



Colliers



RAVINE CENTRE ONE

36 Solutions Drive | Halifax, NS

Tenant
Incentives
Available

Please contact
agents for details

Ravine Centre.
Where **life-work**
balance is achieved.

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Property Overview

Ravine Centre

Promoting productivity for the modern workforce.

Ravine Centre. An inviting business campus with welcoming office environments and space flexibility, allowing for efficient solutions and appeal that will bring employees back to the office.

The property offers a serene vibe with green spaces and wooded walking trails, ideal for relaxing and recharging. Perfectly located in Clayton Park West, employees will appreciate being minutes from great amenities and public transit access. The overall result is less stress, and a greater sense of well-being that benefits everyone.

Features

- Surface and below grade parking available (partially enclosed)
- Electric vehicle charging stations
- Rooftop patio
- Ground floor patio with community garden
- On-site property management
- Flexible floor plates
- Shared enclosed/secure loading bay
- On-site security and patrols





It's all about the location.

- Just off Lacewood Drive, the main traffic route through Clayton Park West & Bayers Lake
- Surrounded by beautiful green space, parks, and wooded walking trails
- Steps away from countless amenities:
Canada Games Centre, Mainland Commons, restaurants, cafes, banking, shopping, grocery, hotel
- 3 minute walk to Lacewood Transit Terminal
- Close proximity to Highway 102 allows for timely commutes to major areas of HRM:

Bedford	10 minutes (10km)
Lower Sackville	11 minutes (14km)
Downtown Halifax	18 minutes (11km)



Close to main traffic routes



Steps away from transit



Numerous walking trails, parks



Countless amenities

Ravine Centre One

Address 36 Solutions Drive

Year Built 2001

Site Area 81,732 SF, over four floors

Parking Surface, ~3.5:1,000 SF
Below grade (partially enclosed)

	Suite	Size	Availability
Available Space	Second Floor	up to 16,176 SF	Subject to negotiation
	406	2,118 SF	Immediately

Rents

Net Rent	\$19.00 PSF
Additional Rent	\$20.27 PSF (2026) est. <i>*includes in-suite cleaning, power</i>

TI Allowance Negotiable per tenant / term

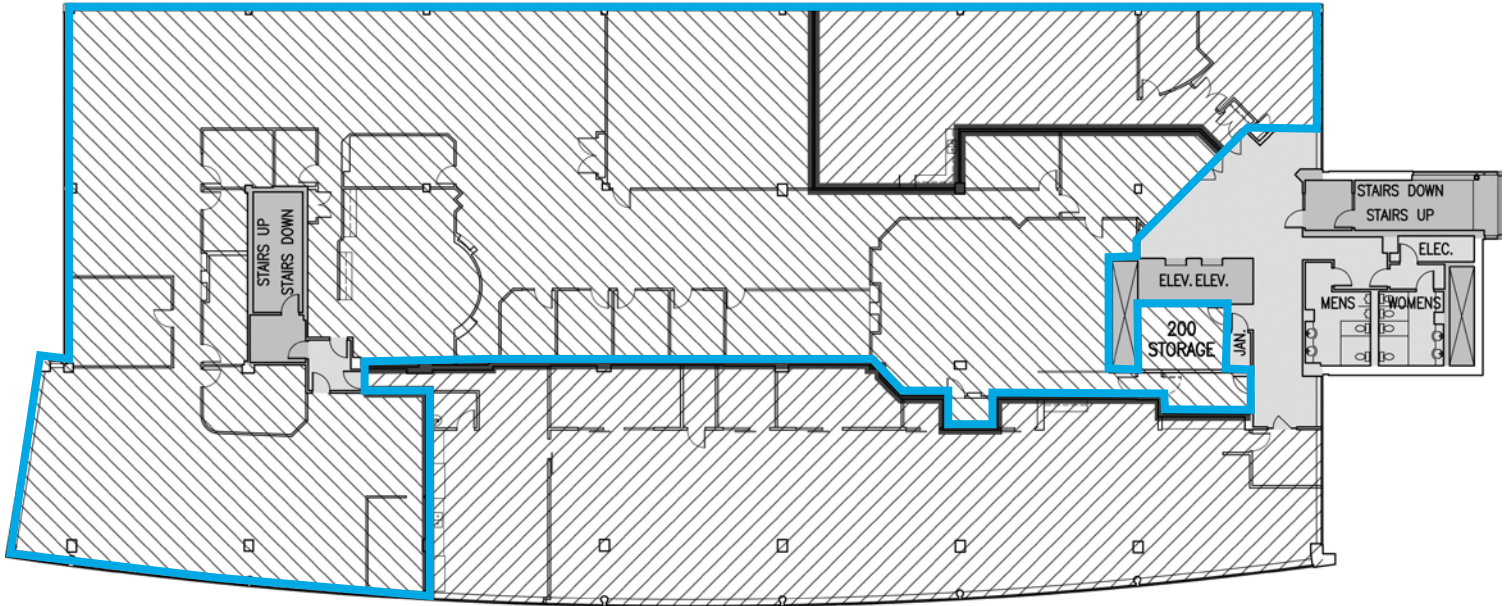
- Building Features**
- Rooftop patio for tenants and guests
 - On-site cafe
 - Elevator servicing all floors
 - Ground floor patio with community garden
 - Shared enclosed/secure loading bay

Tenant Incentives Available *(contact agents for details)*



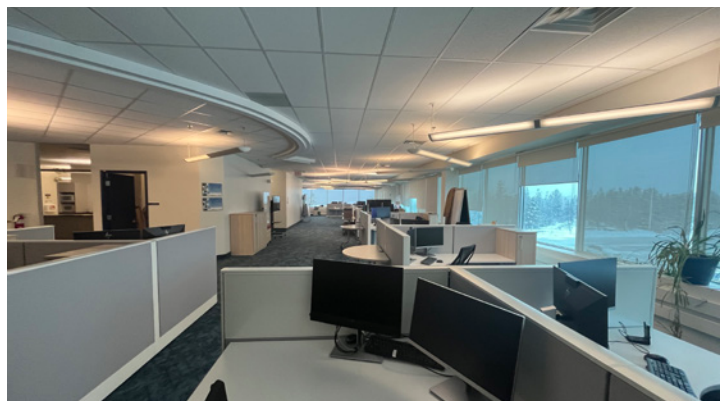
Floor Plans

Second Floor



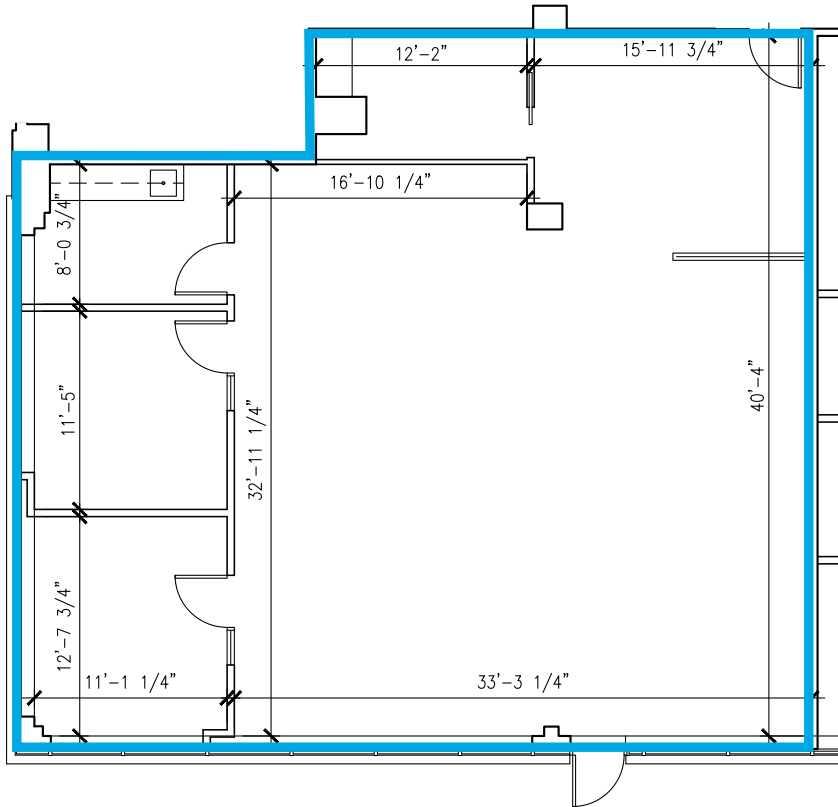
Second Floor | up to 16,176 SF

- Office leaseholds in place
- Elevator frontage
- Lots of natural light
- Availability subject to negotiation



Floor Plans

Fourth Floor



Suite 406 | 2,118 SF

- Open layout, 2 private offices, kitchenette, reception area, storage
- Direct access to rooftop patio
- Fourth floor location
- Available immediately





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