

50% PRE-LEASED



## 2 RALSTON AVENUE DARTMOUTH, NOVA SCOTIA

### New Signature Office Building in High-Profile Setting

- Up to +/- 15,000 sf of brand new, Class A space
- Excellent access and profile within Burnside
- Tenancy fit-up scheduled for February 2021

Standing prominently at the corner of Windmill Road and Ralston Avenue, this brand new building developed and soon-to-be anchored by Cabco Communications Group and Office Interiors will offer tenants Class A space in a highly visible and easily accessible location in Burnside Business Park.

Availability at 2 Ralston Avenue includes a full-floor opportunity on the ground level (+/- 10,000 sf of contiguous space) and approximately 5,000 sf on the second level. Property features include free on-site surface parking, large windows for lots of natural light, exterior signage opportunities and to top it off, a shared-use rooftop patio with stunning water views!

[partnersglobal.com](http://partnersglobal.com)

## FOR LEASE

By negotiation

### Geof Ralph

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### Connie Amero

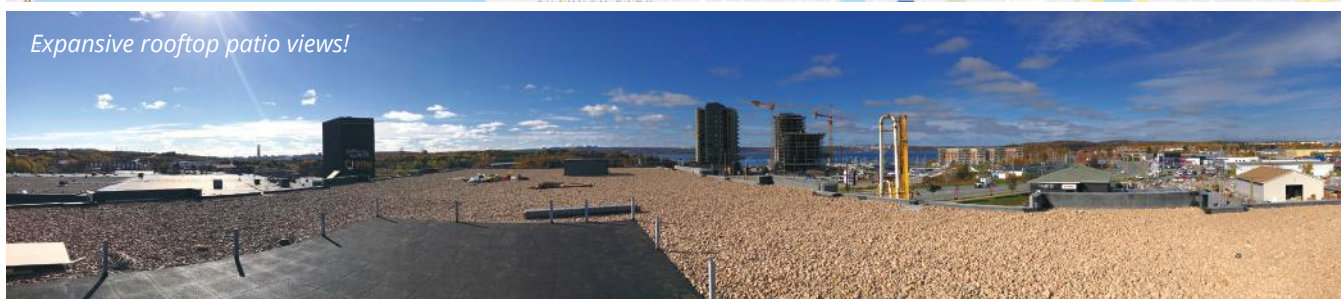
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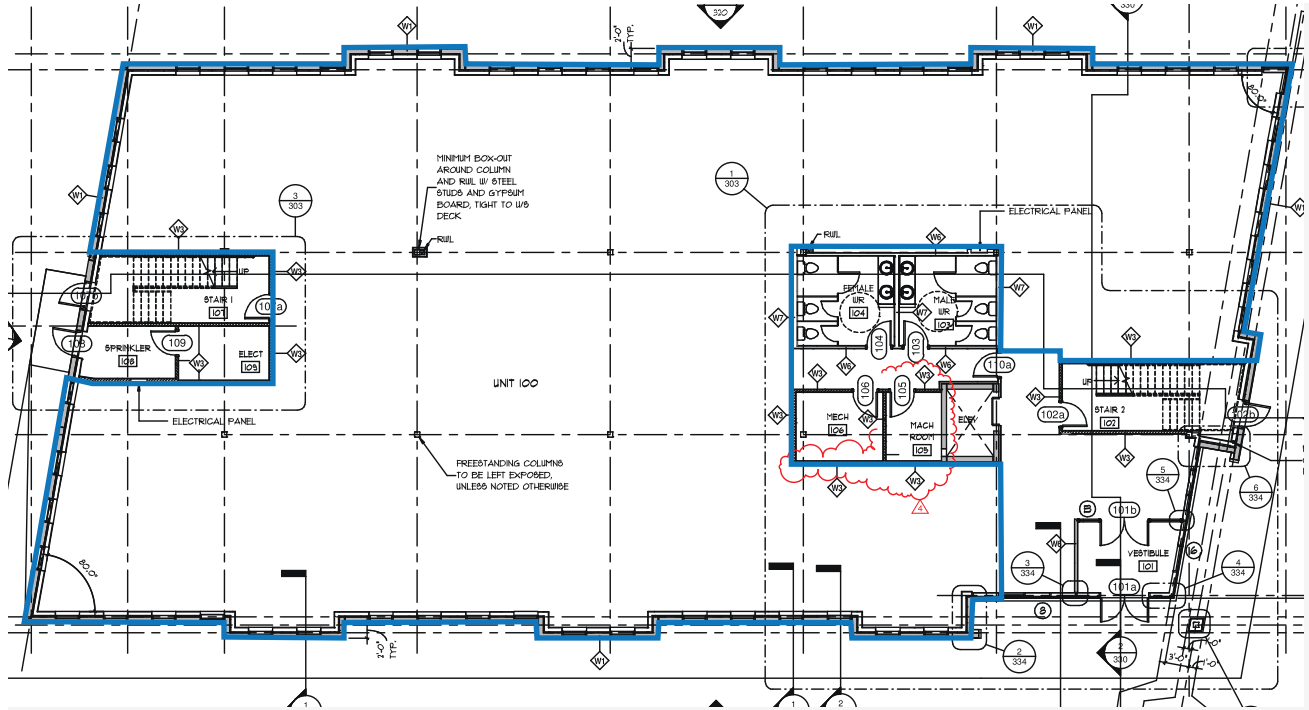
## 2 Ralston Avenue | Dartmouth, Nova Scotia



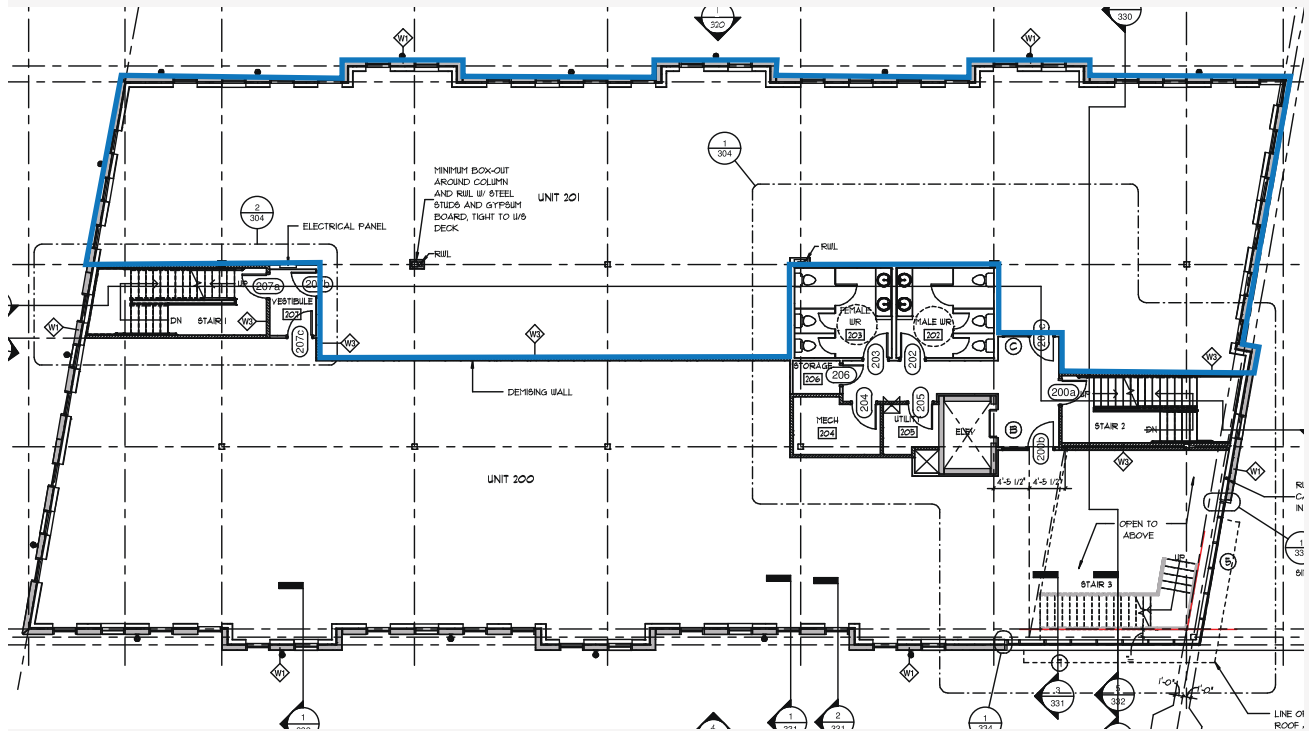
*Expansive rooftop patio views!*

<b>LISTING ID</b>	10239		
<b>ADDRESS</b>	2 Ralston Avenue, Dartmouth, Nova Scotia		
<b>LOCATION</b>	Burnside Business Park		
<b>PROPERTY TYPE</b>	Class A Office		
<b>TRAFFIC VOLUME</b>	50,000+ vehicles per day		
<b>TOTAL BUILDING SIZE</b>	+/- 30,265 sf		
<b>NO. FLOORS</b>	Three (3) storeys		
<b>SIZE(S) AVAILABLE</b>	<b>Suite</b>	<b>Floor</b>	<b>Size</b>
	Unit 100	Ground	+/- 10,000 sf
	Unit 201	Second	+/- 5,000 sf
	<b>Total</b>		<b>+/- 15,000 sf</b>
<b>PARKING</b>	Free on-site paved surface parking		
<b>AVAILABILITY</b>	Scheduled for tenant fit-up in February 2021		
<b>BASE RENT</b>	By negotiation (call a listing agent)		
<b>ADDITIONAL RENT</b>	+/- \$12.00 psf (2021 estimate)		
<b>NOTES</b>	Landlord to provide standard base building		

AVAILABLE SPACE



Ground Floor



Second Floor

Windmill Road



WINDMILL ROAD

MAGAZINE HILL

HWY-102

Daily Traffic Volume:  
50,000+ vehicles

BURNSIDE DRIVE

For more information please contact:

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