



# BLUENOSE BUILDING

## 35 MICMAC BOULEVARD, DARTMOUTH

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

- Up to 23,658 sf, with options to demise
- 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](http://partnersglobal.com)

## FOR LEASE

\$20.00 psf (net)

### Geof Ralph

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### Connie Amero

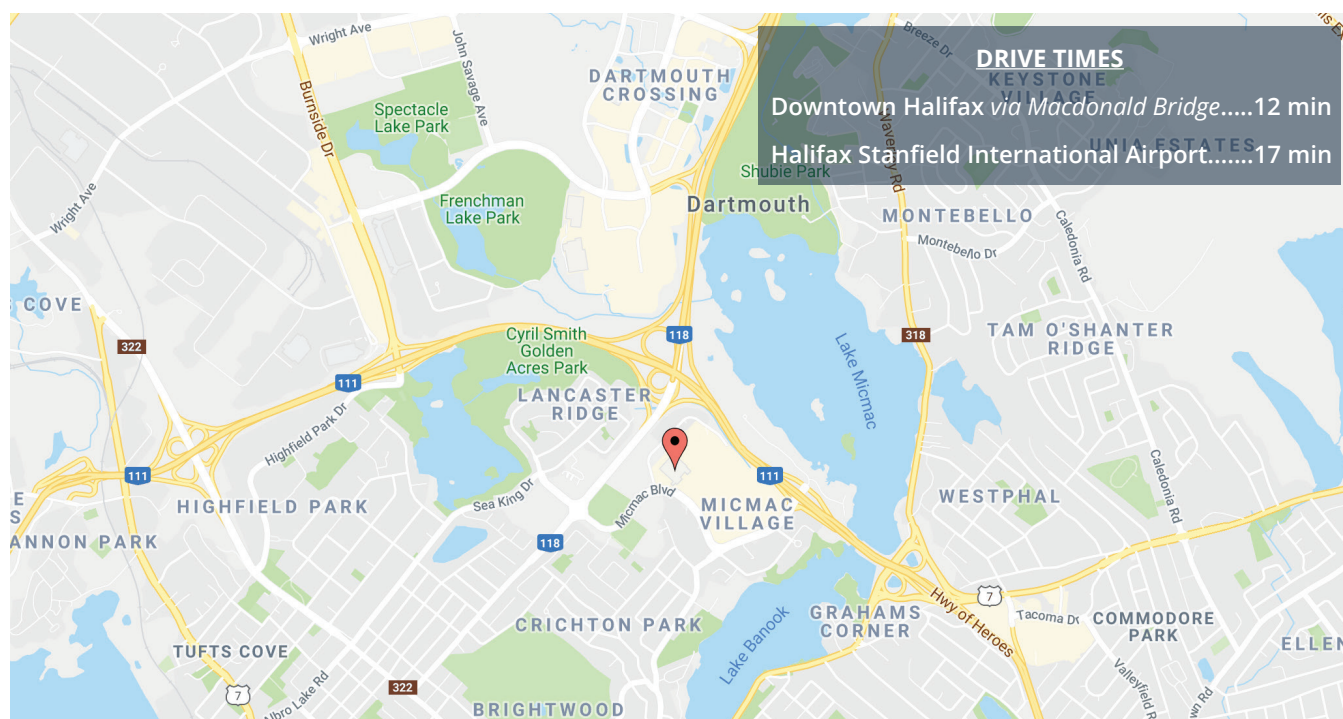
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## Bluenose Building | 35 Micmac Boulevard, Dartmouth



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





## BLUENOSE BUILDING

35 Micmac Boulevard, Dartmouth

*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



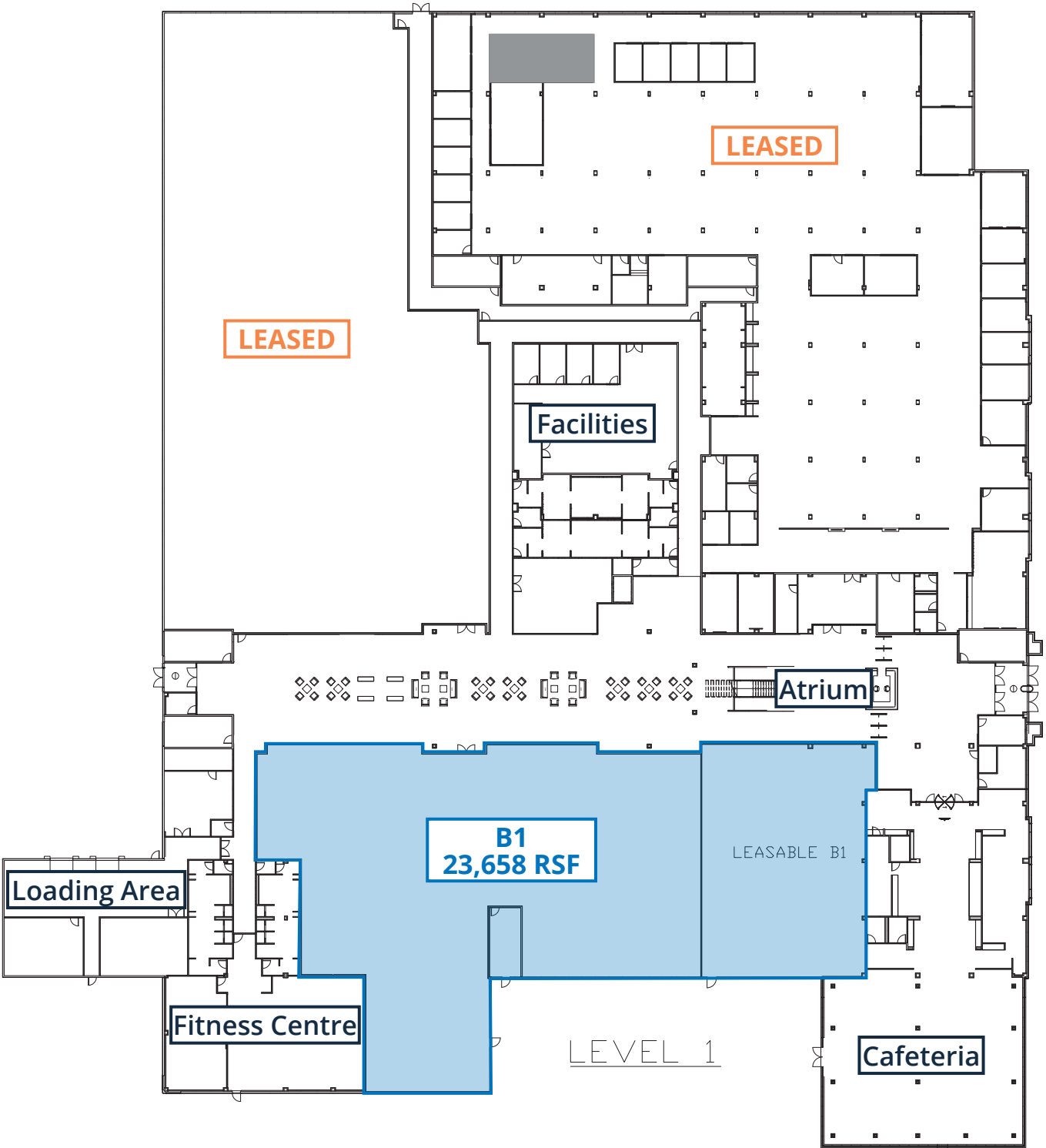






Bluenose Building | 35 Micmac Boulevard, Dartmouth

FLOOR PLAN | LEVEL 1







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