



BLUENOSE BUILDING

35 MICMAC BOULEVARD, DARTMOUTH

Brand New Class A Office Development Next Door to Mic Mac Mall

- Various options between 6,464 sf and 23,658 sf
- Ample free on-site paved surface parking
- Central location, with quick and easy access

Partners Global is pleased to present the Bluenose Building, a state of the art office project developed by Irving. Formerly home to Kent Building Supplies, the facility has been completely reimagined into a unique, two-storey, Class A office offering, with an unmatched location.

Competitive advantages of the Bluenose Building include **CONVENIENCE** – mere steps to Mic Mac Mall, **AMENITIES** – comprehensive fitness centre and full cafeteria, and **ACCESS** – centrally located in Dartmouth, with close proximity to major highways and both bridges.

This opportunity represents fully customizable, raw space, with tenant improvement packages being offered by the landlord. Read on to hear all that this facility has to offer, or call the listing agent to schedule a tour and see it for yourself!

partnersglobal.com

FOR LEASE

\$20.00 psf (net)

Geof Ralph

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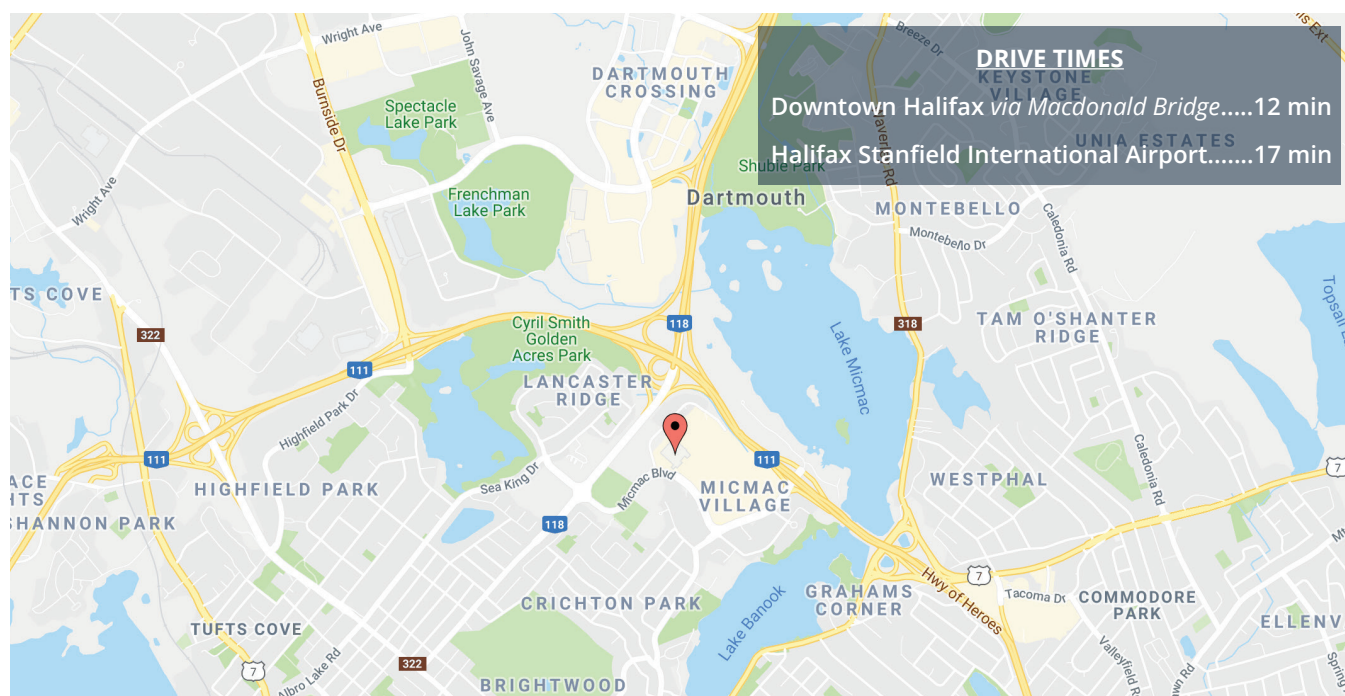
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Bluenose Building | 35 Micmac Boulevard, Dartmouth



LISTING ID	10212			
ADDRESS	35 Micmac Boulevard, Dartmouth, Nova Scotia			
LOCATION	Central Dartmouth			
TOTAL NO. FLOORS	Two (second level accessible by elevator and escalator)			
SIZE(S) AVAILABLE	Suite	Rentable Area	Floor	Notes
	B1	23,658 sf	Ground	
	C2	6,464 sf	Second	
	D2	17,141 sf	Second	Options to demise
PARKING	Two (2) stalls per 1,000 sf			
AVAILABILITY	Immediately			
BASE RENT	\$20.00 psf (net)			
ESTIMATED ADD'L RENT (2020)	\$14.48 psf (includes cleaning and electricity)			
TI ALLOWANCE	Contact the listing agent for more details			
EXTERIOR SIGNAGE	Subject to municipal and landlord approval			



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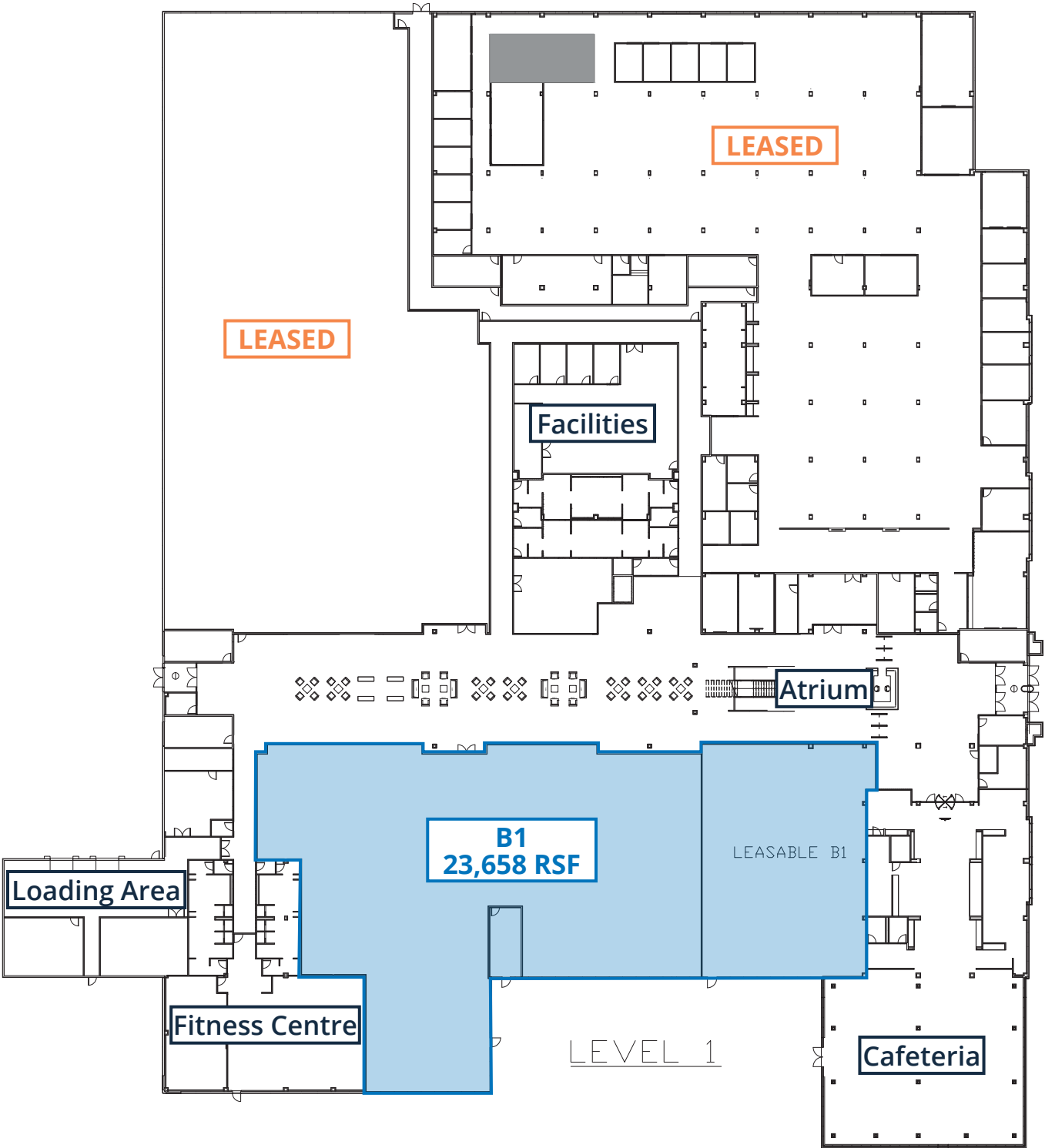
A premier office complex with first-class features, amenities and services

- Leading edge, comprehensive fitness centre with weight room, cardio equipment, yoga studio / group class room, change rooms and shower facilities
- Full cafeteria with outdoor patio
- High security
- Bright and open spaces with plenty of natural light
- Elevator and escalator access to the second floor
- Free paved surface parking
- Bike racks
- Excellent public transit accessibility
- Endless amenities next door at Mic Mac Mall – Atlantic Canada's second largest shopping mall



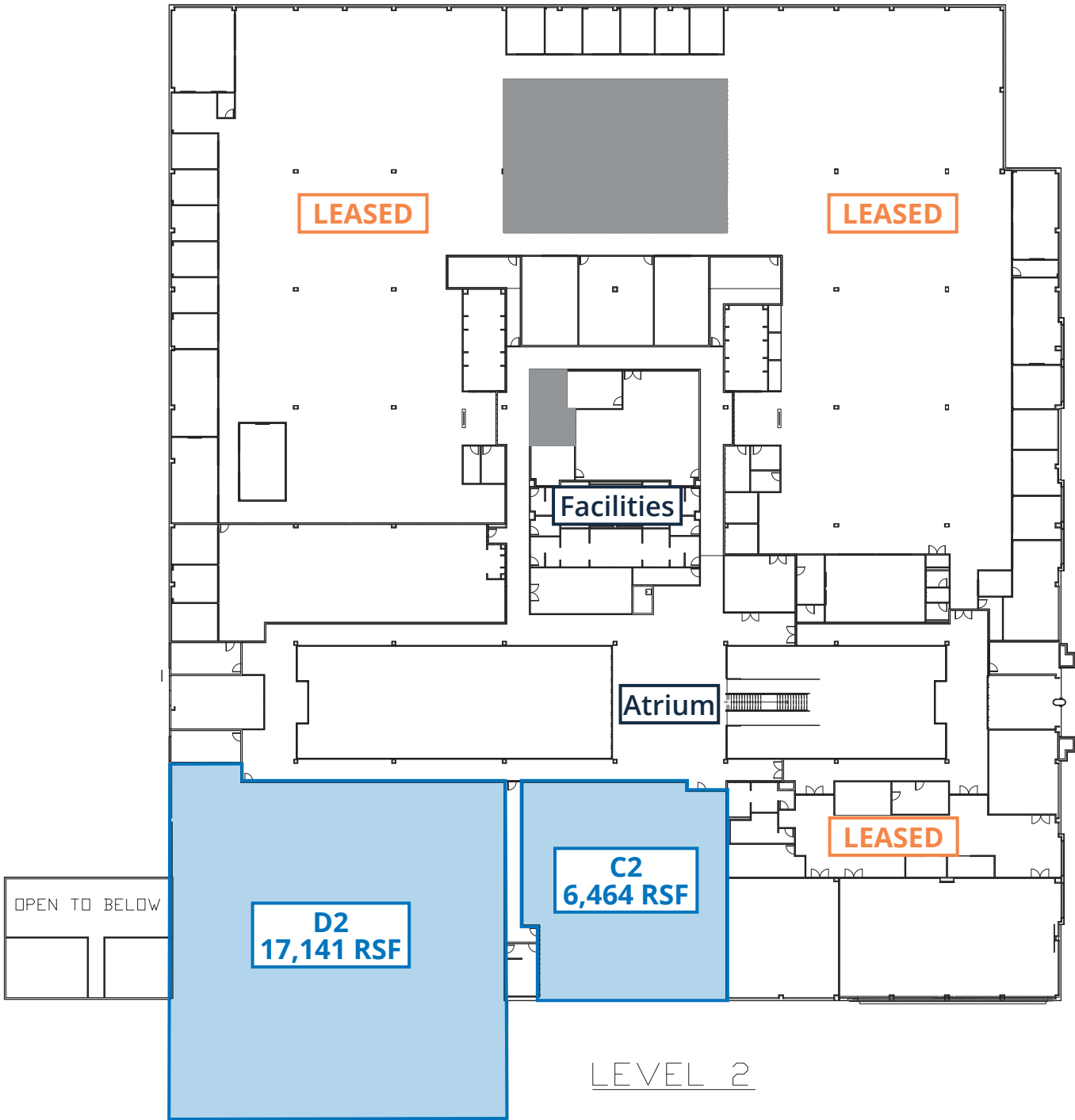
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FLOOR PLAN | LEVEL 1



Bluenose Building | 35 Micmac Boulevard, Dartmouth

FLOOR PLAN | LEVEL 2





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