

OFFICE FOR LEASE



CBRE

blu^efrog

Business Campus

120 - 140 EILEEN STUBBS AVE, DARTMOUTH



A Place For People

120 EILEEN STUBBS

Availabilities:

- **2nd Floor:** Flexible up to 22,979 SF
- **3rd Floor:** Flexible up to 23,148 SF
(Available July 1, 2026)

Up to 46,127 SF - 2nd & 3rd floor can be combined

130 EILEEN STUBBS

Availabilities:

- **Unit 206:** 2,990 SF
- **Unit 225:** 2,623 SF



The Most Natural Place to do Business

Bluefrog Business Campus is no ordinary business park. Situated in the heart of Dartmouth, Nova Scotia, it's surrounded by the beauty of lakes, walking trails, and wildlife. It's a place where creativity has freedom to blossom.

- The low-rise buildings have been built for and around people.
- Spaces available between 2,623 and 46,127 square feet.
- Located in one of the top ten growth areas in Canada.
- It's located with easy access to Highway 111, 118, 102, Bedford, Sackville, and Downtown Halifax.

120 - 140 EILEEN STUBBS AVE, DARTMOUTH, NS



Transit routes In proximity
56 - Dartmouth Crossing
64 - Burnside



High visibility from HWY 111



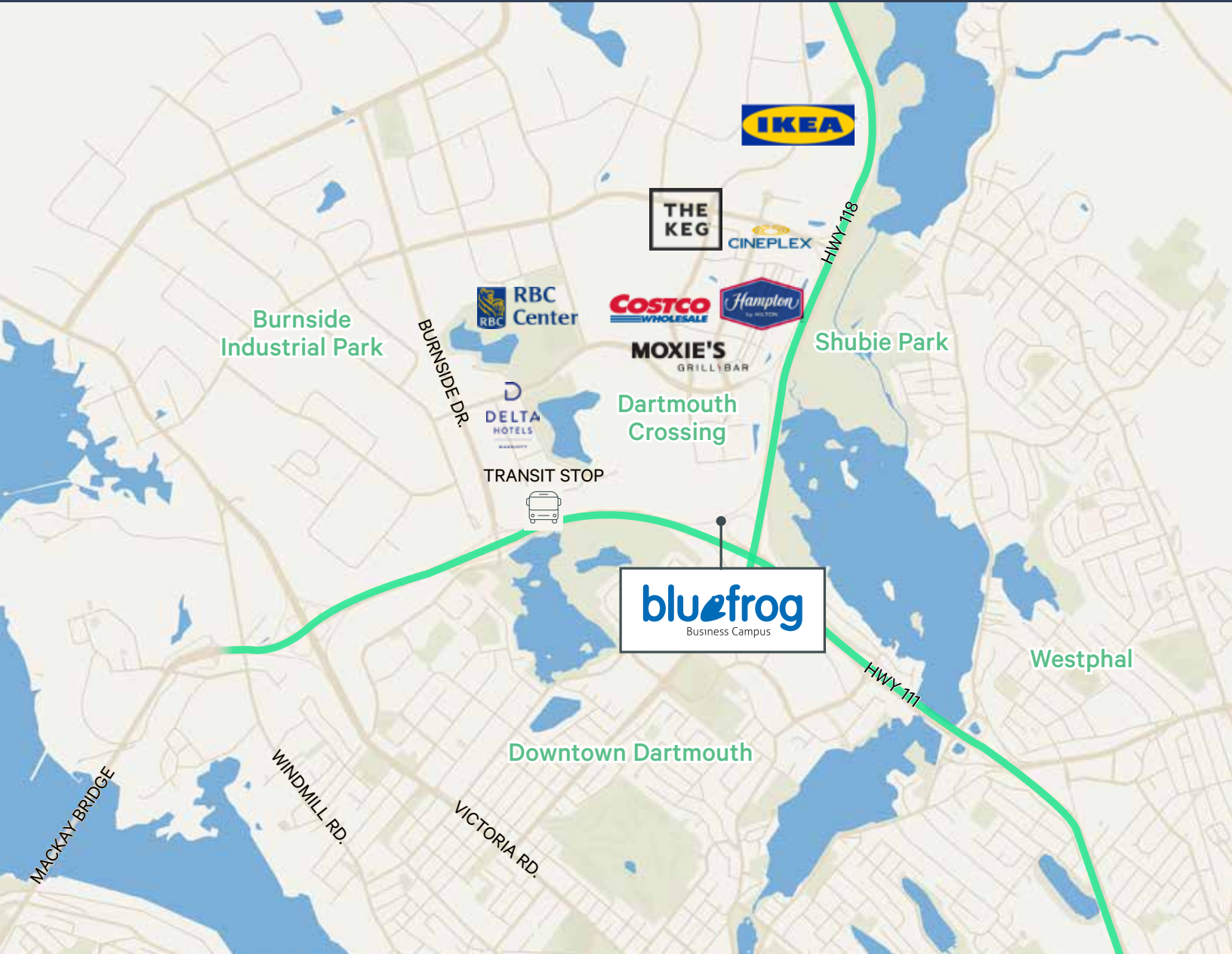
EV charging stations



On-site gym for all Tenants

DRIVE TIMES

- Halifax - 20 minutes
- Burnside Industrial Park - 5 minutes
- Dartmouth Crossing - 5 minutes
- Downtown Dartmouth - 10 minutes
- Shubie Park - 10 minutes
- Westphal - 10 minutes
- Halifax Stanfield International Airport - 15 Minutes



Amenities

A Place for People

- Fully paved free parking with generous ratios – 4.5 spaces per 1,000 square feet.
- The natural environment and park-like setting is the perfect place for thinking and creativity.
- Walking paths give room to escape and allow the mind to roam free.
- Showers and locker rooms make sure that cyclists and walkers are catered to.
- Nearby hotels, restaurants, fitness clubs, daycare, and office supplies meet most everyday needs.
- Regular transit services to Halifax.
- Renovated common areas.
- A fully equipped fitness room and bike storage for all of your fitness needs.
- Food trucks every Wednesday - Spring, Summer and Fall.
- Professional, on-site management.

The Bluefrog business campus is different sort of business environment

Bluefrog is a best-in-class workspace, surrounded by the inspiration of nature. Since much of the natural surroundings have remained untouched, Bluefrog is a smart and healthy workplace environment with a community atmosphere that inspires creativity and collaboration.

The park-like setting – combined with the high visibility, wired infrastructure, and full set of amenities and services in the immediate vicinity – adds to the unique workplace environment. Just 15 minutes to or from downtown Halifax, Bedford-Sackville, and the Halifax Stanfield International Airport, Bluefrog is a community where companies and employees can grow in leaps and bounds.

The buildings are low-rise to fit the scale of the surrounding environment and look out on forests and freshwater lakes. The Campus includes walking trails throughout, with seating areas, as well as accessing neighbouring walking trails of Lake Charles, Shubenacadie Corridor Trails, and Bell Lake. The Campus is also protected and closed-in and air quality monitoring and controls provide high-quality indoor air.





Community Garden



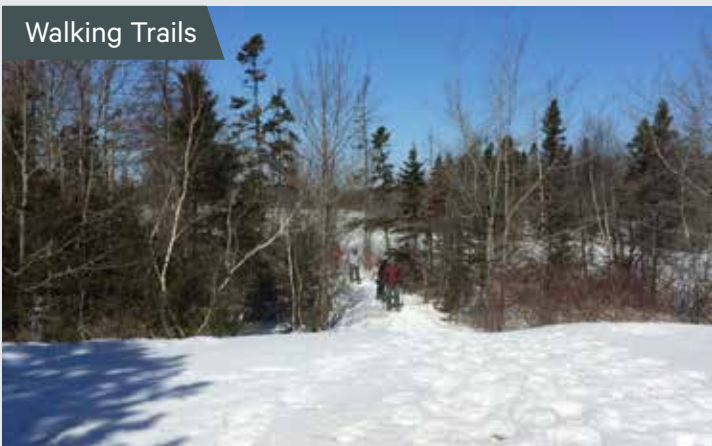
Common Areas



Common Gym



Bee Keeping



Walking Trails



Updated Entrances



Parking



Modernized Waiting Areas

120 Eileen Stubbs

UNIT 200

Location:	120 Eileen Stubbs Avenue, Dartmouth
Property Type:	Office
Size:	Up to 22,979 SF
Total:	Up to 46,127 SF if combined with unit 300
Rent:	Please Contact
CAM & Taxes:	\$16.42 PSF
Utilities & Cleaning:	Included
Available:	Immediately



Unit 200 - up to 22,979 SF

- Accessible second floor office space
- Open floor plates
- Demising options available
- Back up generator servicing the premises
- Full floor plate available
- Additional cooling capacity



*A potential demising option shown, full floorplate of 22,979 SF available.

120 Eileen Stubbs

UNIT 300

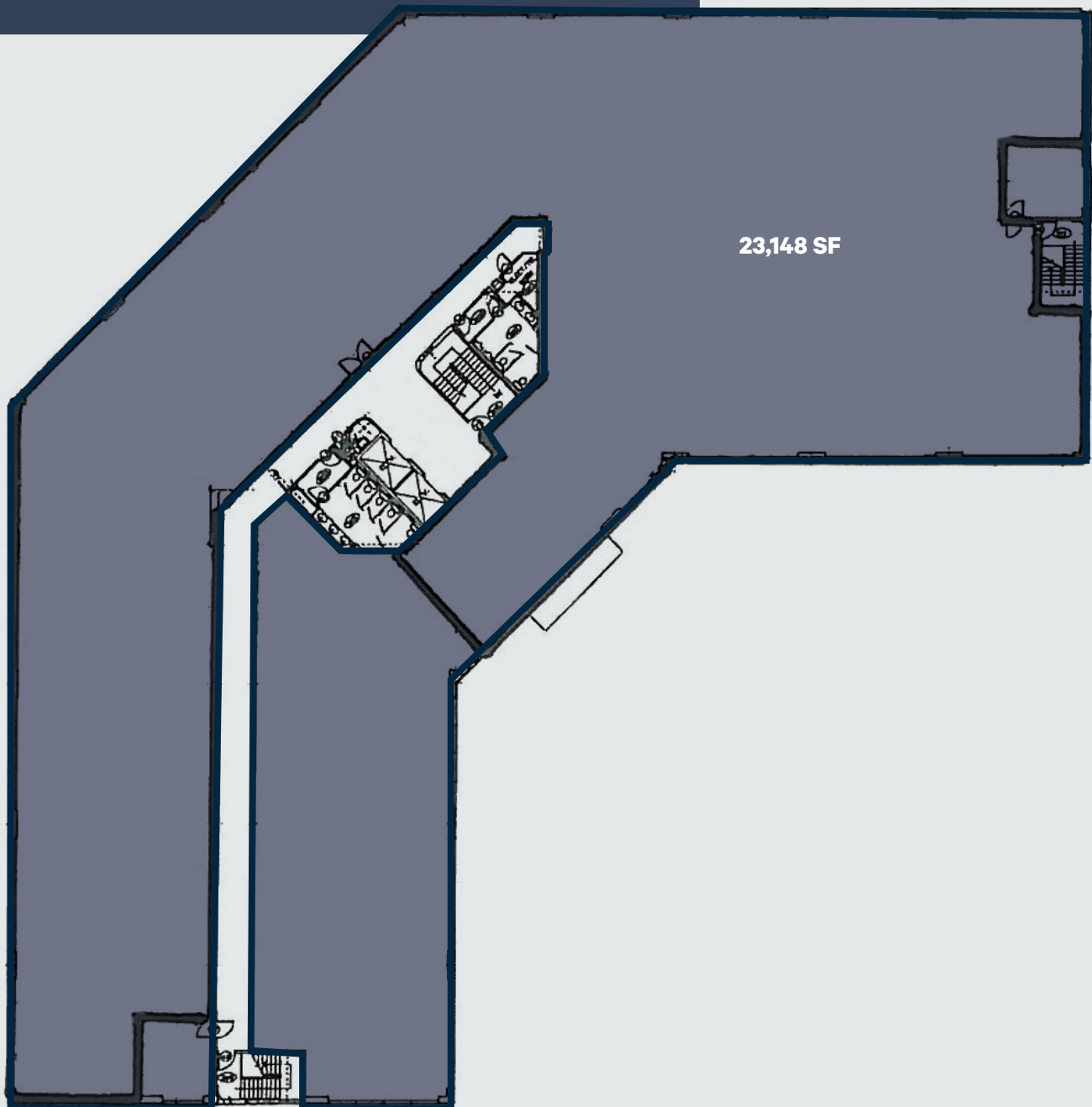
Location:	120 Eileen Stubbs Avenue, Dartmouth
Property Type:	Office
Size:	Up to 23,148 SF
Total:	Up to 46,127 SF if combined with unit 200
Rent:	Please Contact
CAM & Taxes:	\$16.42 PSF
Utilities & Cleaning:	Included
Available:	July 1, 2026

Full Floor Opportunity



Unit 300 - up to 23,148 SF

- Accessible third floor office space
- Open floor plates
- Demising options available
- Back up generator servicing the premises
- Full floor plate available
- Additional cooling capacity



130 Eileen Stubbs

UNIT 206 & 225

Location:	130 Eileen Stubbs Avenue, Dartmouth
Property Type:	Office
Unit 206:	2,990 SF
Unit 225:	2,623 SF
Rent:	Please Contact
CAM & Taxes:	\$13.12 PSF
Utilities & Cleaning:	Included
Available:	Immediately

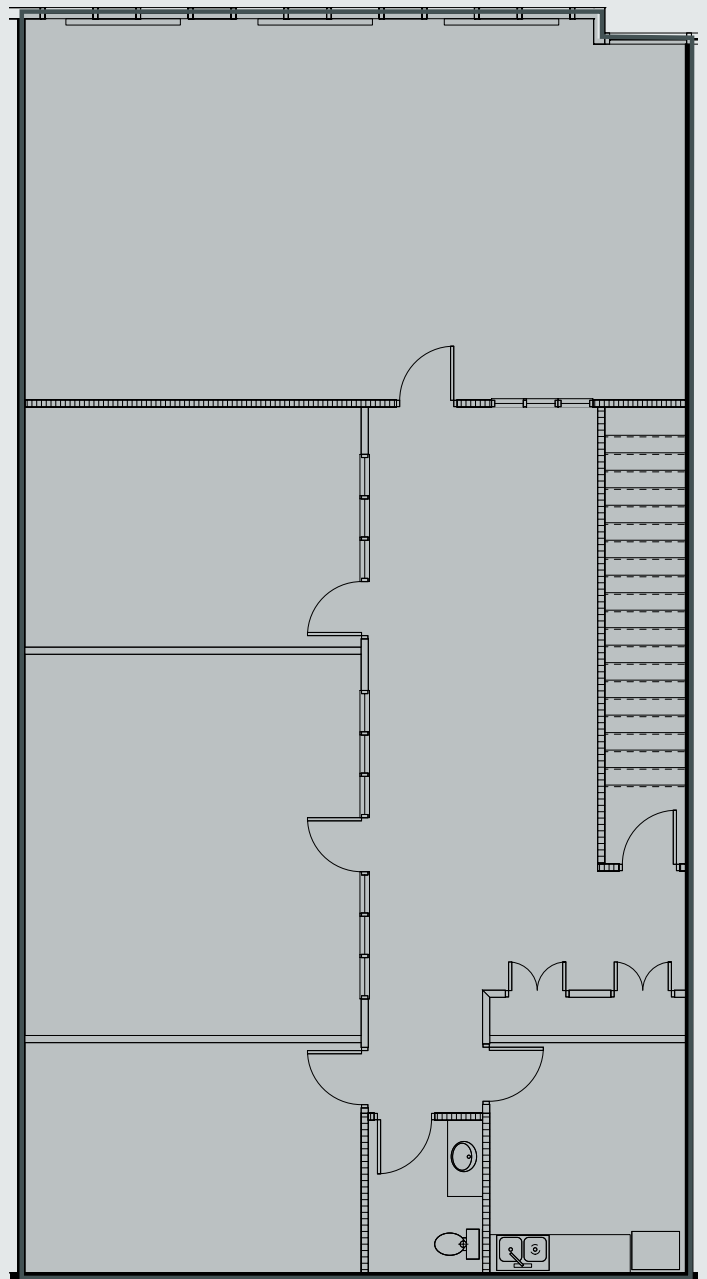
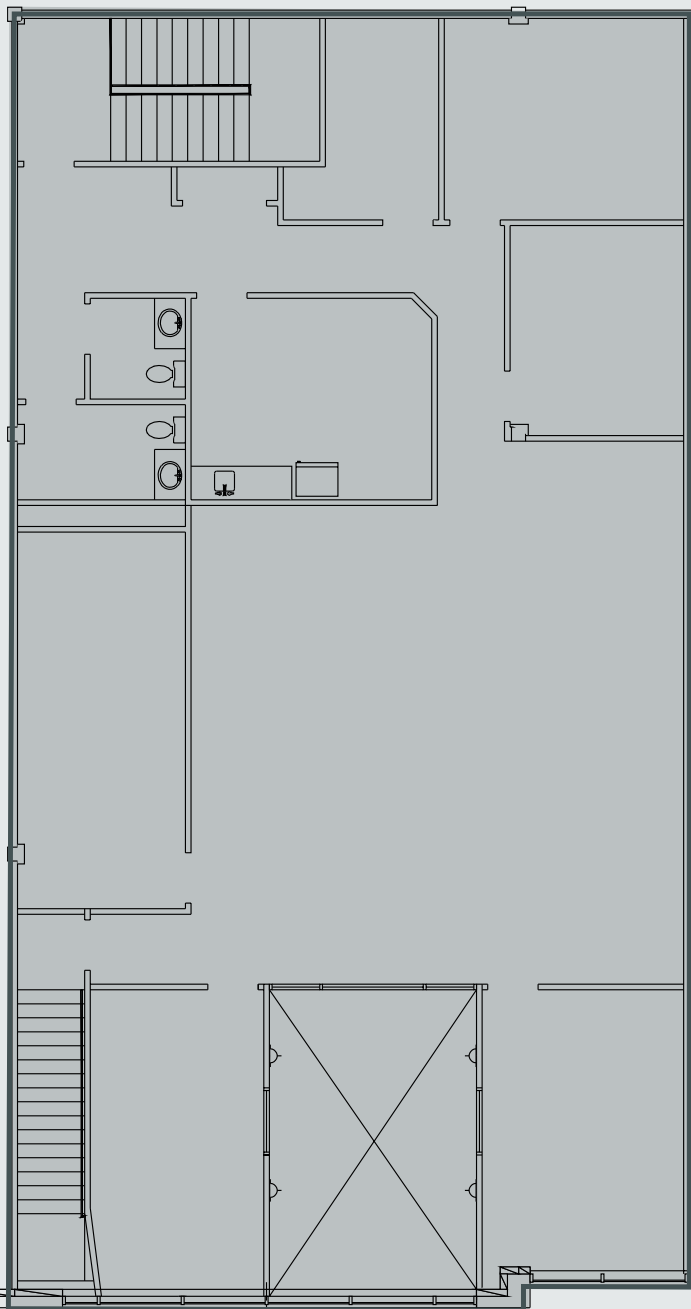


Unit 206 - 2,990 SF

- Second floor walk-up office space
- Kitchenette
- Two washrooms
- Multiple offices
- Boardroom

Unit 225 - 2,623 SF

- Second floor walk-up office space
- Kitchenette
- One washroom
- Three large offices
- Large boardroom



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