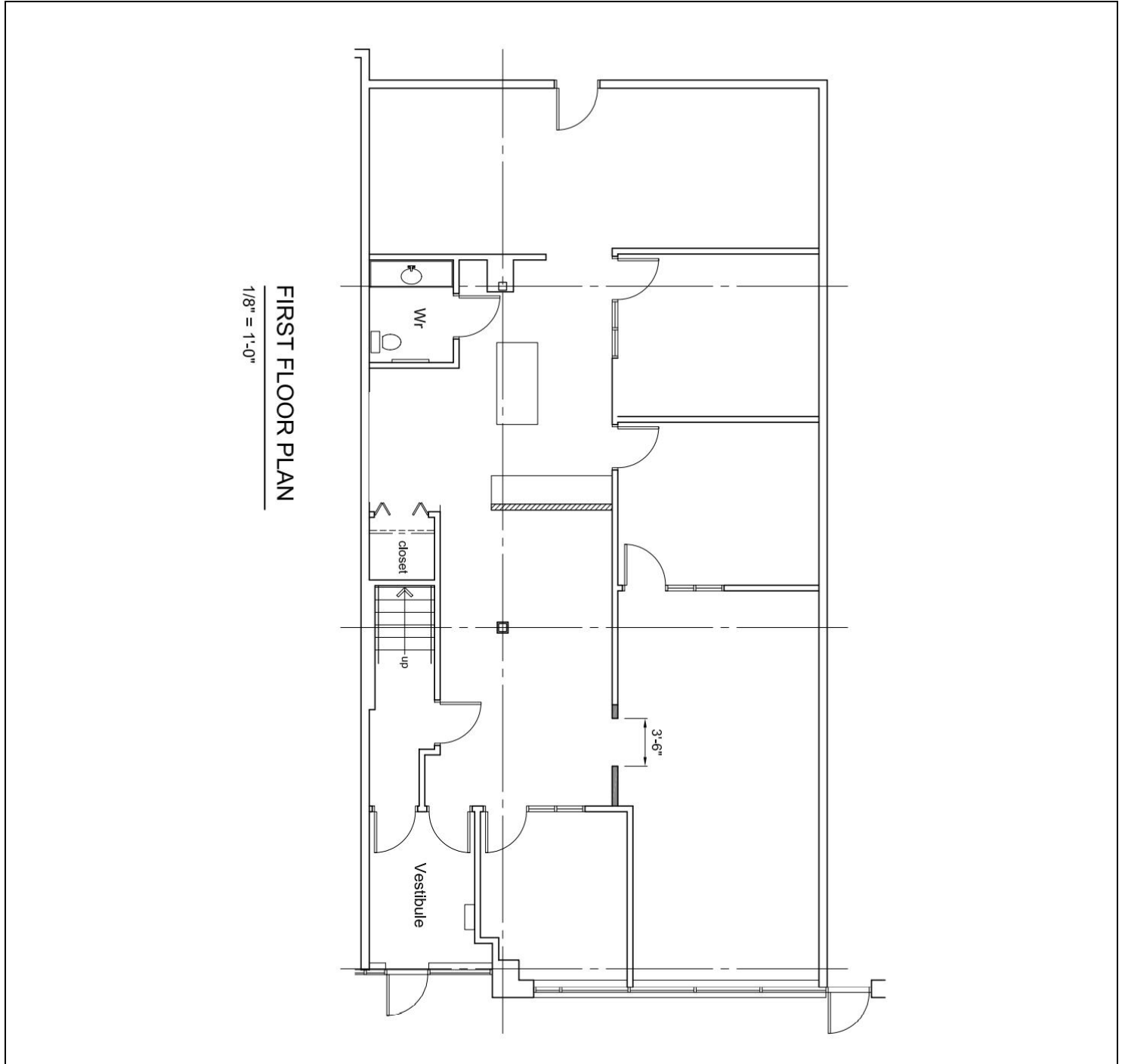


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 25 FLOORPLAN



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

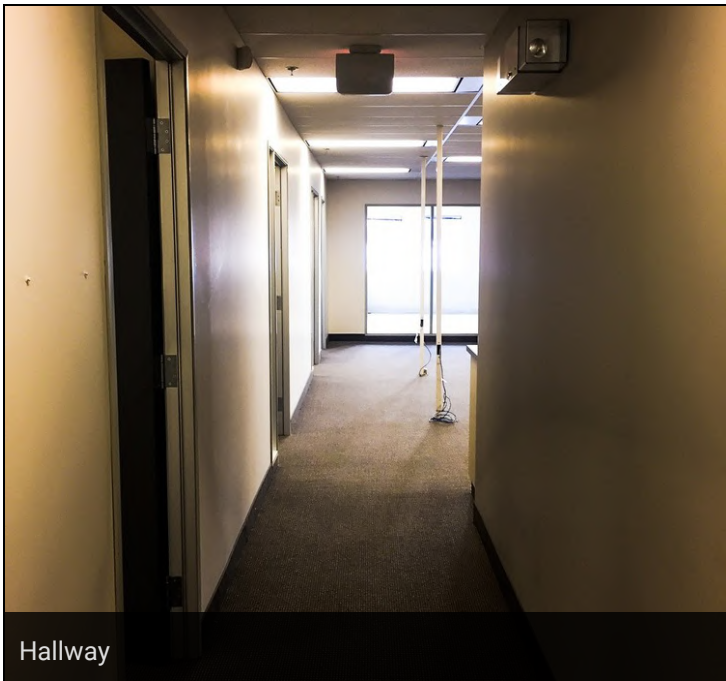


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 206 - UPPER LEVEL - 2,990 SF



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

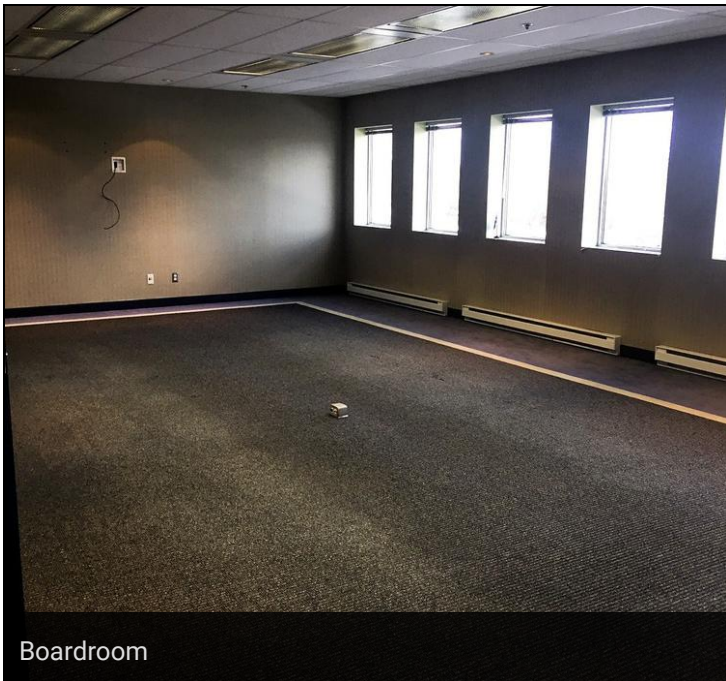
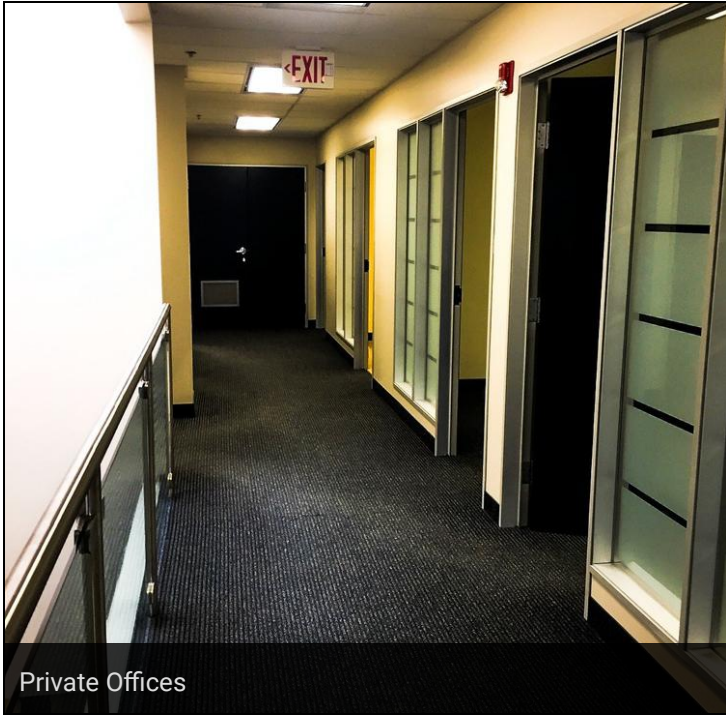


FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 225 - UPPER LEVEL - 2,626 SF



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

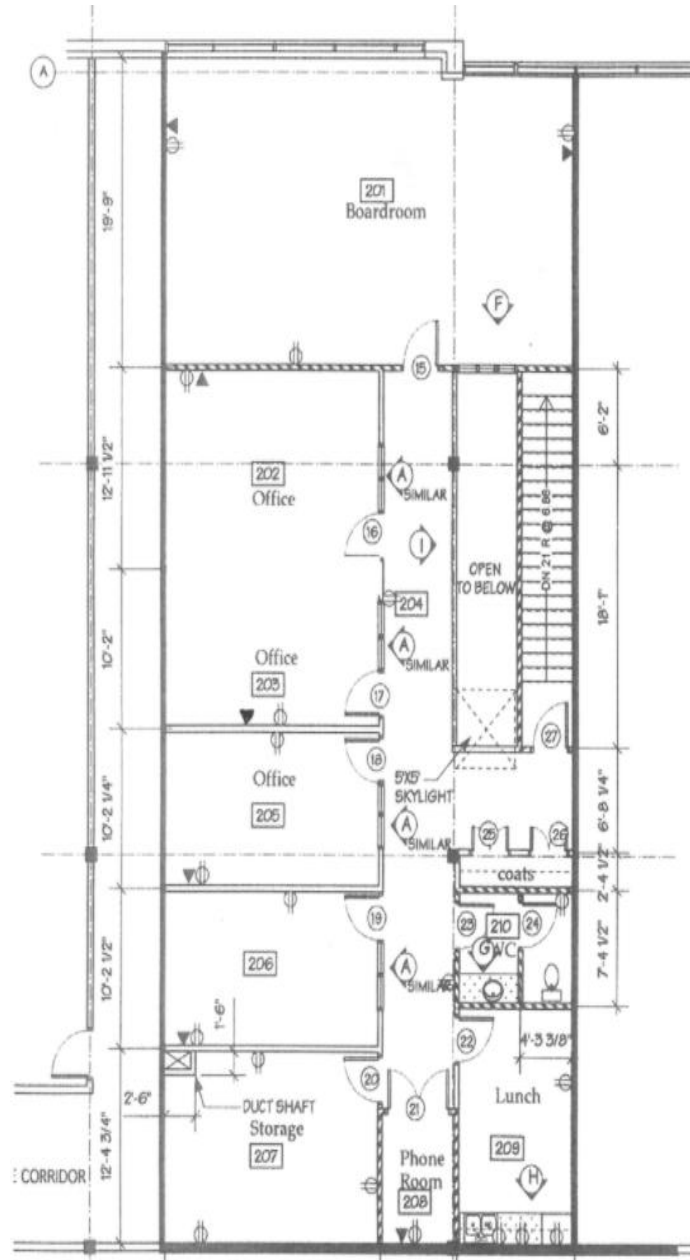


FOR LEASE

130 EILEEN STUBBS AVENUE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

SUITE 225 FLOORPLAN



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®



FOR LEASE

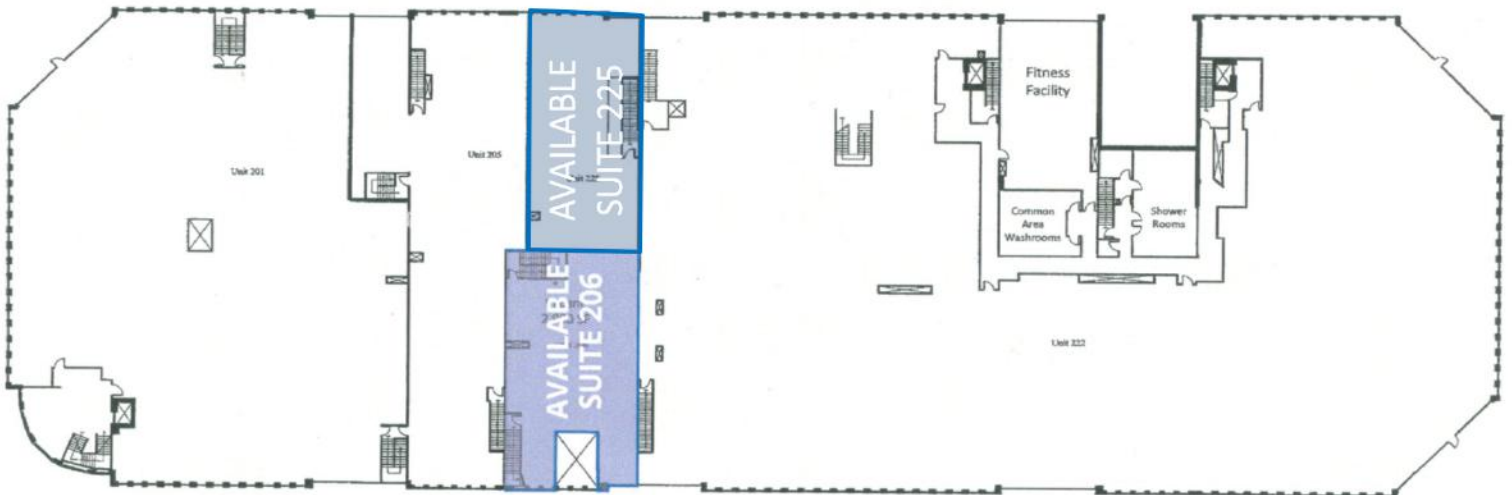
130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE

BUILDING FLOOR PLANS



1 BLUEFROG CAMPUS
130 Eileen Stubbs Avenue - Lower Level



2 BLUEFROG CAMPUS
130 Eileen Stubbs Avenue - Upper Level

Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®



FOR LEASE

130 EILEEN STUBBS AVENUE - CITY OF LAKES | DARTMOUTH, NS

BLUEFROG BUSINESS CAMPUS | PROFESSIONAL OFFICE SPACE



Ally Connors
Real Estate Advisor
902.717.4824
allythibodeau@kwcommercial.com

Tom Gerard, SIOR, CCIM
Real Estate Advisor
902.830.1318
tomgerard@kwcommercial.com

kw COMMERCIAL
ADVISORS®

