

A photograph of a modern, multi-story brick building with large glass windows. The building is constructed of reddish-brown brick and features large, dark-framed glass windows that reflect the sky. A small evergreen tree is in the foreground, partially obscuring the building. The sky is clear blue.

# PARK PLACE IV

239 BROWNLOW AVE., DARTMOUTH, NS



**PARK  
PLACE**  
CORPORATE CAMPUS





# PARK PLACE CAMPUS

The Park Place Campus consists of 7 leading-edge office buildings in the heart of the City of Lakes Business Park in Dartmouth, NS. Nestled between the thriving Burnside Industrial Park and the rapidly developing Dartmouth Crossing retail centre, the Campus offers many convenient amenities.

## AREA HIGHLIGHTS

- Located at intersection of Burnside Drive and Hwy 111
- Direct access to Hwy 111 and 118
- Close proximity to MacKay Bridge
- 10 km to downtown Halifax
- 21 km to Halifax Stanfield International Airport
- Walking trails and parks immediately nearby
- Restaurants, cafés, hotels and childcare all within walking distance.
- Burnside Drive to become major thoroughfare as part of Burnside Connector project, creating high-speed bypass to connect to Bedford and Sackville

# FIRST-CLASS AMENITIES

**PARK PLACE CAMPUS OFFERS FIRST-CLASS AND FULL-SERVICE AMENITIES.**  
All tenants of Park Place Campus have full access to impressive on-campus amenities, with the Delta Hotels by Marriott Dartmouth serving as the central hub. Whether it is business-class accommodations, fitness, or on-site food and beverage, Park Place has you covered.

## KEY FEATURES

- Ample free parking
- 24-hour security presence
- Video surveillance
- Dedicated property manager
- On-site maintenance staff
- Located on public transit route



## DELTA DARTMOUTH

Tenants receive a 10% discount off of hotel bookings. The hotel was recently awarded the Most Impressive Repositioning by the Hotel Association of Canada and is Dartmouth's #1 rated hotel by Trip Advisor.



## FOOD & BEVERAGE

Offerings include on-site Starbucks and grab & go counter, and the Pitch & Pivot Social Room at the Delta Dartmouth, featuring executive-chef prepared meals in a laid-back, yet warmly sophisticated setting.



## WELLNESS

On-site tenant staff get free access to the modern wellness centre located in the Delta Dartmouth, including a full line of fitness equipment, On Demand fitness classes, yoga studio, shower and locker rooms, sauna, and more.



## FACILITIES

An excellent choice for meetings and conventions, tenants receive a 15% discount off of conference and meeting rooms and convention facilities at the Delta Dartmouth, which can be used for more efficient space plans.





# LEASING OPPORTUNITIES

## PARK PLACE IV

Park Place IV is a 3-storey, A-class office building featuring underground parking. The building is connected to Park Place III by a pedway, providing convenient access to a common WiFi lounge and onsite café serving coffee and light breakfast and lunch options.

## AVAILABILITY

Suite 100      4,500 rentable sq. ft  
*Available Spring 2022*

*All areas stated above are approximate and subject to change/verification.*

## BASE RENT

Please contact for more information.

## CAM & TAXES

\$14.75 per rentable sq. ft. (2022 estimate), including in-premises cleaning and power.

## PARK PLACE IV STACKING PLAN

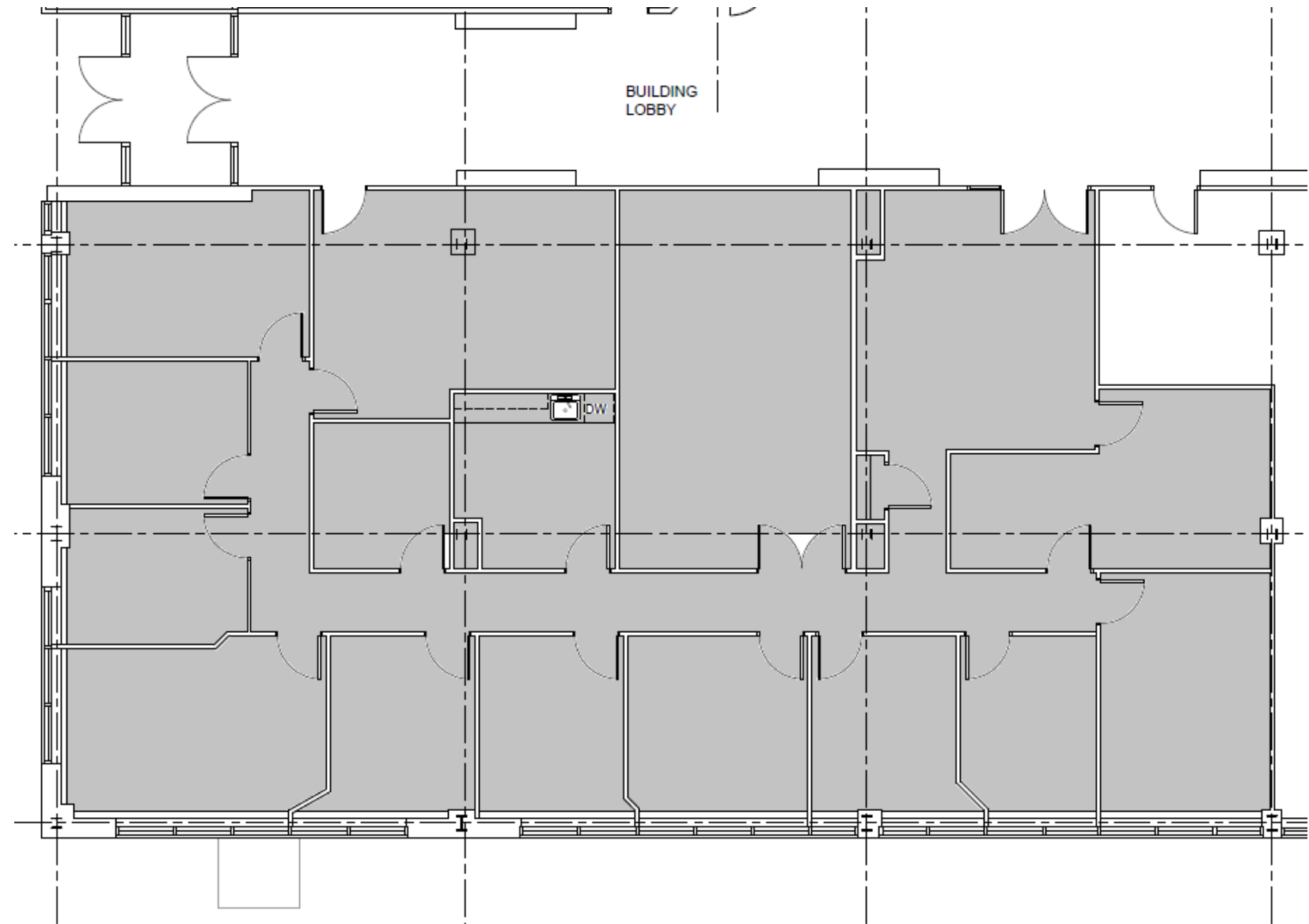
3	
2	
1	100 – 4,500 sf

*Stacking plans are provided for reference only and are not to scale.*

# FLOOR PLANS

## SUITE 100

Approx. 4,500 rentable sq. ft.



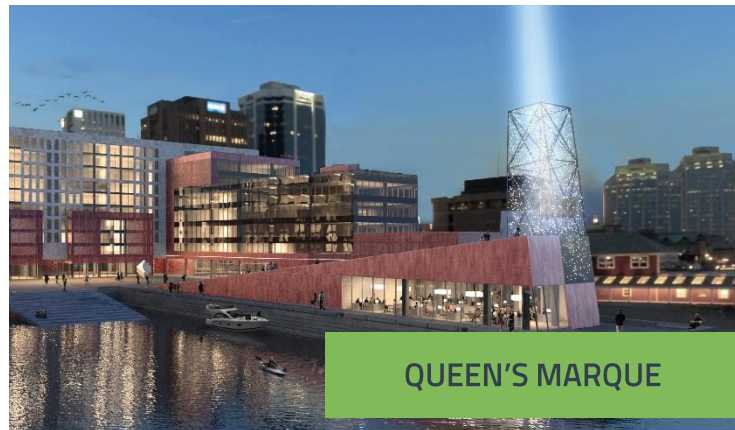
*Plans are provided for illustration purposes only, are not to scale and may not be exactly as indicated.*



RBC WATERSIDE CENTRE



DELTA DARTMOUTH



QUEEN'S MARQUE

# ABOUT THE ARMOUR GROUP

The Armour Group Limited is a leading landlord, real estate development and construction company in Halifax, Nova Scotia. With over 45 years' experience, we are proud to have built several of the most recognizable and significant properties in the city. The Armour Group Limited is unique in its integration and ownership of concept, development, construction and management of all assets internally. We are committed to establishing destinations of enduring value and in accordance with this belief we have not sold a developed asset in our history.

## TRUSTED BUILDER

Armour Construction Limited is well experienced in both building construction and leasehold improvements, providing our tenants with customized build outs and stress-free refinishing. We specialize in craft building and developing a sense of place. We pride ourselves on bringing high-quality projects to completion on time and on budget.

## RELIABLE SERVICE

Our integrated property management division will ensure your building is serviced by a team of on-site staff including professional management, operators and maintenance personnel. We meet the daily needs of Fortune 500 companies and mission critical sites including facilities for IBM, Exxon Mobil, RBC and the Province's 911 Emergency Call Centre.





# ARMOUR

EST. 1972

## FOR MORE INFORMATION CONTACT:

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