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osti



RAVINE CENTRE

36 & 38 Solutions Drive | Halifax, NS

Tenant
Incentives
Available

Please contact
agents for details

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

Greg Brewster, LEED AP

Senior Vice President, Office Leasing
+1 902 423 3911 (Direct)
+1 902 488 7873 (Mobile)
Greg.Brewster@colliers.com

Matthew Graham

Sales and Leasing Representative
+1 902 334 2191 (Direct)
+1 902 210 5096 (Mobile)
Matthew.Graham@colliers.com

Property Overview

Ravine Centre One & Two

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

- Energy efficient design, LEED Gold certified (Ravine Centre Two)
- Surface, below grade (partially enclosed) & underground parking (fully enclosed)
- Electric vehicle charging stations
- Rooftop patio (Ravine Centre One)
- On-site property management
- Flexible floor plates





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)		
Available Space	Suite	Size	Availability
	201	2,340 SF	Immediately
	202	6,055 SF	Immediately
			*potential to expand up to an additional 2,575 SF
	307	1,520 SF	Immediately
	406	2,118 SF	Immediately
Rents	Net Rent	\$19.00 PSF	
	Additional Rent	\$19.20 PSF (2025 est.)	
		<i>*includes in-suite cleaning, power</i>	
TI Allowance	Negotiable per tenant / term		
Building Features	<ul style="list-style-type: none">• Rooftop patio for tenants and guests• On-site cafe• Elevator servicing all floors		

Tenant Incentives Available (contact agents for details)

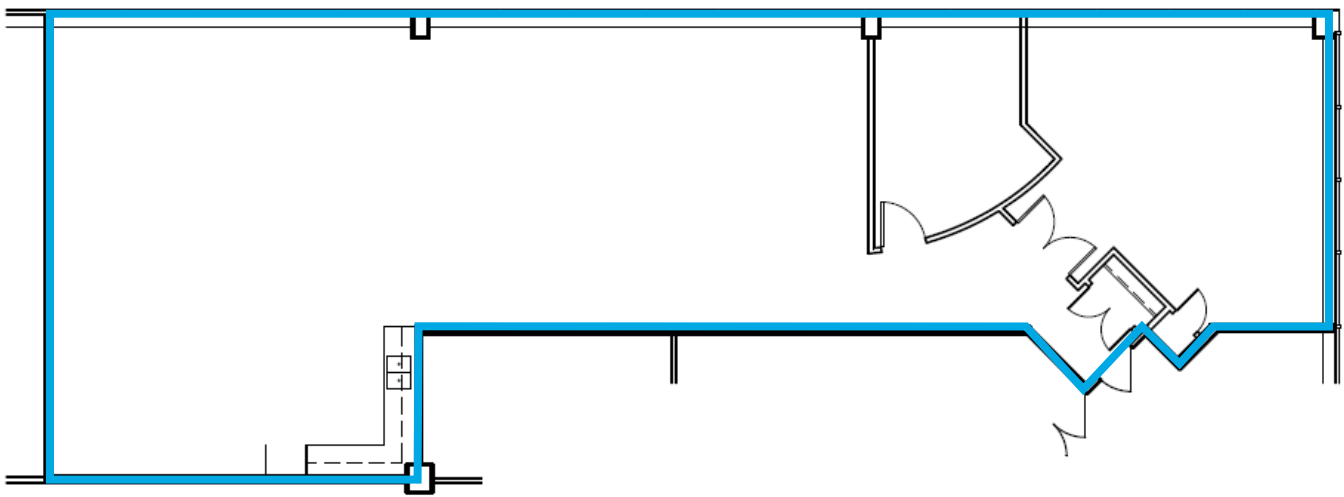


Ravine Centre One



Floor Plans

Second Floor



New Space!

Suite 201 | 2,340 SF

- Open concept layout
- Private office, meeting room, kitchenette
- Elevator frontage
- Front facing suite, lots of natural light
- Available immediately

Floor Plans

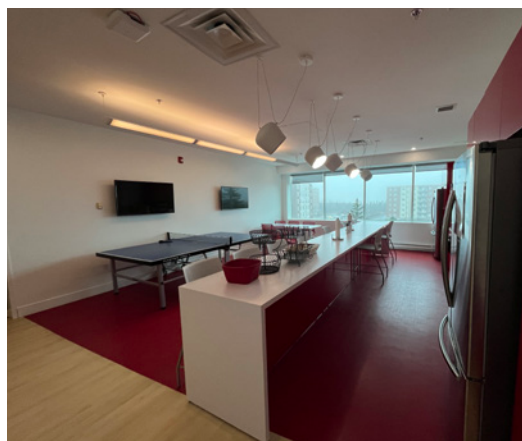
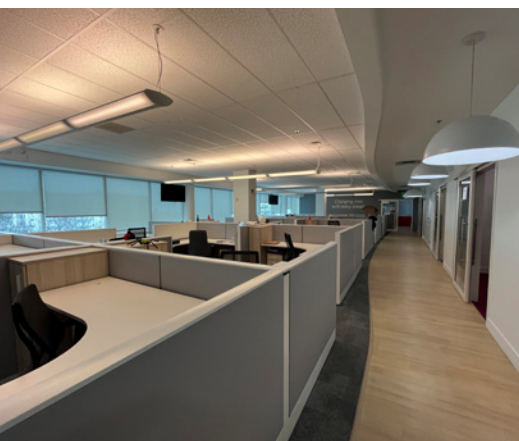
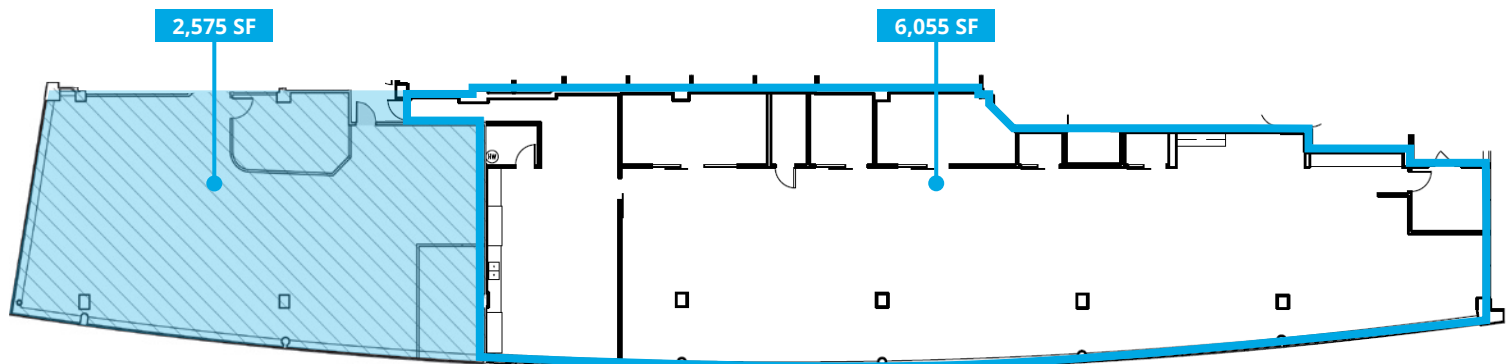
Second Floor

Suite 202 | 6,055 SF

- Open plan layout with private offices, spacious kitchen/staff room, break out/meeting rooms, coffee station, large open work space
- Wall-to-wall glazing
- Second level space
- Potential to expand up to an additional 2,575 SF (as shown below)
- Available immediately
- Additional matching sliding glass doors/sidelights available to match the existing fixtures (to help with tenant fit-up)

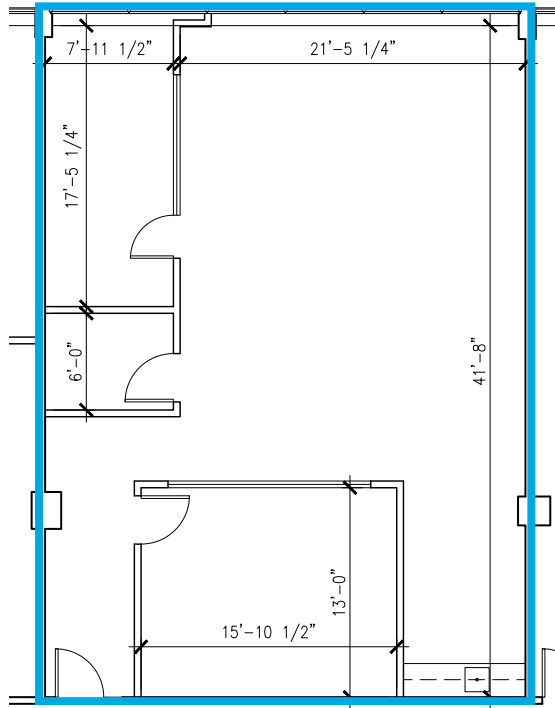


[Click for virtual tour](#)
Suite 202



Floor Plans

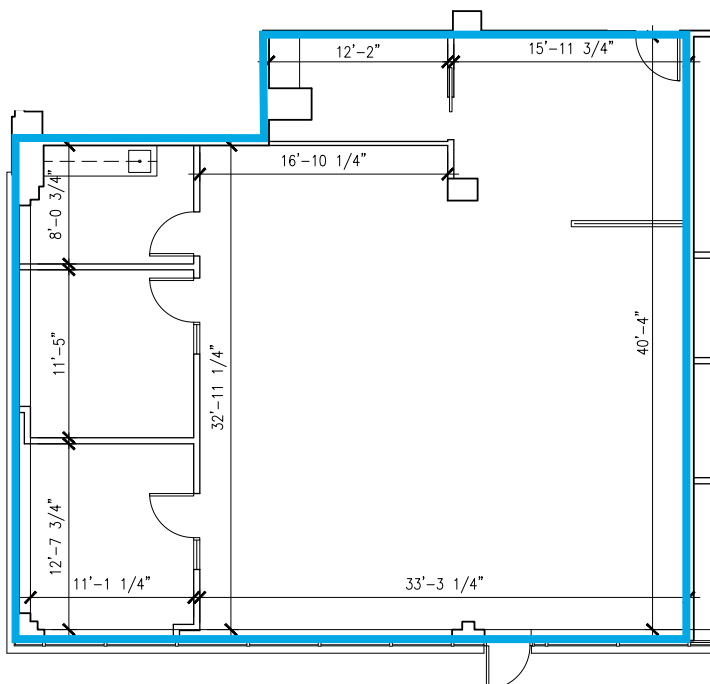
Third Floor



Suite 307 | 1,520 SF

- 2 private offices, open work space area, meeting room, kitchenette
- Third floor location
- Available immediately

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



Ravine Centre Two

Address	38 Solutions Drive			
Year Built	2013			
Site Area	48,000 SF over three floors			
Parking	Surface, ~3.5:1,000 SF Underground (fully enclosed)			
Available Space		Suite	Size	Availability
	New!	200	7,770 SF	October 1, 2025
		204	3,520 SF	Immediately
		205	4,957 SF	Immediately
		*can be combined for up to 16,248 SF - full floor opportunity		
Rents	Net Rent	\$19.00 PSF		
	Additional Rent	\$18.20 PSF (2025 est.)		
		<i>*includes in-suite cleaning, power</i>		
TI Allowance	Negotiable per tenant / term			
Building Features	<ul style="list-style-type: none">• LEED Gold certified building• Elevator servicing all floors• Shower facilities			



Ravine Centre Two



Floor Plans

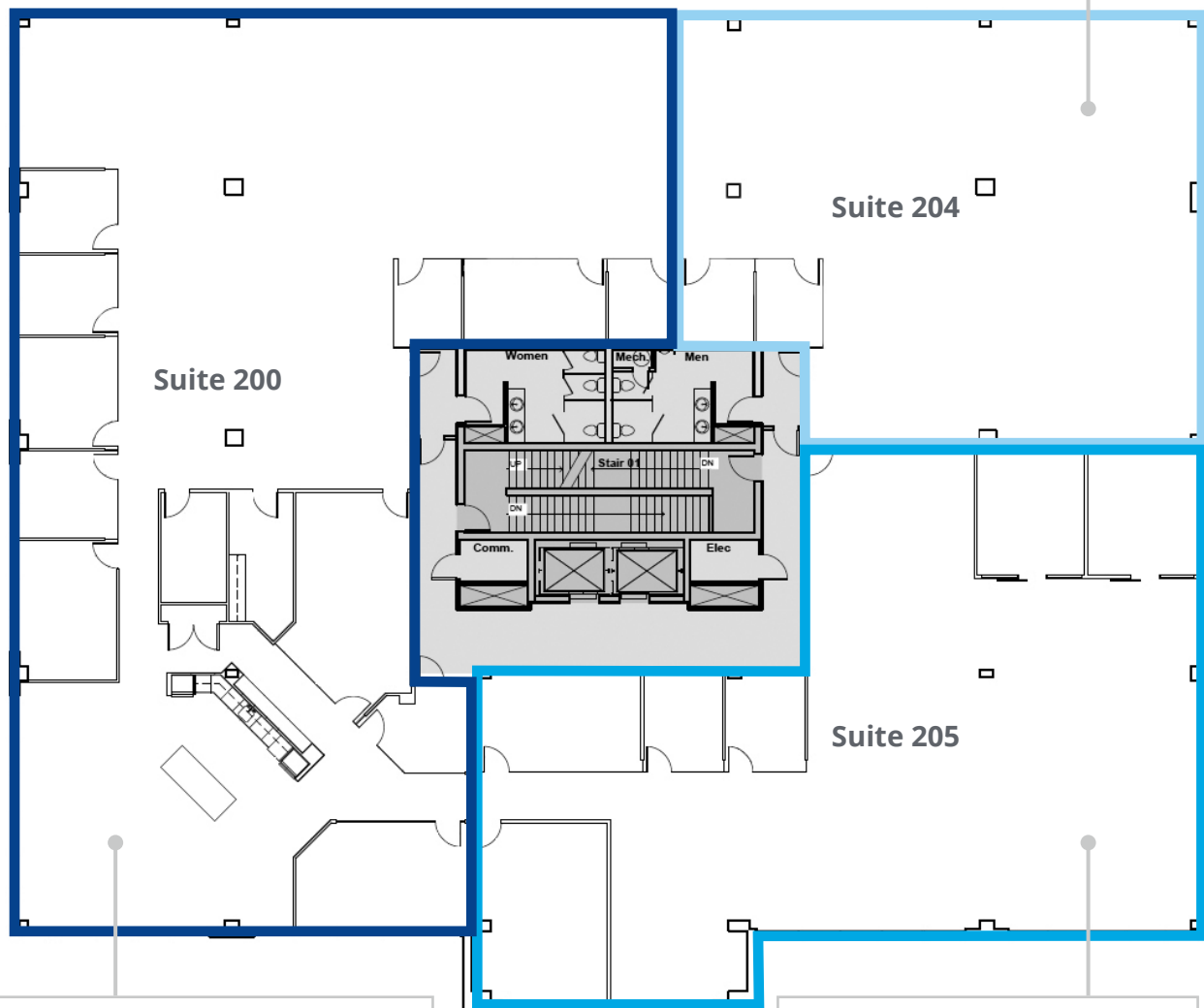
Second Floor

Spaces can be combined for up to 16,248 SF

Full floor opportunity!

Suite 204 | 3,520 SF

- Open plan corner suite with two offices
- Floor-to-ceiling windows, lots of natural light
- Available immediately



Suite 200 | 7,770 SF

- Reception area, private offices, boardroom, cafe-style staff room, stationary & storage rooms
- Floor-to-ceiling windows, lots of natural light
- Available October 1, 2025

Suite 205 | 4,957 SF

- Open layout with private offices, meeting room, open work space area, reception
- Floor-to-ceiling windows, lots of natural light
- Available immediately



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Matthew.Graham@colliers.com

Colliers Nova Scotia

220 - 238 Brownlow Avenue
Dartmouth, NS B3B 1Y2
+1 902 422 1422 (Main)
+1 902 429 9866 (Fax)

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