

# FOR LEASE

**kw** COMMERCIAL  
ADVISORS<sup>SM</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

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



## LOCATION OVERVIEW

120 Eileen Stubbs is part of the Bluefrog Business Campus within the City of Lake Business Park. Located between the Burnside Business Park and Dartmouth Crossing, the campus is surrounded by the natural beauty of lakes and walking trails. The location offers quick access to all areas of HRM, proximity to all amenities and public transportation and ample free on-site parking for customers and employees.

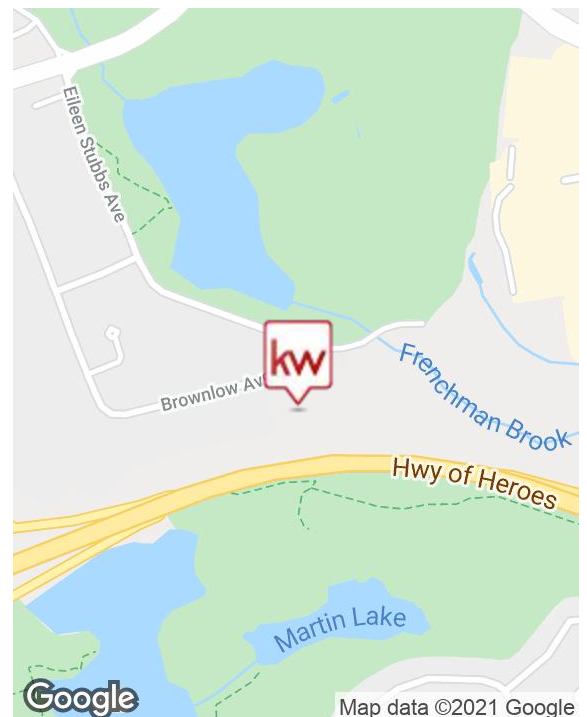
## PREMISES FEATURES

- High visibility location along Highway 111
- Newly renovated lobby with 2 elevators
- Existing leasehold in place or landlord will build to suit

**SPACE AVAILABLE:** 14,583 SF

**LEASE RATE:** Negotiable

**CAM & TAX:** \$14.02 PSF  
Includes premises cleaning & electricity



**Ally Connors**  
Real Estate Advisor  
902.717.4824  
allythibodeau@kwcommercial.com

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

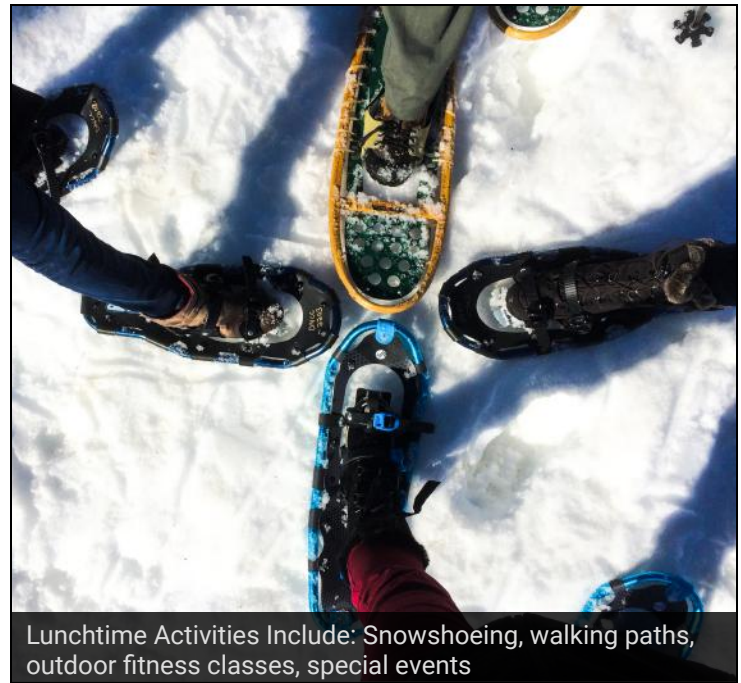
**KELLER WILLIAMS SELECT REALTY**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1  
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## RECENTLY RENOVATED MAIN LOBBY



Before



After

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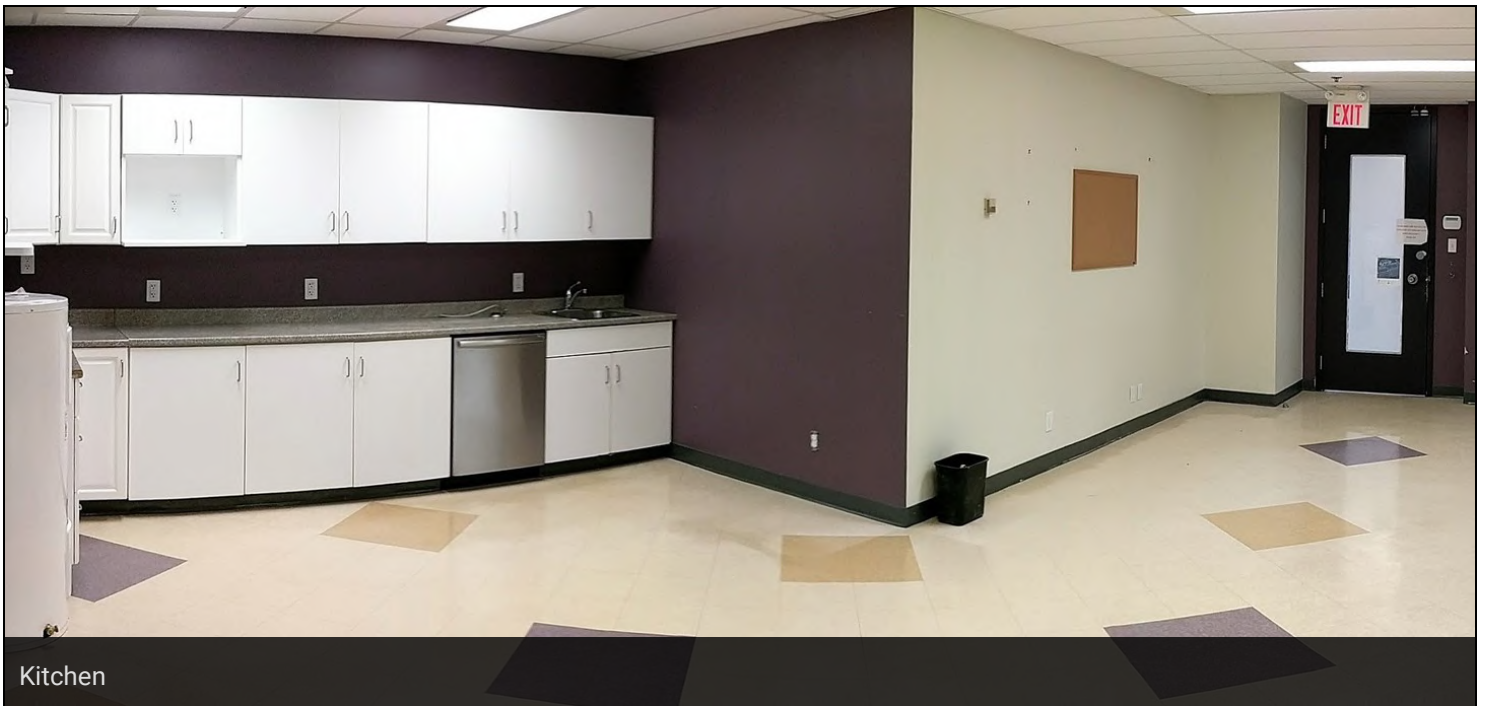
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## GROUND FLOOR - EXISTING LEASEHOLDS



Open Area Work Space



Kitchen

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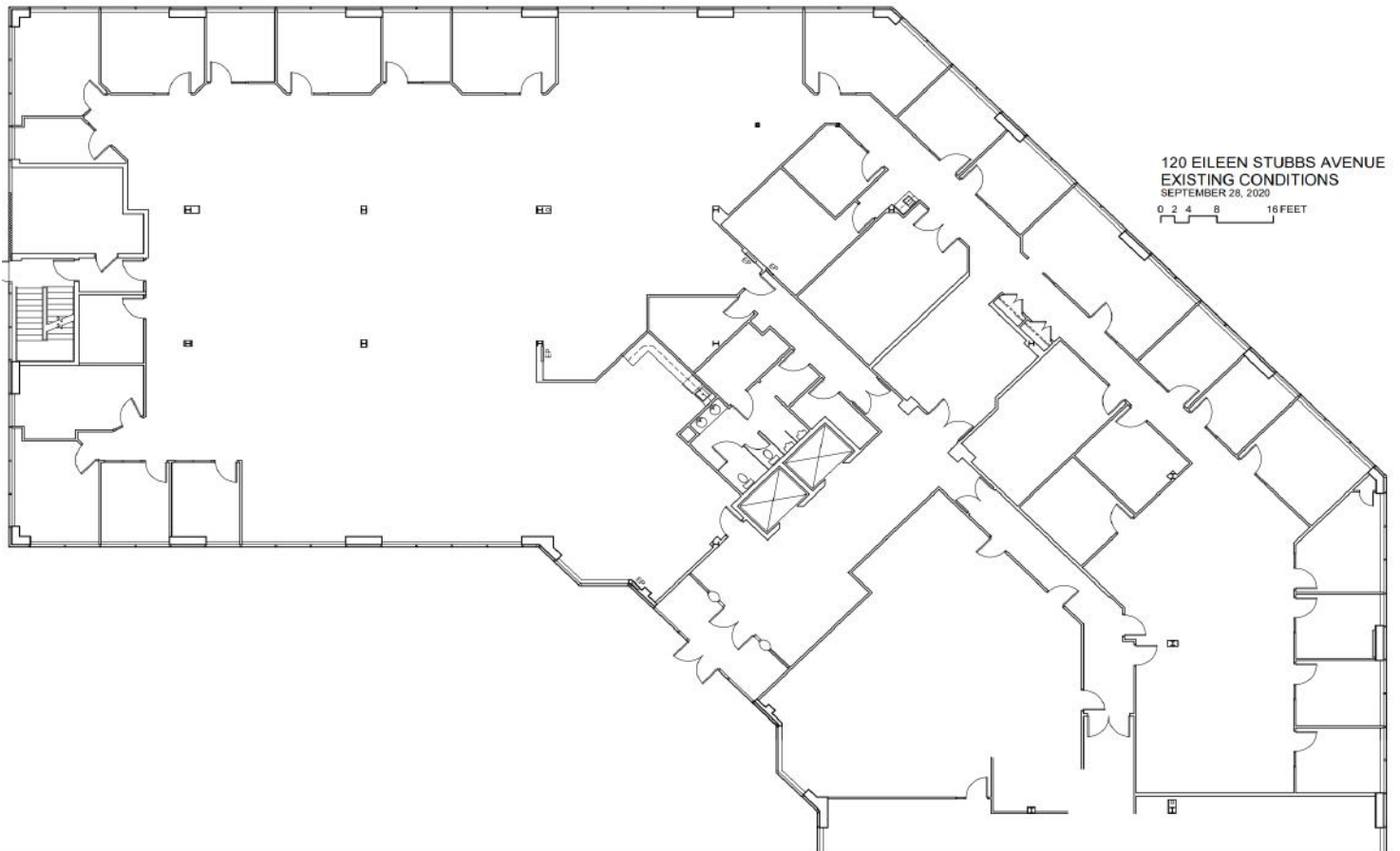


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**SUITE 101 - 14,583 SF**



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